

North Lincolnshire Local Development Framework
Housing & Employment Land Allocations DPD – Independent Examination
Inspector’s Requests for Information – Day 6: Development Limits – Worlaby
Development Limit for Worlaby

Introduction

During the examination hearings on development limits, the Inspector requested that the council re-examine its proposed development limit for Worlaby, particularly in the light of the representations/evidence put forward by Worlaby Parish Council. The council was urged to hold discussions with the parish council.

Background

Worlaby Parish Council submitted representations on the proposed development limit during the consultation period on the Revised Submission Draft version of the DPD. Their concerns related to the inclusion within the development limit of Worlaby House Farm – a complex of agricultural buildings at the northern extremity of the village. The parish council objected on a number of grounds:

Firstly, it was highlighted that the farm complex is separated from the village by New Road, and that no evidence that the settlement had the capacity to accommodate further development. Also, it was considered the nature and appearance of the site was more akin to the essential functioning of the countryside. Accordingly, it was felt that the proposed inclusion of the area was contrary to the provisions of Core Strategy policy CS3.

Secondly, it was felt that the removal of the site out of the open countryside was premature. It was noted that although housing in the location would still be strictly controlled and be of small scale as required by Core Strategy policy CS8, it was felt that 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. Therefore, it was considered that there was no planning reason to extend the development limits to include the site and that doing so would be inconsistent with Core Strategy policy CS2.

Support was forthcoming for the inclusion of the farm complex within the development limit from the owners. They highlighted the current state of the site and considered that it was ideal for residential development within an existing built up residential area. The existing farm yard was viewed as being no longer fit for purpose and hence a new farm yard sustained principally by the development of this brownfield site for residential use made sense for both the owner and the local community. It was highlighted that noise and dust, traffic and other nuisance issues create by the use of the farm yard would therefore be eliminated. Furthermore, they sought two small extensions to the development limit to include a small area of land and an additional building.

Assessment

A meeting was held between officers of North Lincolnshire Council and the Worlaby Parish Council on 4th February 2014 to discuss the proposed development limit for Worlaby as well as the concerns raised by the parish council in their representations.

During the discussions the parish council restated their objections to the inclusion of Worlaby House Farm within the settlement development limit. They also put forward additional comments highlighting the fact that:

- 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 development limit as proposed in the Housing & Employment Land Allocations DPD: Submission Draft, published in November 2010 which included the dwellings located north of the junction of Low Road and New Road up to the boundary with the farm yard.

Conclusion

Following the above discussions, the council are minded to amend the settlement development limit to exclude Worlaby House Farm and revert to that proposed in the Submission Draft version of the DPD (November 2010) (see attached map). It is considered that doing so would be consistent with the provisions of Core Strategy policies CS1, CS2, CS3 & CS8.

It is noted that the Inspector is looking at the proposed development limit put forward by the council in the DPD together with that suggestions made by the Parish Council, the representations received during the consultation period and the evidence heard at the examination, in the overall context of the village, and may reach a different conclusion.