Worlaby Parish Neighbourhood Plan 2016-2038

Submission Plan

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August 2020

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Foreword

From the Worlaby Parish Neighbourhood Plan Steering Group

Dear Residents

The purpose of a Neighbourhood Plan is to improve the planning process by making the Planning Authority aware of local people's views on the future of their area.

Neighbourhood Plans were introduced in the Localism Act 2011. Prior to this the Local Planning Authority, in our case North Lincolnshire Council, would make decisions based on national and local policy guidance. Now we are able to add details of our community and our area to the planning process to influence planning decisions.

A Neighbourhood Plan provides information on land use in the plan area. Land use may include housing and other development but can also include recreation, amenity, community use, access to the countryside, environmental protection, business and others.

Matters that do not involve land use such as litter and anti-social behaviour can be considered by the Parish Council but cannot be included in the main part of a Neighbourhood Plan.

We have publicised the plan as it developed and consulted local residents on their views as to how the area might develop in the future. The Neighbourhood Plan is based on evidence of community views.

Our first questionnaire was distributed in July 2015 and the results showed that residents valued green open space, access to countryside and the good community spirit found in the village. A shop/café or other meeting place was the most desired addition.

These views were confirmed and expanded by surveys and consultations in 2015, 2016 and 2017, including a memorable evening in 2016 when a survey was combined with a wine appreciation session (the survey was completed first). In 2017 a 21-page questionnaire delivered to all households was completed by over 50% of recipients. Further feedback was obtained at a presentation of the Plan in the village hall in December 2019.

The formal consultation required under regulation 14 took place between 8 March and 19 April 2020. A full colour A2 folded leaflet was distributed to all premises and open days held in village hall on 15 and 16 March. Due to the impact of Covid 19 the period for comments to be received by email or post was extended to 19 May.

The results showed a clear desire to protect the rural nature of Worlaby and control development to a level that provides for the needs of the Parish without intruding on the environment and tranquil nature of the village.

Our consultations indicated that residents support new housing where a need is shown for smaller houses and support for rural business opportunities where this can be accommodated without undermining the quality of life for local people.

Policies in the Neighbourhood Plan encourage planning applications to meet the needs of the local community. Policies comply with current planning guidance and are clearly written so they can be easily applied when considering planning applications.

This is the Submission version of the Plan. North Lincolnshire Council will arrange a further consultation before the contents of this Plan are considered by an Independent Examiner to determine if it can be put to a referendum of local residents and stakeholders.

Provided at least 50% of those voting in the referendum are in favour of the Plan, North Lincolnshire Council will adopt it as part of the North Lincolnshire Local Plan. Our Neighbourhood Plan must then be considered whenever a planning application for Worlaby is considered.

In May 2020 the Government amended the rules covering referendums in light of the coronavirus situation. As a result, a referendum will not now take place before May 2021. However, provided the Neighbourhood Plan passes examination it can immediately be considered when planning proposals are considered within Worlaby Parish.

This Plan contains links to documents on the internet. If required, they can be viewed and download directly from the Parish Council website www.worlabyparishcouncil.gov.uk without using the links. Copies of the Submission Plan, consultation response forms and other relevant documents be obtained from the Parish Council website and copies are available from the Parish Council clerk on 07842 201877.

Many people have spent time and energy to bring the Neighbourhood Plan to this point, not least residents who have responded to our surveys, attended our consultations and helped with events. We are also grateful to North Lincolnshire Council for their support throughout the process, in particular for the advice and encouragement given by Dave Lofts.

This is your plan. It will influence planners when considering development in the parish, but it is not a plan just for planners; it is a plan for Worlaby, its people and its future.

Worlaby Parish Neighbourhood Plan Steering Group

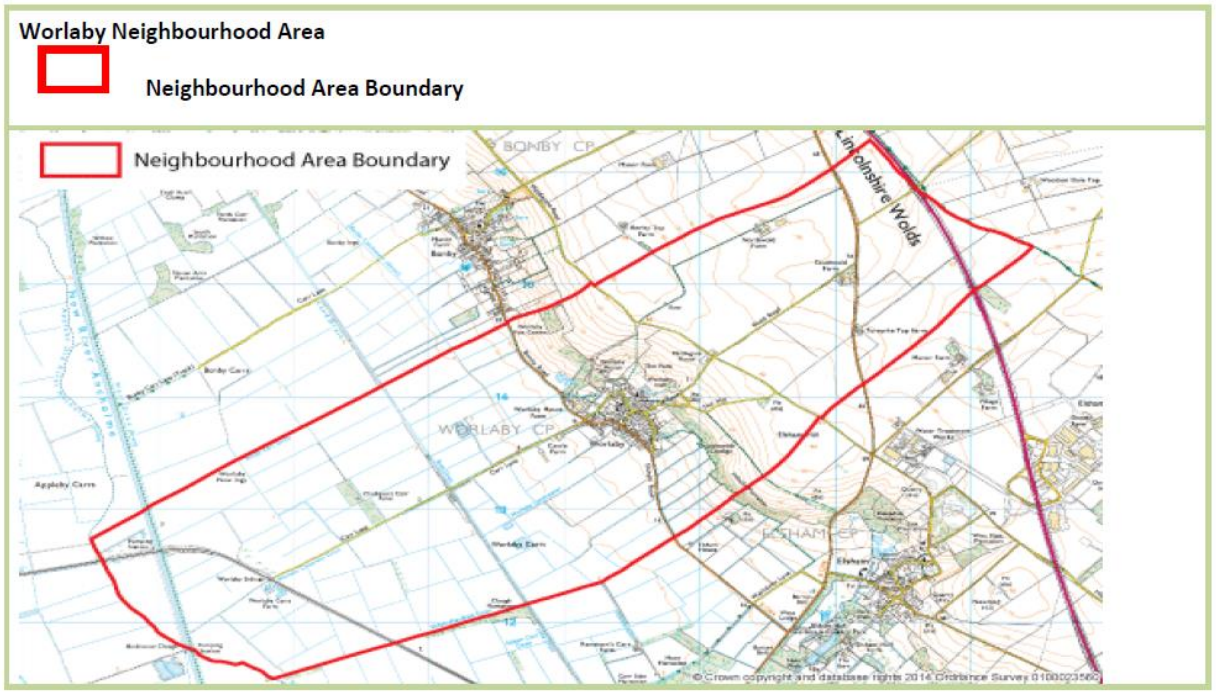
Peter Jones (Chair)
Christine Fletcher
Don Barker
Stewart Davidson

Funding for the production of this plan has been received from Department of Communities and Local Government through Groundworks resulting in no cost to residents of the community.

1. Introduction and Background

The Designated Neighbourhood Area

1.1 The area to be covered by the Worlaby Parish Neighbourhood Plan, the Neighbourhood Area, was officially designated by North Lincolnshire Council (NLC) on 4th August 2014. The boundary of the Neighbourhood Area coincides with the parish boundary. A map of the Neighbourhood Area is shown in Plan 1 below.



Plan 1: The Designated Worlaby Parish Neighbourhood Area

The Neighbourhood Plan

1.2 The purpose of the Worlaby Parish Neighbourhood Plan (WPNP) is to make planning policies that can be used in determining planning applications in the area, alongside other relevant policies in the North Lincolnshire 'development plan'. Currently, the development plan incorporates the 'saved policies' carried over from the LPA's adopted Local Plan, the Core Strategy and Housing and Employment Land Allocations Development Plan Documents (DPDs) and the Lincolnshire Lakes Area Action Plan. North Lincolnshire Council is preparing a new Local Plan which, once adopted, will form the 'development plan' alongside the WPNP. The aim of the WPNP policies is to protect the special character of the Parish and encourage development proposals that benefit the local community.

1.3 Neighbourhood Plans provide local communities with the chance to shape the future development of their area. If successful at referendum, a Neighbourhood Plan comes into force as part of the Local Plan for the area and must be considered alongside the development plan. Local planning authorities and planning inspectors considering planning applications or appeals must make their decisions in accordance with the policies of the development plan, unless material considerations indicate otherwise.

1.4 This means that Neighbourhood Plans may contain only planning policies that can be included in the Local Development Plan. Consequently, there are many issues of concern to the local

community that cannot be addressed in a Neighbourhood Plan but can be dealt with by the Parish Council working closely with the Local Authority.

1.5 Although there is considerable scope for the local community to decide on its planning policies, a Neighbourhood Plan must meet some basic conditions. It must:

- be consistent with national planning policy.
- promote the principles of sustainable development.
- be consistent with local planning policy.
- be compatible with EU obligations.

In addition the Parish Council must be able to show that it has properly consulted local people and other relevant organisations during the process of making the Neighbourhood Plan, that it has followed the Neighbourhood Planning Regulations, and that the policies in the Plan are evidence based.

1.6 These requirements will be tested by an independent examiner once the Neighbourhood Plan is finalised. If satisfied, the examiner will recommend that the plan goes to a referendum of the local electorate. If a majority of the votes cast support the Plan, then it becomes part of the formal planning policy for the area.

Preparation of the Plan

1.7 The plan preparation process has been carried out by the Neighbourhood Plan Steering Group overseen by Worlaby Parish Council, as the 'relevant body' under the Regulations.

1.8 The following documents are included in submissions to North Lincolnshire Council under regulation 15 of the Neighbourhood Planning Regulations 2012. They are available for download from the Neighbourhood Plan link on the parish Council website: www.worlabyparishcouncil.gov.uk :

- Pre-Submission Plan – the draft version of the Plan of March 2020 including the vision, objectives, land use policies and implementation proposals
- Consultation Statement summarising the evidence on which the Plan is based
- Submission Plan – this final version of the Plan which takes into account the representations received during the public consultation period and has been amended as necessary
- Basic Conditions Statement – setting out how the conditions set out in paragraph 1.5 above have been met
- Strategic Environmental Assessment (SEA) - required under European legislation for all plans that may have a significant effect on the environment.

1.9 WPC requested a screening from NLC to determine the need for a Strategic Environment Assessment (SEA) under the EU directives 42/2001 and the 2004 Environmental Assessment of Plans and Programmes Regulations. The screening concluded that, although the Neighbourhood Plan did not intend to allocate land for housing, the contents of the Plan were likely to lead to significant environmental effects and therefore an SEA was required. The SEA was produced by NLC in May 2020 and concluded that the benefits of implementing the policies within the plan will far outweigh the effect of not having a neighbourhood plan for Worlaby Parish.

The Next Steps

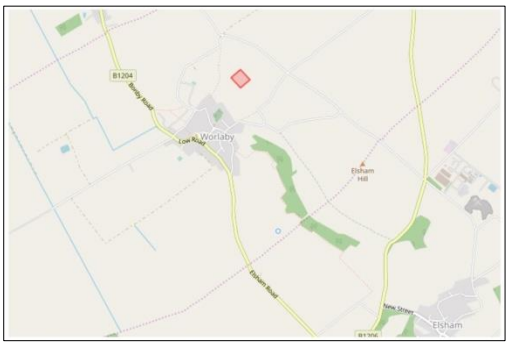
1.10 This final version of the Plan has been submitted to North Lincolnshire Council, who will check that it has followed the proper legal process. The local authority is then responsible for publicising the plan, arranging for the independent examination and arranging for the referendum to take place. The publicity gives people another opportunity to make representations that will be passed to the independent examiner.

2. Local Area

2.1 The Parish of Worlaby is located in the eastern portion of North Lincolnshire District. The parish covers an area of some 1354 hectares (3346 acres) consisting of the flat, artificially drained carr land of the Ancholme Valley to the west and upland chalk hills of the Lincolnshire Wolds rising to a height of 92m to the east.

2.2 There is the site of a Roman villa on the hillside above the church, and close to it is the site of an early Anglo-Saxon cemetery with twelve cremations and one burial.*

2.3 The village of Worlaby developed on a slightly rising strip of land between the reedswamp in the Ancholme Valley and the foot of the steep scarp slope of the Wolds where natural springs provided a reliable source of water and the valley and the higher pasture were plentiful sources of food.

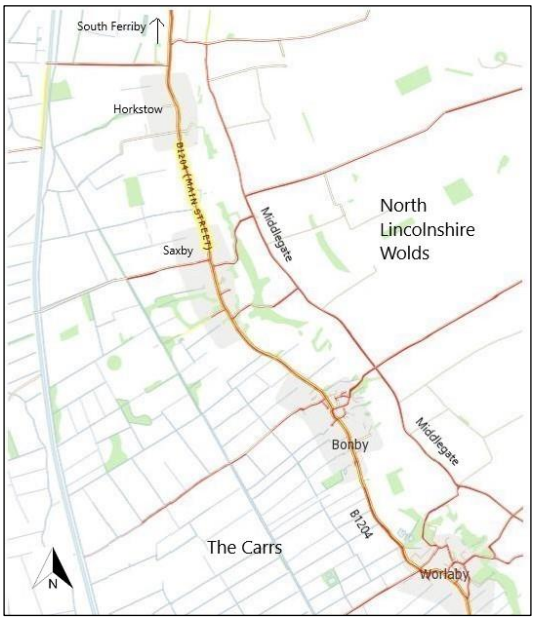


Location of the Roman Villa Site NE of Worlaby Church
(Historic England List Entry Number: 1005233)

2.4 The line of the B1204 follows the edge of the historic reedswamp and connects five similar villages that also lie at the foot of the scarp slope of the Wolds. Worlaby is the southernmost of these villages which are collectively known as the 'Low Villages'.

2.5 A pre-Roman ridgeway, known by its Viking name of Middlegate, runs along the top of the Wolds scarp and is connected by steep, narrow roads to each of the villages. Today this is a narrow metalled road with little traffic used by walkers, cyclists and horse riders. The wide views and ease of access make it a valuable recreational resource in the area.

Middlegate Lane, Worlaby, North Lincolnshire



Plan 2: The Low Villages along the Wolds scarp

** The Pre-Burial Origins of Anglo-Saxon Cremation Urns - Gareth John Perry University of Sheffield March 2013 Accessed June 2020

2.6 The Parish is sparsely populated having a population of just 547 (0.4 people per ha) and 228 households (2011 census). A number of businesses are located in the Parish. However, these are based on farming or self-employment providing little by way of employment opportunities.

Worlaby Village

2.7 After many years of neglect, the Worlaby Estate was taken over by John Dugdale Astley of Elsham Estates in 1868. He rebuilt the church, erected the school and added a blacksmith's shop and pairs of cottages each with a smallholding, pigsty and cowshed. The fountain, still a landmark in Worlaby, was built with stone remaining from the church restoration. However, almost as soon as the new buildings were completed, changes in agriculture meant that there was insufficient income from the estate to maintain the investment and the village began to decline.

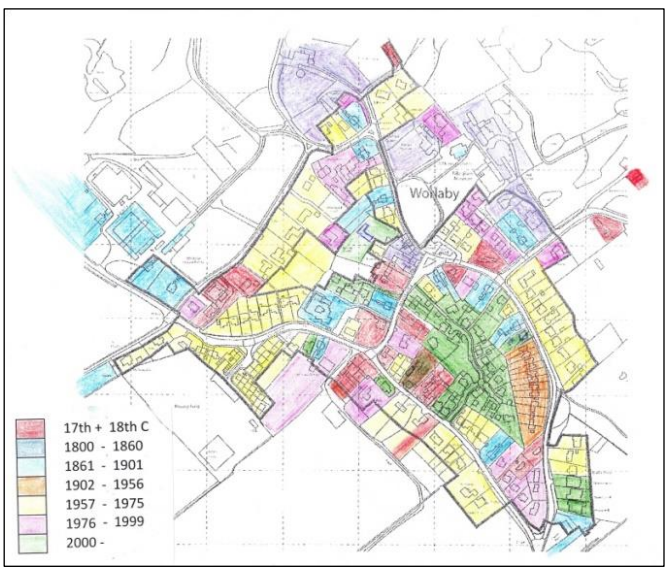
2.8 The Worlaby we see today grew from the run-down remains of a failed experiment by the economist John Maynard Keynes. Kings College Cambridge purchased the Elsham and Worlaby estates in 1925 only to sell them for a song in 1956. During this period nothing was done to improve the village so that when modern development began in 1960 the village still had the layout of a 19th century settlement with its widely spaced cottages and interconnecting tracks and paths.

2.9 These tracks and paths have largely been preserved and form the basis of a highly walkable network of roads, public footpaths and tracks which add significantly to the strength of the community. Maintaining walkability through and beyond the village is very important to the continued health of the community and is central to this Plan.

2.10 The population of Worlaby has risen consistently between 1961 and 2011 from 295 to 547 but it has yet to reach its maximum level of 582 seen in 1881. Census data from 1801 to 2011 is shown in Appendix E.

2.11 This growth has been accommodated by infill development. The prevalence of cottages with attached smallholdings and older buildings that could be renovated allowed local builders and self-builders to meet the demand for housing without going beyond the original village envelope. Attempts to introduce larger developments in the 1980s consistently failed.

2.12 Historically, the wide availability of infill sites in Worlaby has resulted in a patchwork of mixed house types, prices, tenure and style. Approximately 50% of houses were built before 1900 and 45% after 1956 (12 council houses were built 1937-1947).



Plan 3: Distribution of houses by age.

Community

2.13 Two generations ago Worlaby hosted barn dances, arranged flower festivals, organised open days, held machinery exhibitions and boasted the best football pitch in the area and (almost) the best football team. Competition between villages was fierce and whole populations were involved. Residents who recall these days do so with nostalgia.

2.14 The demise of the Worlaby Estate in the 1960s saw the decline of most of these activities which had been organised by the estate managers and the shared heritage on which they were based was diluted by an influx of residents with differing backgrounds and social aspirations.

2.15 Since then the community has rediscovered its roots and, led by the Parish Council, now organises social clubs, musical events, keep fit sessions, a range of evening classes in the new village hall opened in 2010. The hall attracts outside organisations and is a venue for wedding receptions and children's parties. A Christmas Fair, a Family Fun Day in August and a May Day celebration have become annual events. In July the village hosts a nationally recognised 'downhill' event organised by Applehead Gravity Sports.

2.16 In 2016 a secure children's play area and a multi-use games area for football, basketball and tennis was opened on the recreation ground. Outdoor gym equipment was added in 2018.

2.17 There are several areas of open land with public access close to the village, but perhaps the most significant resource is the surrounding countryside itself with safe, easy access, wide views and a choice of circular walking routes leading back to the village. Many of these routes are also used by cyclists and horse riders.

Worlaby May Day celebration 2017

2.18 Worlaby has limited community facilities. The Parish Church, which has facilities such as a drop-in and support centre, is on the Lincolnshire Heritage Trail and the large village hall is set on a 4 acre recreation ground which is well used. A shop in the adjacent village of Bonby 1.5 miles away is easily reached on foot or by cycle on a newly constructed pavement.

Natural Environment

2.19 The variety of habitats available across the Parish includes wetland, farmland, wooded slopes, drier open chalk upland and large, isolated copses. Deer, badger and fox are commonly sighted; woodpeckers can be heard in the woodland; the hedgerows along the quite lanes support large flocks of resident and migrant birds; the higher open fields are a feeding ground for a large population of geese in the winter. The slow flowing River Ancholme and the many drainage dykes that criss-cross the carr land form an important habitat for ground nesting and water birds and small mammals that attract owl, kestrel and an expanding population of buzzard.

2.20 A disused chalk quarry, 'The Hollows', at the edge of the village has been managed as calcareous grassland to Local Wildlife Site standard and an adjoining area, the Woodland Glade, has been upgraded as managed woodland by the Parish Council. Both have public access and together connect the village to the higher ground.

Tourism

2.21 The Wolds, which form the highest point in North Lincolnshire, are widely visible from the west. For walkers and cyclists, as well as horse riders, the Wolds offer excellent routes with challenging gradients, good views and quiet roads, rarely available elsewhere. Being situated at the southernmost end of this section of the Wolds makes Worlaby a natural gateway to the area. There is significant potential for tourist related businesses.

2.22 North Lincolnshire Council has almost completed the 'Ancholme Way', an 8 mile cycle/walkway running south-north along the bank of the Ancholme River between Brigg and South Ferriby. This will parallel the B1204 and Middlegate creating a network of circular and linear routes along the valley that will doubtless attract more people to visit the Low Villages.

Transport

2.23 Worlaby is not well connected to major destinations nationally. At first sight this might not appear so; the village is 4 miles from the main line railway station in Barnetby, 6 miles from the regional airport at Kirmington and 8 miles from the bus and rail interchange in Barton. These are not large distances, but public transport is very limited and is not timed to provide an effective connection to any of these destinations. By contrast connection to the motorway network is a mere 3 miles away for those wishing to travel by car.

2.24 The local centre is Brigg some 5 miles away where there is a full range of retail and other services. There is a limited bus service and the vast majority of journeys are by car since car ownership is a necessity for other journeys. There is no direct bus service to Scunthorpe.

2.25 A demand-responsive bus service, Call Connect, is provided by North Lincolnshire Council in cooperation with Lincolnshire County Council. This is a fully flexible pre-booked service targeted on those with limited mobility covering any destination in the area.

2.26 The prevalence of car ownership leads to significant congestion and parking issues within the village and forms one aspect of some residents' objections to further housing development. The advent of electric vehicles, whilst not resolving any of these issues, is nevertheless welcomed on environmental grounds.

3. Planning Policy Context

3.1 The Parish lies within the unitary authority of North Lincolnshire Council (NLC). Until 1996 the Parish was part of Glanford Borough Council in the County of Humberside.

3.2 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:

- Achieving sustainable development (paragraph 8)
- Identifying land for homes (paragraphs 69,70)
- Supporting a prosperous rural economy (paragraphs 84,85)
- Achieving well-designed places (paragraphs 127,129,130)
- Promoting healthy and safe communities (paragraphs 92,100)
- Designating local green spaces (paragraphs 101,102)
- Promoting sustainable transport (paragraphs 104,107)
- Planning for climate change (paragraph 154)
- Conserving and enhancing the natural environment (paragraph 174)
- Conserving and enhancing the historic environment (paragraph 197,203)

3.3 Government Planning Policy Guidance (PPG) revised in May 2019 is used to address the issue of monitoring and amendment of the Neighbourhood Plan.

3.4 The North Lincolnshire development plan includes strategic policies that help to shape the future of the area. The Neighbourhood Plan must be in general conformity with the strategic policies of the development plan as required by the 2012 Neighbourhood Planning Regulations.

The North Lincolnshire Development Plan includes:

- North Lincolnshire Local Plan (2003) saved policies 2007
- Core Strategy Development Plan Document 2011
- Housing and Employment Land Allocations Development Plan Document 2016

3.5 The Core Strategy of the North Lincolnshire Local Development Framework was adopted in June 2011. It sets out the long-term vision for North Lincolnshire and provides a blueprint for managing growth and development in the area up to 2026.

3.6 The policies below are considered the most relevant to this Plan:

- Policy CS1 – Spatial Strategy for North Lincolnshire
- Policy CS2 – Delivering more Sustainable Development
- Policy CS3 – Development Limits
- Policy CS5 – Delivering Quality Design in North Lincolnshire
- Policy CS6 – Historic Environment
- Policy CS8 – Spatial Distribution of Housing Sites
- Policy CS9 - Affordable Housing
- Policy CS15 – Culture and Tourism
- Policy CS16 – North Lincolnshire's Landscape, Greenspace and Waterscape
- Policy CS17 – Biodiversity

3.7 Plan 4 shows the development limit as set by Core Strategy Policy CS3 and depicted in the Housing and Employment Land Allocations DPD 2016. The nature of the development boundary severely restricts the allocation of sites. Nevertheless, infill development is a regular occurrence and the availability of land close to the development boundary makes windfall sites a possibility. Development limits referred to in this Plan relate to those shown in Plan 4.

3.8 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.

3.9 The emerging Local Plan for North Lincolnshire will set out planning strategy for the years up to 2038. Accordingly this Neighbourhood Plan has adopted the same time frame. The current Core Strategy was finalised before Neighbourhood Plans were formally introduced in 2011 and, therefore, does not reference them. Any reference to Neighbourhood Plans in the emerging Local Plan will need to be taken into consideration.

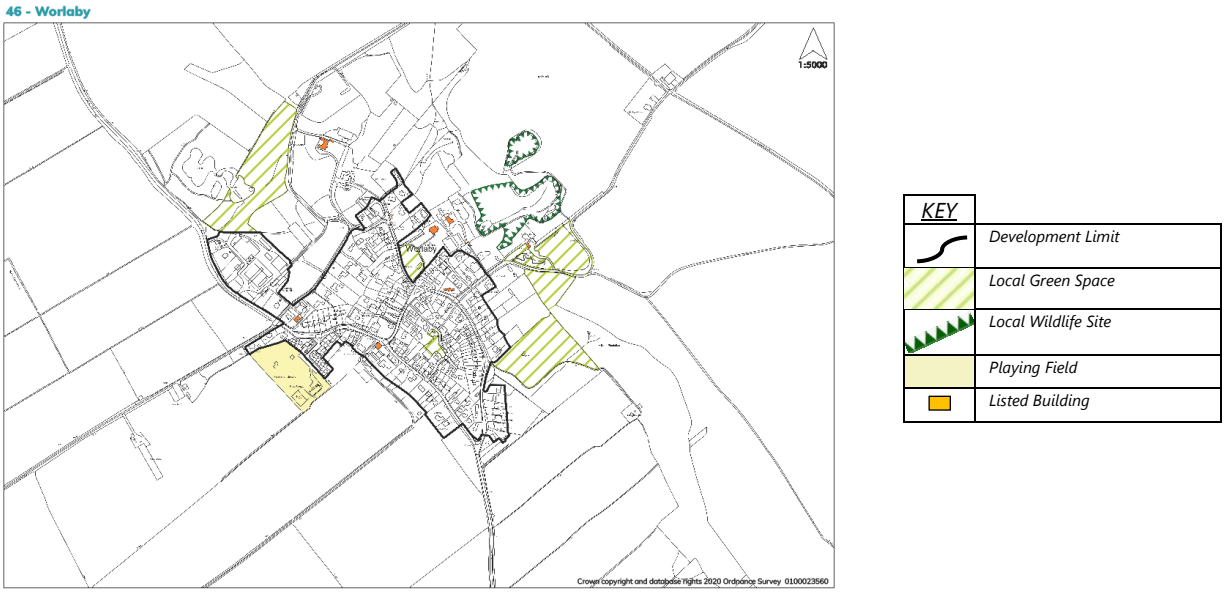
3.10 The Core Strategy classifies Worlaby as a 'Rural Settlement" (para 5.47) where development "*will be limited and should take into account levels of local service provision, infrastructure capacity and accessibility…*" (Policy CS1(c)). The emerging Local Plan classifies Worlaby as a 'Smaller Rural Settlement' which will 'accommodate small-scale development of a limited nature, within their defined settlement developments, that supports their vitality and viability.' All development should 'give due consideration to the availability and capacity of infrastructure to support its growth.' Small sites will have a role to play.

3.11 The emerging Local Plan has completed regulation 18 Preferred Options. No new housing allocations are proposed for Worlaby.

Plan 4: Inset map for Worlaby – North Lincolnshire Housing and Employment Land Allocations DPD 2016

3.12 The proposed development limit in the Preferred Options version of the emerging North Lincolnshire Local Plan is shown in Plan 5 below. Draft Policy SS2: Spatial Strategy for North

Lincolnshire in the emerging Local Plan seeks to deliver a more balanced approach to the location of new development in North Lincolnshire.



Plan 5: Inset map for Worlaby – North Lincolnshire Local Plan, Preferred Options 2020

3.13 NPPF Paragraph 63 states that provision of affordable housing should not be sought for residential sites that are not major developments, which means that contributions can only be sought on sites for 10+ dwellings. In Worlaby, opportunities for such developments within the settlement are very limited whilst there is significant potential for exceptional development close to or adjoining the development boundary.

3.14 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.

4. Community Views on Planning Issues

4.1 During the period 2012 to 2015, a co-ordinating group, the Low Villages Forum (LVF), looked at the options for Neighbourhood Plans across the Low Villages. The LVF arranged for each parish to have individual Neighbourhood Areas registered in 2014 and agreed a publicity programme to launch them in the summer of 2015.

4.2 On 18 May 2015 Worlaby Parish Council set up a working group to look into the development of a Neighbourhood Plan. The working group first met on 27 May when it was agreed to begin the process of consulting residents not only on their views but also to assess the level of support for a Neighbourhood Plan.

4.3 **Initial Questionnaire:** To coincide with an article on the front page of the local Low Villages Newsletter in July 2015 (shown right), the group issued a simple questionnaire to all households, backed by posters, with a promotional stand at the annual Family Fun Day in early August. The intention at this stage was as much to spread the word as to elicit opinions. Whilst few, if any, residents appeared to be aware of what a Neighbourhood Plan involved, nevertheless there was considerable interest in what it could do. 34 responses (7% of households) were received. The results of this questionnaire were confirmed by every subsequent consultation.
Full results can be found here Questionnaire July 2015

ISSUE 6 YOUR LOCAL NEWSLETTER JULY 2015
THE LOW VILLAGES
Tea party
Special guest
Brass Band
Neighbourhood Plans
The Parish Councils of South Ferriby, Saxby All Saints, Bonby, Worlaby and Elsham have all decided to pursue the idea of preparing their own Neighbourhood Plans in order to have a greater say on planning applications in their area.

4.4 **Community Profile** : The North Lincolnshire Local Plan requires few, if any, houses to be built in Worlaby. Consequently, housing was not a major factor in most residents' minds at this time. (A proposal to build on a site outside the development limit for the village was later to change this). As a result the group concentrated on the community and the natural environment as those areas most valued by residents. Producing a Community Profile gave the group an insight into how the village has developed in the past and what effect future changes might have on various important aspects of the community. An awareness of the history of the community proved helpful in communicating the role of the Neighbourhood Plan to residents.

4.5 **Parish Council Meetings**: To ensure good oversight steering group meetings took place a few days before each Parish Council meeting allowing consistent reporting. Additional group meetings were arranged as required.

4.6 **Action Plan**: In response to issues and priorities identified in the questionnaire and discussions with parish councillors and other residents, an Action Plan was drawn up to consider appropriate responses. These, in turn, were graded to identify which items were suitable for inclusion in a Neighbourhood Plan and how they may be actioned. This analysis was undertaken with the support of a representative from North Lincolnshire Council. A link to the Action Plan on the Parish Council website is here Action Plan .

4.7 **Step Back in Time' Event:** By this time it was clear that a Neighbourhood Plan would be possible and the steering group decided to raise public awareness. Past residents who had left the village were invited to bring memorabilia to a public meeting in the Church in August 2016. Over 60 people attended including ex-residents from as far afield as Lancashire and Kent. This served to highlight the continuity of the community and to publicise the Neighbourhood Plan. The outcome of the event underlined the strong links between the

essentially unchanged physical environment of the village and the social life of the community. Residents born or brought up in Worlaby shared the same sense of community as newer residents and related to the village in the same way. The main change to the character of the village has been the sources of employment.

4.8 **Consultation Evening:** A further public consultation in November 2016 was held in the village hall in conjunction with a wine appreciation event aimed at the Christmas period. This took the form of question sheets completed by all who attended. Questions were designed to find out what residents would like to see in the future in areas identified by the Action Plan. Completed question sheets represented about 10% of the households in the parish. Summary and Full Results are available on the Parish Council website.

Consultation Evening November 2016

4.9 **Key Findings of the Consultation Evening**

- Community buildings, smaller homes and smaller developments were preferred.
- The village is considered attractive and new development should not change this.
- The most important factors in the village environment are green spaces and trees.
- Public footpaths are central to the quality of life in the village.

4.10 **Policy Areas:** Based on the results of consultations done so far, four policy areas were proposed with suggested policy intentions for each. The four areas are: Settlement Character; The Village Environment; Access to the Countryside; Community and Commercial Facilities.

4.11 **Household Survey:** A 21 page survey was produced and distributed to all households in February 2017 with the aim of determining if residents supported the intended policy areas and to gain further detailed views on specific issues. A postage pre-paid envelope was included and a free prize draw held for returned forms. Over 50% were returned. Link to: Summary of Results ; Full Results with Comments .

4.12 **Visioning Day:** Several alternative versions of a Vision were considered with two being adopted, one long version and one shorter. These, along with ten proposed objectives were included in the consultation as part of a Visioning Day in the village hall in July 2017 which attracted 12% of the adults in the village. The shorter Vision was preferred. The Visioning Day displays were based on post-it note responses which encouraged free expression. Particularly, this allowed residents to read and respond to each other's comments. 139 comments were recorded, they are available here: Visioning Day Comments Received.

Visioning Day July 2018

4.13 **First Confirmation Leaflet:** In November 2017 a leaflet was delivered to all households to test support for the policy areas and issues identified by previous consultation. There was a 24% response with 91% of respondents showing full support. Comments received with NP Group/PC responses are available here: Nov 2017 Comments and responses .

4.14 **Second Confirmation Leaflet:** In January 2018 a leaflet was delivered to all households to test support for the Vision and Objectives. There was a 23% response with 85% of respondents showing full support and 94% having no objections. Details are here: Jan 2018 Results

4.15 **Plan Presentation.** In December 2019 an initial draft of the pre-submission Plan was presented in the village hall. Visitors were invited to read the Plan and the associated displays before completing a feedback form. Over 50 people attended and 28 forms were received and comments were largely supportive. Suggested changes will be appended to those received during the formal pre-submission consultation period. Details are available here on the Parish Council website and in the Consultation Statement issued alongside this Plan.

4.16 **Residents' Views:** The overwhelming view of local people is that Worlaby has the 'feel' of a rural village; the surrounding countryside is highly valued[(1)]. There is a strong sense that expansion or change in the built environment is at the expense of the rural nature of the settlement. This attitude is not to be interpreted as entirely anti-development. When asked to comment on future development many more people expressed definite views on what should be built than said there should be no building at all.

The consultations indicate that the key aspects of the parish valued by residents are:

- Good community spirit – 'friendly'
- Quiet
- Easy access to the countryside
- Green open spaces within and around the village
- Local building style
- Low traffic levels
- Compact, clearly defined settlement of limited size

The Neighbourhood Plan aims to ensure that as far as possible these qualities are retained, preferably enhanced, by any new development.

[(1)] 95% 'Important' or 'Very important' in March 2017 household survey

5. Vision and Objectives

Vision

5.1 The vision for Worlaby Parish in 2038 is:

"Worlaby will have retained its character as a rural village with an active, integrated community with strong links to the Lincolnshire Wolds and the Ancholme Valley"

Ideas for Vision and Objectives put forward by the working group in 2017 were tested in the household survey in February 2017 and options presented at the Vision Day in July. Vision and Objectives were agreed by the Parish Council in December 2017 and further tested in a confirmation leaflet distributed to residents in January 2018.

The vision gives rise to four general aims:

The Village will:

a) continue to feel 'compact' and accessible to all
b) continue to have a close relationship with the open countryside around it
c) remain attractive to residents and visitors
d) provide suitable facilities for the wellbeing of residents and for businesses.

Objectives

5.2 To achieve the vision a number of key objectives have been identified and confirmed by consultation with residents: [(2)]

1. To protect the character and identity of the landscape setting of the village and to maintain a visual and spatial distinction between adjoining settlements.
2. New houses to be sympathetic to the scale and character of the village and not cause a detrimental impact on the setting.
3. New housing to meet local needs, in particular for young families and those wishing to downsize whilst remaining in the village.
4. To increase public access to the surrounding countryside as a recreation and leisure amenity with particular emphasis on Middlegate and Carr Lane.
5. To improve and extend pedestrian access within the village with emphasis on connecting new and existing housing areas, having regard to desire-line routes and local amenities.
6. To support additional community amenities to meet a wider range of Parish needs and reinforce a shared identity and purpose.
7. To protect and encourage rural businesses and increase opportunities for the growth of rural employment within the parish.
8. To protect and expand green infrastructure within the parish for amenity and recreation and to support biodiversity.
9. To ensure new roads are integrated into existing routes to minimise traffic issues.
10. To include renewable energy sources in new development wherever appropriate.

[(2)] Household survey January 2018: Results on Parish Council website

6. Policies

Land Use Planning Policies

Annual ploughing match, Worlaby

6.1 At present this Neighbourhood Plan does not propose any sites for housing development. This is in line with the North Lincolnshire Core Strategy CS1 that classifies Worlaby as a Rural Settlement where new development will be limited and should take into account levels of local service provision, infrastructure capacity and accessibility. At present no such needs have been identified by North Lincolnshire Council[3]. However this Plan does recognise that development may occur, therefore criteria are included to ensure that any new housing is well integrated into the existing settlement in line with CS1(c) and CS8 of the NLC Core Strategy and NPPF paragraph 92.

6.2 This Plan deliberately avoids repeating existing national or local planning policies. The proposed policies therefore focus on a relatively small number of key development issues in the area. For all other planning matters, the national and local policies of other planning documents, The National Planning Policy Framework and the North Lincolnshire Development Plan, will continue to be used.

6.3 Set out below are the proposed policies of the Plan. Each policy has a number and title and the policy itself is written in bold italics for ease of reference. There is also relevant background information and a statement explaining the intention of the policy. A policy map is given at Appendix A

6.4 The people of Worlaby are very conscious of their history and how a successful community has grown from it. Small things matter when small communities thrive; policies in this plan seek to highlight how, with attention to detail, new development can contribute to the ongoing health of the community and the well-being of those who live, work and visit the village.

[3] NLC Rural Housing Needs Assessment 2009

A Spatial Plan for the Parish

6.5 Worlaby is a nucleated village with a high concentration of access routes within the settlement leading to four routes out of the settlement. Middlegate runs parallel to the B1204 giving an alternative north-south route more suitable for walking and cycling.

6.6 The pattern of roads and paths in and around the settlement form a series of loops creating circular routes and multiple options when moving around the village. This reduces pedestrian/traffic conflict and encourages walking and cycling.

6.7 The high level of connectivity is central to the way residents relate to the village and the surrounding countryside. A full household survey in 2017 showed this feature to be 'important' or 'very important' for 95% of respondents (50% of households).

6.8 The network of roads and paths is used regularly by residents and attracts walkers and cyclists from further afield.

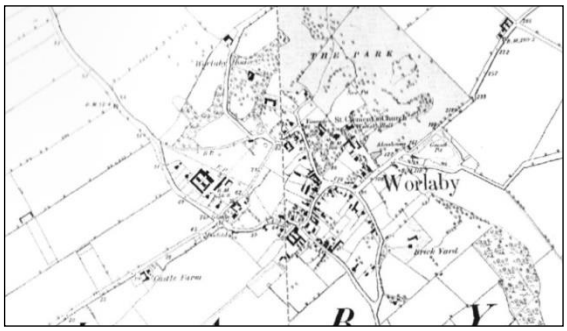
6.9 Policies in this plan seek to ensure that future development is integrated into this access pattern in order to:

- Protect and strengthen the existing community
- Support the integration of new residents into the community
- Encourage a healthy and active lifestyle for residents and visitors.

in line with the National Model Design Code (NMDC) section M.1. i

Plan 5: Access routes and wooded areas in Worlaby

6.10 Areas of green space with various levels of protection surround the village on three sides as shown indicatively in Plan 5. These are of long standing, appearing on the map of 1886 and are regarded locally as natural settlement limits. Policies in this plan seek to increase the level of protection afforded to these areas and to encourage habitat improvement and enhanced recreational value wherever possible.



1886 Map of Worlaby

6.11 Housing development in Bonby, to the north west of Worlaby, stretches to the boundary of the two parishes; the area of separation is therefore entirely within the parish of Worlaby. This Plan seeks to ensure that it is protected from development by an adherence to the limits specified in this policy.

6.12 The line of the B1204 marks the historic limit of the Ancholme Valley reedswamp. After drainage was completed in the 19th century the Carr land created was worked as agricultural land with cottages and farm buildings spaced out along Carr Lane. Today only one farmhouse on the outskirts of the village remains on the Carr land.

6.13 The Carr land dominates the vista to the west of the village and allows wide views from the B1204 creating a sense of openness which is characteristic of the area. Being no more than 5m above sea level, it also ensures that the village and the Wolds are visible over a wide area. This Plan regards the B1204 as a natural limit to the village protecting the Carr land from intrusive development.

6.14 The above objectives are in line with North Lincolnshire Core Strategy policy CS16.

Policy WNP1: A Spatial Plan for the Parish

Development proposals will be expected to:

- ***a. be located within the settlement development limit unless exceptional circumstances dictate otherwise;***
- ***b. demonstrate how the proposed layout is well integrated into the existing network of roads and paths that serve the village;***
- ***c. have a layout that, wherever possible, reflects the 'closed loop' road structure of roads and paths in the village to enhance connectivity;***
- ***d. not adversely affect any green open space identified in this plan; and***
- ***e. be of high quality design and meet all relevant requirements in other policies in the Neighbourhood Plan.***

6.15 In the rest of the parish beyond the village of Worlaby there are a total of 5 dwellings. Development in this area will be in line with the NLC Core Strategy and Local Plan policies relating to development in the open countryside.

Small Scale Housing Sites

6.16 An infill site is considered to be one located within the development limit and surrounded on at least two sides by existing development.

6.17 Despite having doubled in size since 1960, Worlaby has expanded almost entirely by local builders developing the many infill plots provided by smallholdings associated with older estate cottages. This approach is encouraged in line with NPPF paragraphs 69 and 70.

6.18 The development boundary around Worlaby is tightly drawn in line with NLC Core Strategy policy CS3; there is little scope for infill development other than in gaps between existing buildings and possibly some backland development. Consequently any infill development will impact directly on the setting of existing buildings and on the appearance of the village as a whole. This policy and policy WNP4 seek to protect this aspect of the settlement.

6.19 Private roads and culs-de-sac are rare in Worlaby, there being one of each, both created since 2000. Other roads follow historical routes determined by people who walked everywhere. Consequently, before 2000, all roads in Worlaby connected to destinations beyond the village and all dwellings overlooked a road with significant pedestrian traffic. This aspect of the village encourages walking and cycling, improves a sense of security and, by initiating contact between residents, increases community cohesion. This plan seeks to maintain and enhance these aspects of village life by requiring new development to avoid the creation of culs-de-sac wherever possible in line with the NMDC section M.1 'A Connected Network'.

Policy WNP2: Small Scale Housing Sites

Infill housing developments within the settlement development limit will be supported where the proposal:

- ***a. is for a total of no more than 3 houses at a density of 30-35 dwellings per hectare;***
- ***b. does not form part of a larger development proposal either extant or planned;***
- ***c. is in keeping with the character of its surroundings with particular reference to the space and openness between buildings, boundary treatment, and depth of frontage. In particular, where gardens are unenclosed, new development should seek to replicate this openness;***
- ***d. does not impact unacceptably upon the amenity of nearby properties;***
- ***e. wherever possible, does not create a cul-de-sac or private road through which pedestrians and cyclists have no through route;***
- ***f. does not adversely affect the significance of a heritage asset; and***
- ***g. meets the requirements of Policy WNP4: Design in this Plan.***

6.20 Proposals for greater than 3 new homes will be subject to policy WNP3. The preference is for small sites to be distributed across the Parish and over the full plan period. This will enable the impacts of development on the local environment and on the local roads to be manageable whilst meeting local housing needs in line with NLC policy CS8.

6.21 New development in the heart of a community will necessarily impact on the quality of the environment in which people live. This policy seeks to ensure that, wherever possible, this impact is positive for existing residents and the environment, to the advantage of new residents and the community as a whole.

Larger Housing Sites

6.22 The existing Local Plan provides few opportunities for housing development due to the nature of the development boundary and the limitations imposed on the village as a rural settlement in Spatial Strategy Policies CS1 and CS2. Nevertheless, residents made it clear in the 2017 parish survey that they remain concerned that larger developments would constitute a threat to the rural quality of the village and impact negatively on the strength of the community. Accordingly, this policy, alongside policy WNP4, seeks to protect the rural feel of Worlaby and its setting in the countryside.

6.23 A central aim of this plan is to avoid isolated areas of development which experience has shown to hinder the integration of new residents into the community. To this end, in addition to the measures in policy WNP1 regarding wider access, this plan includes policies to maintain permeability within the village by discouraging the inclusion of culs-de-sac in new development. This policy is in line with NPPF paragraph 92.

6.24 It is important that homes are delivered to meet the needs of residents in the parish, subject to NLC Local Plan policies, so that the level of housing need throughout the plan period is met. This applies to the style and size of homes as well as their affordability.

6.25 Worlaby has ten recognised heritage assets which this policy and policy WNP3 seek to protect in line with NPPF paragraphs 197,203 and NLC Core Strategy policy CS6. Recognised heritage assets are detailed in appendix C.

6.26 Where market housing is included in a proposal in order to render it financially viable, a Viability Assessment will be provided and made available to the Parish Council in line with NPPF paragraph 58.

6.27 Throughout the consultation period residents have emphasised the value of being able to walk and cycle safely through and beyond the village. This policy seeks to ensure that the design of new housing development prioritises walking and cycling and enhances the permeability of the existing access network. This is in lined with chapter 4 of the Manual for Streets 2007.

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

6.29 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 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.

6.30 The policy seeks to protect community facilities and heritage assets from adverse impact in line with NLC Core Strategy policies CS6, CS22 and NPPF paragraphs 194, 195.

Policy WNP3: Larger Housing Sites

Applications for more than 3 dwellings will be supported in order to meet locally identified housing need subject to the proposal being well designed and meeting all relevant requirements in other policies in the Neighbourhood Plan, and where such development:

a. reflects and complements the essential open character of the village;

b. is appropriate in scale, design and character to the immediate locality and the size of the proposed development site;

c. avoids wherever possible the creation of isolated areas of housing remote from through pedestrian routes;

d. provides a range of house types and tenures based on housing needs set out in the most up to date NLC Housing Needs Assessment. Proposals for smaller 2/3 bedroomed properties will be particularly supported where they contribute towards the achievement of a sustainable neighbourhood;

e. does not adversely impact upon the amenity of nearby properties or community facilities;

f. protects and enhances, wherever possible, any heritage asset which may be included in the proposed development site;

g. provides safe, accessible, attractive pedestrian and cycle routes that are rationally linked to existing routes;

h. is well connected to local amenities and public open spaces for pedestrians and those with limited mobility;

i. preserves existing mature trees wherever possible and includes landscaping to mirror the rural feel of the village; and

j. does not have an adverse impact on important landscapes and gateways, as set out in policy WNP8 Landscapes and Gateways in this Plan.

6.31 The approach is to plan positively for modest proposals that can be satisfactorily accommodated without undermining the character of the parish nor the quality of life for local

people. The policy expects Local Plan and NPPF policies to continue to apply significant constraints on new development in Worlaby.

Design

6.32 The strength of the community depends, in part, on residents having a pride in their surroundings. Most have chosen to live in Worlaby because the natural and built environment suits them. Protecting and preserving the character of Worlaby was identified as the highest priority (97%) in the Neighbourhood Plan survey of November 2017.

6.33 In line with the NMDC and NPPF paragraphs 127,130 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. This policy should be read alongside the NMDC 2021.

6.34 In all consultations, residents' view is that, wherever possible, new development should conform to and enhance the existing character of the village. Residents identified the preponderance of well-spaced smaller houses with gardens and unobtrusive boundary treatment as both typical of the village and a positive contribution to local character.

6.35 Development design is key in helping to create sustainable communities and successful places. It is also important in projecting the image of the area and creating a sense of place which is vital in, for example, attracting people, businesses and visitors to the Parish. Appendix D 'Building Styles' provides examples of contrasting house styles in Worlaby emphasising that no single style dominates the village. Indeed, the road layout in the settlement creates small, visually isolated areas.

6.36 The village is dominated by terraced and semi-detached cottages dating from the 19th century and individual houses built on infill sites from1960. The majority of these are bungalows or 1½ storey cottages with low-pitched roofs. At the 2011 census two thirds of all houses in Worlaby had no more than 3 bedrooms. This policy seeks to encourage similar house types unless circumstances dictate otherwise, in line with NMDC section C.1.ii.

6.37 Roads within the village are narrow with frequent bends. Pavements are also narrow or non-existent. The parking of cars on public roads is a major concern. Not only does this create a hazard for pedestrians and other drivers, the problem is exacerbated by the movement of agricultural vehicles which are becoming larger by the year. This plan seeks to emphasise the need for sufficient off-road parking facilities to avoid such issues in new development. Wherever possible, road layout in new development should seek to mitigate existing issues of traffic congestion. This policy is in line with NPPF para.107.

6.38 In line with NPPF paragraphs 157,158, this policy requires housing proposals to demonstrate that full account has been taken of the need to minimise nett energy consumption with particular emphasis on heat sources, landscape and orientation where the rural location offers suitable opportunities.

6.39 The fact that rural communities such as Worlaby rely heavily on car use provides an opportunity to significantly reduce carbon emissions by encouraging electric car ownership. Indeed, car ownership in the settlement is likely to be higher than NLC Guidelines[(4)]. The

provision of charging points is key to this, particularly at destinations where people are likely to park their cars for some time. This policy seeks to ensure that new development in Worlaby provides charging points wherever possible in line with NPPF paragraph 107(e) and follows the guidance in the NMDC, specifically part 2 section 13.

6.40 The ability to attract businesses and support the quality of life of residents depends on good digital infrastructure. This is especially true of rural communities. Currently Worlaby has an acceptable level of internet connectivity (Max 80Mbps FTC). However, much faster FTP broadband will be necessary in the future to support the continued health of the community. This policy expects new development to be designed to minimise the need for groundworks when installing FTP broadband in line with NPPF paragraph 114 and NLC policy CS2.

Policy WNP4: Design

The scale, density, massing, height, landscape design, layout and materials of all development proposals will be required to reflect the character and scale of the village and be appropriate to the size of the plot.

Development proposals will be expected to demonstrate that they:

- ***a. reinforce local character and distinctiveness by complementing and interpreting well designed elements of the existing housing;***
- ***b. contribute towards and reinforce a sustainable community;***
- ***c. retain existing mature trees and hedges, wherever possible, and include appropriate landscaping to reflect the general appearance of the settlement;***
- ***d. provide off-road car parking facilities for each dwelling that are adequate for the size of the property and the anticipated level of car ownership in a rural settlement;***
- ***e. locate and design car parking to have minimal impact on the street scene;***
- ***f. incorporate, wherever possible, the highest standards of energy efficiency and incorporate suitable methods of energy generation, where appropriate;***
- ***g. include suitable electric charging points on business premises where vehicles are parked for a significant period (e.g. a working day; and***
- ***h. include infrastructure to allow for the fitting of 'fibre to premises' broadband in all dwellings and business premises and provide such a connection where possible.***

6.41 There are many examples in the village of good design where newer development blends well with older buildings. Key aspects are likely to be eaves and ridge height, low roof pitch, gables, and the style of doors and windows. Some examples are shown below.

(4) https://www.northlincs.gov.uk/transport-and-streets/roads-highways-and-pavements/highway-documents/design-guides-for-new-road-developments/

Examples of careful design:

Main Street

Top Road

Top Road

Examples of Streetscape:

Village centre, Main Street

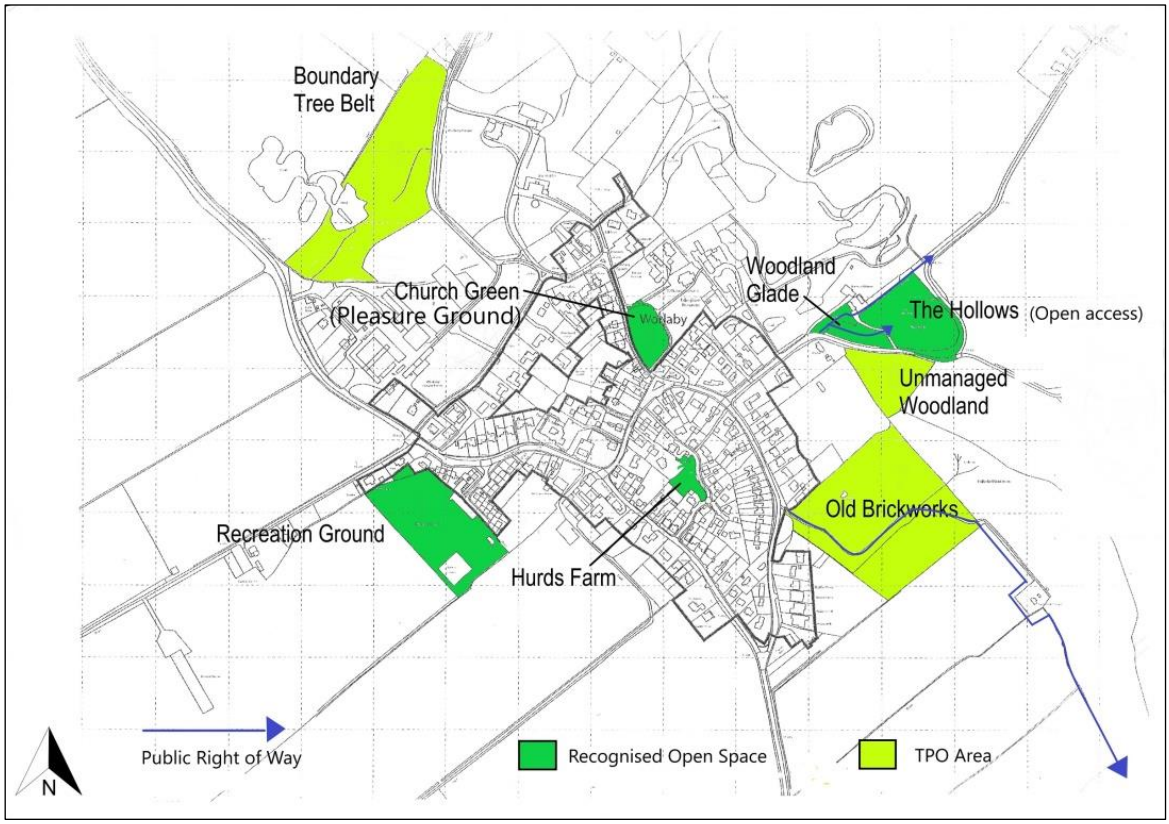
Top Road

B1204 Low Road

Boundaries are predominantly hedges, low walls or fences. Trees are a significant feature of the streetscape.

6.42 The various house styles and their dates are set out in Appendix D.

Green Infrastructure



Plan 6: Areas of green open space

6.43 Green Infrastructure (GI) is a network of multifunctional green and blue spaces and the connections between them in both urban and rural areas. It is capable of delivering a range of environmental, economic, health and quality of life benefits for local communities. The GI network may comprise of spaces in public or private ownership, with or without public access.

6.44 Plan 6 indicates areas of green space 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.

Local Amenity Areas

6.45 The Parish Council currently manages four of these areas as areas of local amenity (The Recreation Ground, the Church Green, the Woodland Glade and the Hollows), and has a long term policy of encouraging improvement to green areas for the benefit of residents and visitors and for the protection of wildlife.

6.46 Details of each of the Local amenity areas are given below.

Hurds Farm. This is public open space created when the Hurds Farm estate was built in 2004. North Lincolnshire Council is in discussion with the current owners, Vistry Group, with a view to NLC acquiring the land. It inherits LC11 classification (Area of Amenity Importance) from the land on which the estate was built. It is of moderate size but is crucial to the sense of space

associated with this development. This plan seeks to increase the protection given to this area by having it registered as Local Green Space.

The Church Green, also known as the Pleasure Ground, is owned by the Parish Council and has formed the central green area of the village since the early 20th century. It is located in front of the churchyard, providing an attractive approach to the church. There is an enclosed play area for younger children. Currently it has LC11 classification in the Local Plan. The Green is absolutely central to the life of the village and this plan proposes that is registered as Local Green Space.

The 'Woodland Glade' is an area of woodland open to the public and is owned and managed by the Parish Council. It is covered by an area TPO but has no other land classification. This is probably the most frequently used area of green space in the parish, being located at the edge of the village with a permissive footpath linking the village to The Hollows and thence to a road which leads to Middlegate and the wider countryside. This plan proposes that is registered as Local Green Space.

The recreation Ground is a 1.6 Ha (4 acre) field with sports facilities owned by the Parish Council and is currently classified as R1 land in the 2003 NLC Local Plan. R1 is considered to provide sufficient protection for this area, therefore no change is proposed here. The Parish Council would wish to see this classification continued or strengthened in the future.

Wildlife areas

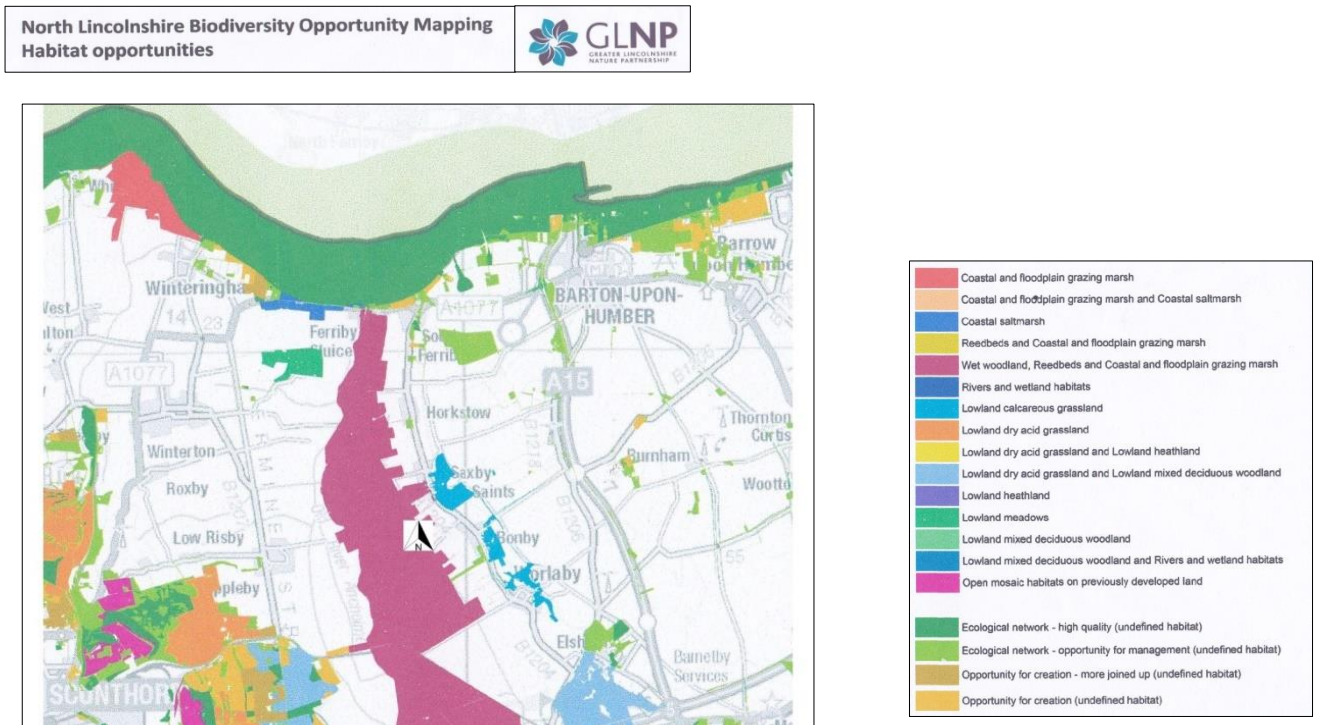
6.47 Worlaby lies at the base of the north-south scarp slope of the Lincolnshire Wolds which rises to 90m along the north east side of the village. The scarp is generally wooded with springs on its lower slopes, creating a rich variety of habitats and a natural recreation resource. It is visible from a considerable distance to the west.

6.48 Woodland along the scarp slope forms a wildlife corridor running south east/north west whilst more open grassland, hedgerows and drainage channels provide wildlife links to the Carr land of the Ancholme Valley to the west.

Location of Worlaby village between the low lying Ancholme Valley Carr land and the hills of the North Lincolnshire Wolds
Google Maps 2019

6.47

6.49 Areas included in WNP5 Green Infrastructure para. (c) are located between the B1204 Low Road and the managed woodland/grassland areas of the Woodland Glade and the Hollows. This Plan encourages management of the areas to enhance their value as part of the wildlife corridors linking the Carr land to the Wolds Scarp.



Extract from The NLC Biodiversity Opportunities Map 2019 showing areas of Lowland calcareous grassland in the Low Villages, Worlaby, Bonby and Saxby-All-Saints. Map available from www.worlabyparishcouncil.gov.uk

6.50 Details of each of the Wildlife areas are given below.

Unmanaged Woodland. A relatively short, steep sided depression carrying a small stream emanating from a spring. It is covered with unmanaged woodland which is valuable as a wildlife haven and provides a visual screen between the village and the road that passes alongside it. It is contiguous with the Old Brickyard, linking it to the Woodland Glade on the opposite side of the road. It is covered by an area TPO but currently has no other protection. This area is identified on the NLC Biodiversity Opportunities Map (BOM) as having potential as a managed wildlife area in support of wider biodiversity. It is in private ownership.

The Old Brickworks. This is the site of a disused brickworks which operated from the late 1880's until 1920. The only indication of its existence is a large pond that empties and fills annually and a prevalence of broken bricks on the ground. The land is poorly drained scrubland that floods annually. The area is bordered by Top Road and crossed by a public right of way that leads from Worlaby to Elsham. The Old Brickworks has been identified on the NLC BOM as having potential as a managed wildlife area in support of wider biodiversity. It is in private ownership.

The Hollows is a former chalk quarry originally registered as common land (CL5 October 1970), now Open Access Land under the CRoW 2000 act. The Parish Council manages it as a wildlife site in conjunction with North Lincolnshire Council by agreement with the private owner. It lies on a natural walking route to Middlegate bypassing the narrow road that leads out of the village. The Hollows currently meets Local Wildlife Site standards*, but the status is yet to be finalised.

Boundary Tree Belt is a privately owned, well-established belt of trees at the northern edge of the village providing a visual barrier to the north west of the village and effectively marking the edge of the open countryside between Worlaby and Bonby. Whist it provides a wildlife link to the Wolds scarp, it is covered by an area TPO but no other protection.

6.51 The Parish Council is willing to cooperate with NLC in the management of the Old Brickyard, the Unmanaged Woodland area and the Hollows to meet Local Wildlife Site or other suitable standard in support of the Lincolnshire Biodiversity Action Plan.

6.52 To maximise the amenity value of the Old Brickworks area and the Unmanaged Woodland, the Parish Council would seek, in the longer term, to introduce public access to these areas, creating a new walking route from the village to the Hollows and beyond.

* *Local Wildlife Sites (LWSs) are wildlife-rich sites selected for their local nature conservation value that meet local selection criteria. Protection comes via the planning system.*

Policy WNP5: Green Infrastructure

a. Green space identified in plan 6 will be protected. Development that enhances the recreational, natural or environmental value of these areas will be supported.

b. The following areas, identified in plan 6, are designated by this Plan as Local Green Space in line with NPPF paragraphs 101, 102, 103:

- ***i Hurds Farm Green***
- ***ii The Church Green***
- ***iii The Woodland Glade***

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

d. Designation of the following areas, identified in plan 6, as Local Wildlife Sites will be supported to improve biodiversity in line with the Lincolnshire Biodiversity Action Plan or any subsequent local strategy**:

- ***i Unmanaged woodland***
- ***ii The Old Brickworks***
- ***iii The Hollows***

*** It is expected that the Lincolnshire Biodiversity Action Plan will soon be updated by the Greater Lincolnshire Nature Strategy*

6.53 This policy is in line with North Lincolnshire Core Strategy policies CS16, CS17, North Lincolnshire Local Plan policy R5 and NPPF paragraph 174. 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.

Local Employment

6.54 The village includes a good social and age mix with 59% of the population being of working age (2011 census). Currently premises suitable for business are limited to farm buildings and the school. There are four working farms which between them account for all the farmland in the parish. Modern farming methods provide few opportunities for local employment.

6.55 Residents have expressed a wish for a shop or café which could be supported by the increasing number of walkers and cyclists passing through the village. There is significant potential for growth in tourism, rural businesses and working from home.

6.56 This policy seeks to stimulate opportunities for employment and business where possible whilst protecting the area from harmful intrusion. Proposals will be assessed for community contributions as set out in paragraphs 7.7 and 7.8 of this Plan.

6.57 This policy is in line with NPPF paragraphs 80, 84, 85 and NLC Core Strategy CS15.

Policy WNP6: Local Employment

The provision of live-work units and small-scale business units will be supported provided:

- ***a. they contribute to local employment or improve local facilities and comply with all other relevant policies in this plan;***
- ***b. they avoid unacceptable impacts upon the amenity of nearby properties or community facilities and protect and enhance, wherever possible, any heritage asset which may be included in the proposed development site;***
- ***c. any car parking is adequate for the proposed use of the site and is positioned and designed to have minimal impact on the street scene; and***
- ***d. they encourage or support tourism and there is a demonstrable contribution to the local community.***

Communications Infrastructure

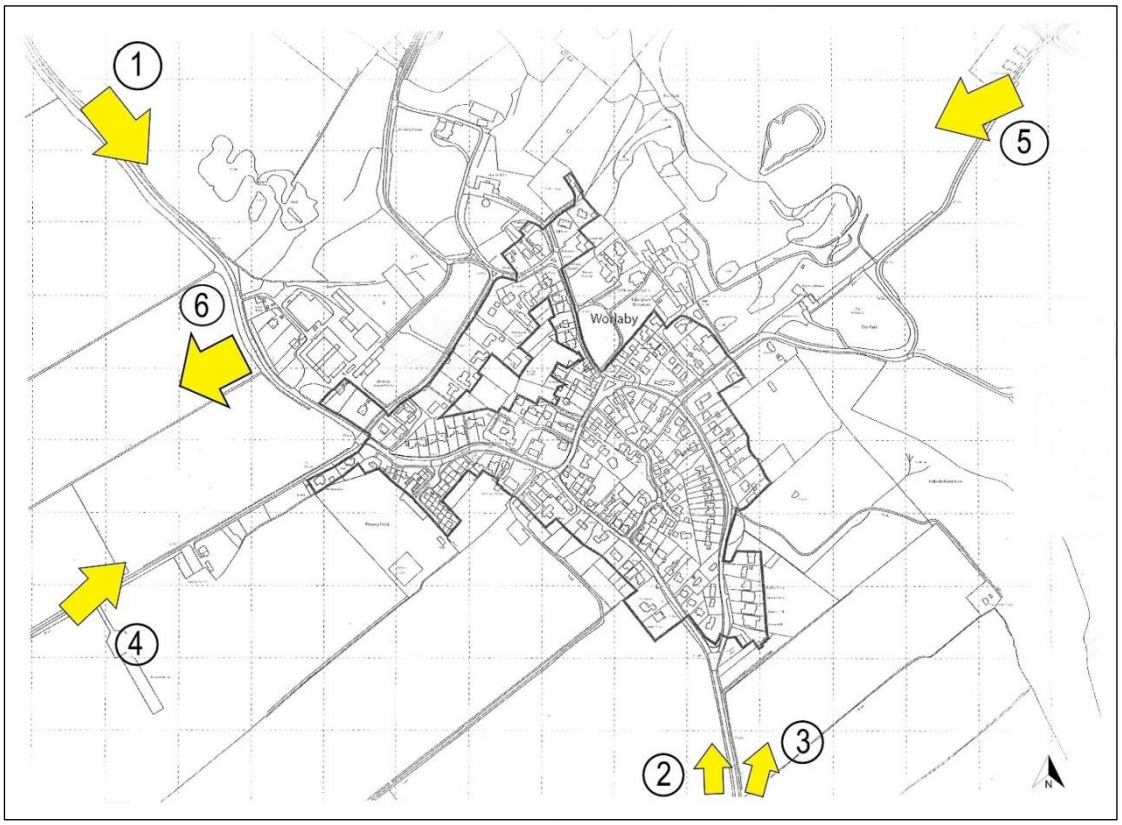
6.58 Currently Worlaby suffers from an extremely poor mobile telephone connection that has remained unimproved for many years. The quality of life of the community, the efficiency of local businesses and the ability to attract new residents depends on good digital infrastructure and this is likely to become more critical as time goes by.

6.59 This policy supports the improvement of the mobile telephone network across the parish and is supportive of above-ground installations requiring planning consent provided they are sited and designed with great care in line with NPPF paragraph 114 and NLC policy CS2.

Policy WNP7: Communications Infrastructure

Development that improves the performance of the public communication network, in particular the mobile phone network, will be supported provided unacceptable impacts upon the amenity of nearby properties are avoided.

Landscapes and Gateways



Plan 8: Important Landscapes and Gateways. Width of arrows indicates breadth of view.

6.60 Approaches to the village are important. They can play a significant part in creating a sense of shared identity which contributes to the strength of the community. Equally, vistas that include the village seen from local viewpoints provide a sense of connection with the environment that is central to a wider sense of belonging.

6.61 Each of the landscapes and gateways makes a unique contribution to the experience of living in or passing through Worlaby and all of them rely on the protection given to visual elements in the immediate environment of the village.

6.62 The constraint implied by protecting these gateway views and landscapes is likely to be limited. The landscapes and gateways are ranged around the village perimeter and will have only limited effect on infill development. Larger development will be subject to other planning constraints that may well achieve the same objective. This policy serves to highlight those landscapes and gateways valued by residents.

6.63 This policy is in line with NPPF paragraph 127 and North Lincolnshire Local Plan policy LC7 referencing the North Lincolnshire Countryside Design Summary 1999 section 9.15

Policy WNP8: Landscapes and Gateways

The landscapes and gateway views marked on Plan 8 contribute to the unique character of the village and its immediate surroundings, creating a sense of community and shared identity. Development that does not detract from the positive impact of these landscapes and gateways will be supported provided it complies with all other relevant policies in this Plan.

6.64 Descriptions of Gateways and Landscapes are given below:

Gateway 1. The approach to the village from the north along the B1204 is masked by the Boundary Tree Belt shown on Plan 6 enhancing the sense of separation from Bonby to the north and reducing the appearance of a 'chain' of settlements as one travels through the Low Villages.

Gateway 2 - This is by far the view most frequently seen by residents on approaching the village when returning home. The Wolds form a backdrop to the church tower seen beyond the village, emphasising the low profile of the houses and the prevalence of trees. Since Worlaby is the southernmost of the Low Village, this view, and Gateway 3, can be regarded as a gateway to the Low Villages as a whole and worthy of protection.

Gateway 3 - Looking right on the south approach shows Wold scarp seen across the Old Brickyard area next to the house in the centre; all the trees in this view are protected.

Gateway 1–north approach

Gateway 2–south approach 1

Gateway 3–south approach 2

Gateway 4 is of Worlaby House Farm, a non-registered heritage asset dating from 1879, as seen from the Carr Lane. The building frontage is in a style unique to Elsham Estates in the 1870s. Seen from a distance, this view forms part of the scarp of the Wolds that dominate the landscape to the east of the Ancholme Valley.

Landscape 5, seen from the top of Wold Road near Middlegate, includes a view of the church spire with the Carrs beyond. It is on a popular circular walk from the village and is widely recognised as a 'signature' view of Worlaby. In practice the land here is very unlikely to be subject to a development proposal due to its value as agricultural land and its visually sensitive location in the wider landscape. However, this view of the village setting is locally significant and should be recognised.

Landscape 6 is from Low Road and Carr Lane looking west from the village. The Scunthorpe ridge in the distance is 4 miles away across the Carrs. This sense of expansiveness is heightened when the valley is viewed from Middlegate and its full extent to the north and south can be seen. What little development there is on the Carrs is often masked by trees.

Gateway 4-Worlaby House Farm Carr Lane

Landscape 5–From Middlegate

Landscape 6–The Carrs from Low Road

7. Monitoring and Implementation

7.1 The Parish Council will use this Neighbourhood Plan when framing their representations on submitted planning applications and will monitor the results of such representations as a guide to the effectiveness of the policies.

7.2 Should the Parish Council or North Lincolnshire Council uncover errors in the Plan, or if non-material updates are considered desirable by the Parish Council, such changes will be implemented by discussion between the two councils in line with PPG (September 2018) paragraphs 085 and 087. Changes of this nature are likely to be matters of interpretation.

7.3 More substantial updates will require the Plan to be subject to consultation with residents prior to submission to the Local Authority and possibly an examination and referendum in line with PPG (September2018) paragraphs 085 and 086.

7.4 The use of section 106 agreements and planning conditions by North Lincolnshire Council will be expected to assist in delivering some of the objectives of this Plan, in particular those in policy WNP5.

7.5 The impact of the Neighbourhood Plan Policies on the shape and direction of development in the parish will be monitored by the Parish Council in the light of the Objectives set out in this Plan. If it is apparent that any policy in this Plan has unintended consequences, is ineffective, or has become outdated it will be reviewed and proposed changes undertaken as outlined in paragraphs 7.2 and 7.3 above.

7.6 The Parish Council will work towards a full review of the Neighbourhood Plan on a five-year cycle or to coincide with the development and review of the North Lincolnshire Local Plan if this cycle is different.

Infrastructure

7.7 The Parish Council will wish to see sufficient infrastructure payments made by developers, where justified, to fund local schools, health and utility services as a matter of course. However, should section 106 agreements permit it, the Parish Council expects contributions to be made to the local community including:

a. provision of a shop/café;
b. installation of play/exercise equipment on the recreation ground suitable for young people;
c. Improvement to public rights of way including those referred to in policy WNP5 in this Plan;
d. Maintenance and improvement of village hall and the recreation ground;
d. Improving community transport links; and
e. Improvements to off street parking provision within the Parish.

7.8 The prioritisation and timing of these projects will be assessed by the Parish Council based on community need, viability and affordability at the time.

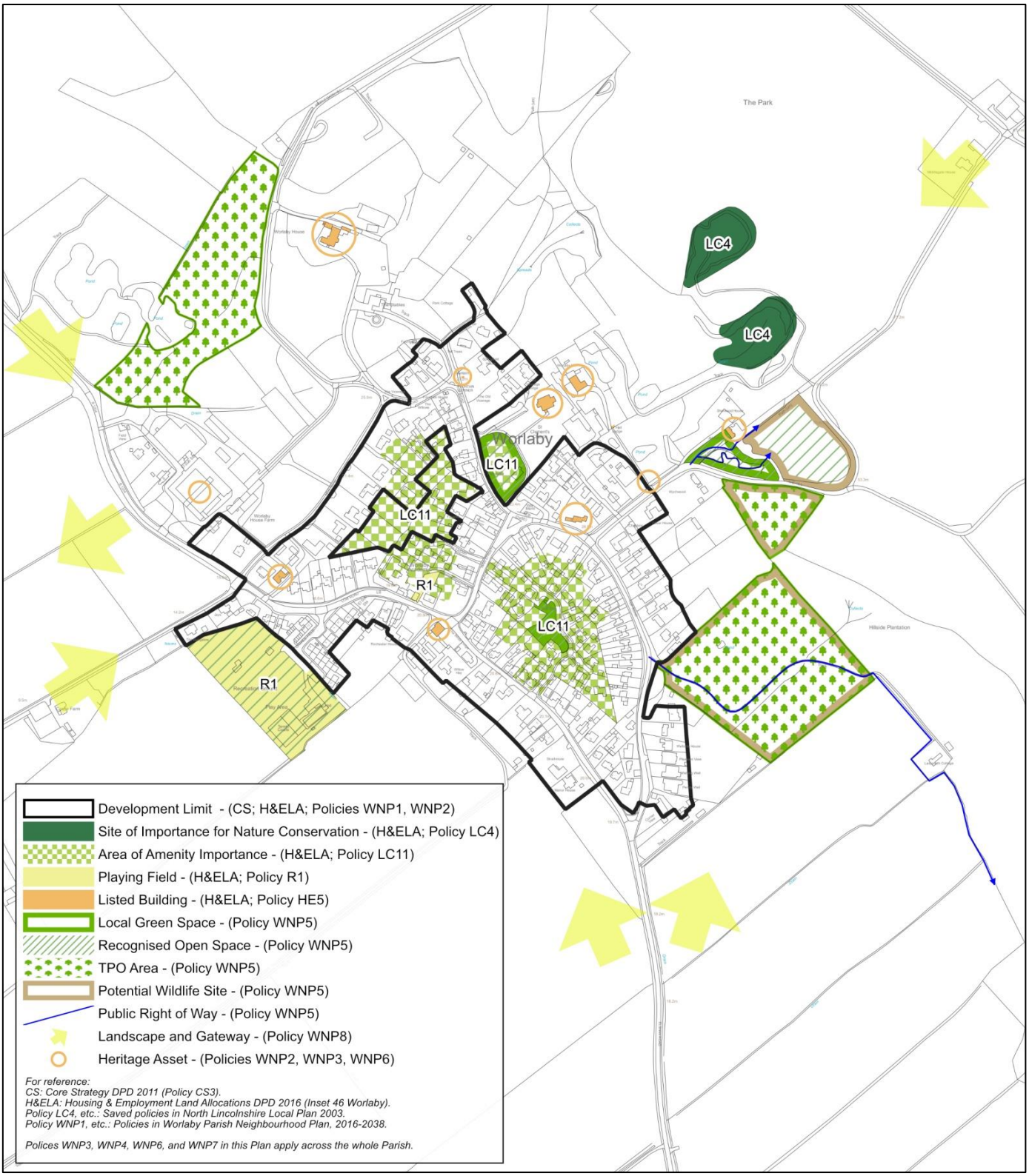
Planning Proposals

7.9 When considering planning proposals the Parish Council relies on planning applications and other documents provided by North Lincolnshire Council, both on paper and on the planning website. Experience has shown that residents often misread or misunderstand these documents leading to excessive or unnecessary objections that occupy the resources of both the Parish Council and the Planning Authority.

7.10 This is likely to be a result of changes in the way information is published, particularly the use of the planning website which allows such documents to be directly accessed by members of the public with little or no experience of the planning process and who are unfamiliar with documents of this type.

7.11 In order to obtain the maximum benefit from the use of the Neighbourhood Plan, the parish council is willing to work with North Lincolnshire Council to examine ways in which information on planning proposals can be made more accessible to the general public.

Appendix A Policy Map



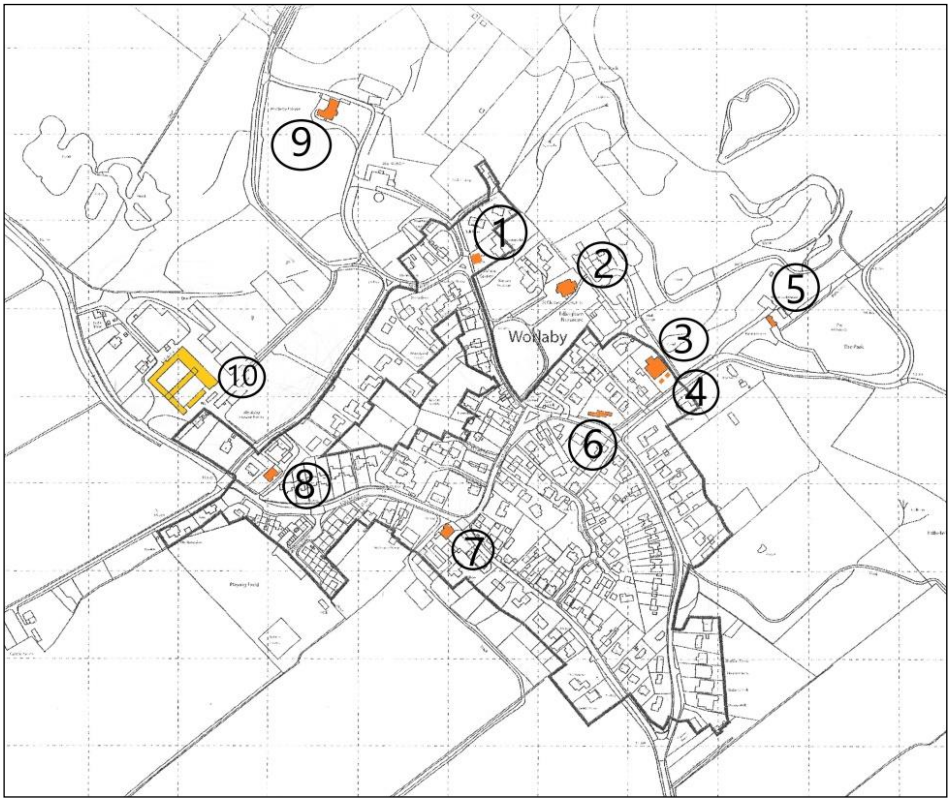
Appendix B WNP5 Local Green Space

Local Green Space Assessment Table

Site	Hurds Farm	Church Green	Woodland Glade
Approximate area (Ha)	**2.1**	**2.8**	**1.7**
Distance from nearest point of settlement	**In the centre of the development**	**In the centre of the settlement**	**100m**
Is the site demonstrably special from an aesthetic perspective?	**No**	**Yes. Situated in front of the church and contiguous with the churchyard.**	**Yes. Provides a backdrop to the north of the village.**
Is the site publicly accessible?	**Yes. Contiguous with public road.**	**Yes. Contiguous with public road.**	**Yes. A permissive footpath passes through the site leading to the Hollows open access area and to a PROW leading to Middlegate and the wider countryside.**
Is the site demonstrably special from a recreational perspective?	**Yes. It is green open space situated in the centre of a housing development.**	**No**	**Yes. Probably the most used area of green space in the parish along with the Hollows.**
Is the site demonstrably special from a biodiversity perspective?	**No**	**No**	**Yes. The site is contiguous with managed and unmanaged green space providing a wildlife corridor linking several habitat areas.**

Appendix C – Heritage Assets

Heritage Assets in Worlaby



1	Drinking Fountain	Grade 2
2	St Clement's Church	Grade 2*
3	Worlaby Hall	Grade 2
4	Gate Piers to Worlaby Hall	Grade 2 (no photograph)
5	The Almshouses	Grade 2*
6	Hillfoot Farm Cottage	Grade 2
7	The White House	Grade 2
8	Worlaby Grange	Grade 2
9	Worlaby House	Grade 2
10	Worlaby House Farm	Non designated Local Heritage Asset*

*Reference NLC HER response to PA/2018/440 17/4/2018

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Appendix D – Building Styles

Examples of house styles in Worlaby

		Terraced cottages circa 1803. There are several examples in the village.
		'Cow Cottages' – a large number were built in 1874. 14 pairs remain, most have been substantially altered. Regarded as a 'typical' style and widely copied.
		Chalet Style 1960's Usually built on individual plots.
		Bungalows, mainly 1960's & 70's. Also early 2000's
		Larger 2 storey houses, 1980's onwards. Usually built on individual infill sites, occasionally in groups of up to 3.
		Hurd's Farm estate 2004. 20 houses built on a large infill site.

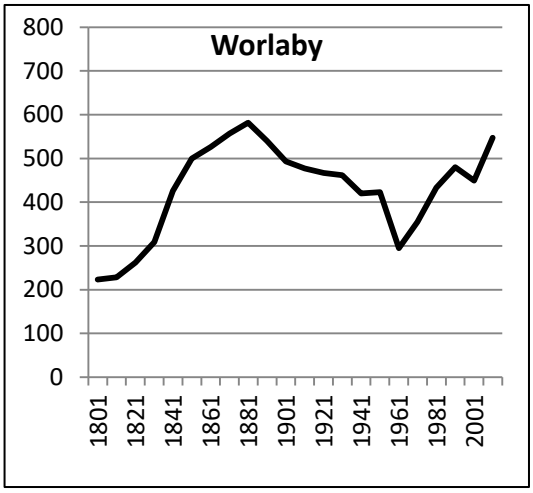
Examples of contrasting house styles

	Pair of Cow Cottages 1874 (extended) 1970's bungalow 1960's house. Viewed from Top Road.	No one style dominates the village. The road layout creates small, visually isolated areas. This is Fountain Corner
	5 bed house 1999 Cow Cottages 1874 (extended) North end of Top Road	The new house in the foreground and the extension to the Cow Cottages beyond were built by the same local builder.
	Cow Cottages 1874 Pair of houses 2013 Viewed from Top Road	Careful design of roof pitch, eaves height, windows and materials. The larger floor space of the new houses is achieved by increased depth.
	Dormer bungalow 2006 Cow Cottages 1874 Large Farmhouse 1700's View from Low Road	Spacing, materials, colour and scale can produce an effect that was not necessarily planned for.
	1980's house alongside a pair of cow cottages built in 1874 opposite the Church Green.	Careful spacing, eaves height, and roof pitch produces a pleasing effect despite different window and door designs. Chimneys aid the effect.

Appendix E – Census Data

Low Villages Population Figures 1801 to 2011

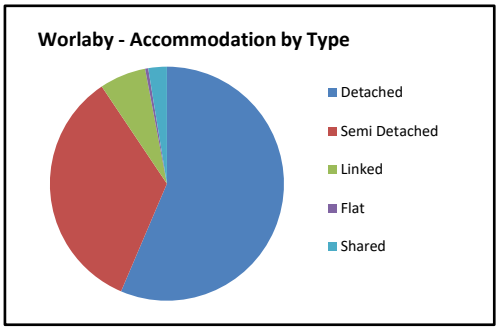
	Elsham	**Worlaby**	Bonby	Saxby	Horkstow	South Ferriby
1801	310	**223**	178	215	144	280
1811	347	**228**	268	216	157	420
1821	383	**262**	275	233	200	453
1831	471	**309**	339	260	240	500
1841	458	**426**	386	287	228	542
1851	448	**500**	454	278	251	580
1861	409	**526**	471	293	245	573
1871	443	**557**	413	286	250	721
1881	502	**582**	406	327	274	733
1891	457	**540**	341	302	243	638
1901	434	**493**	313	298	193	738
1911	424	**477**	322	274	207	725
1921	421	**467**	305	278	196	736
1931	358	**462**	312	257	198	701
1941	554	**420**	327	240	195	698
1951	554	**423**	341	222	192	696
1961	257	**295**	298	192	158	663
1971	275	**355**	346	236	117	607
1981	313	**433**	348	210	100	619
1991	380	**480**	447	218	90	614
2001	378	**449**	481	226	94	660
2011	400	**547**	532	268	117	651



Census Population Data 1801 to 2011 for the Low Villages

Low Villages Accommodation Type

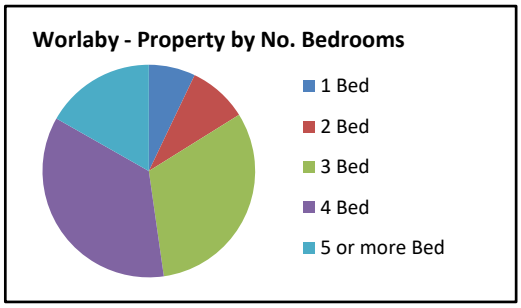
Accommodation Type							
Household Types	Detached	Semi Detached	Linked	Flats	Shared	Business	Caravan
Elsham	114	31	17	0	0	4	0
Worlaby	**132**	**80**	**15**	**1**	**6**	**0**	**0**
Bonby	135	68	24	1	0	1	0
Saxby All Saints	100	62	7	0	1	0	1
South Ferriby	108	130	67	1	6	3	3



Source: Census 2011

8.6 Low Villages Accommodation – No. Bedrooms

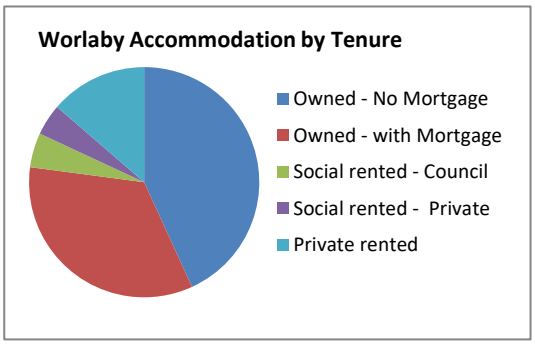
Number of Bedrooms					
	1 Bed	2 Bed	3 Bed	4 Bed	5 or more Bed
Elsham	11	14	49	55	26
Worlaby	**3**	**40**	**108**	**59**	**17**
Bonby	3	58	93	52	18
Saxby All Saints	2	35	70	35	23
South Ferriby	28	101	119	44	8



Source: Census 2011

8.7 Low Villages Accommodation – Tenure

	Owned no mortgage	Owned with mortgage	Part Owned/ Rented	Social rented - Council	Social rented - Private	Private rented	Rent free
Elsham	60	48	0	5	10	28	6
Worlaby	**98**	**77**	**0**	**11**	**10**	**31**	**0**
Bonby	85	78	2	3	29	17	10
Saxby All Saints	52	45	0	6	10	49	3
South Ferriby	118	102	1	12	25	40	3



Source: Census 2011

Appendix F – Evidence Base

The list below contains documents created for or used in the process of preparing the Neighbourhood Plan. Consultation documents are available to view on the Worlaby Parish Council website: www.worlabyparishcouncil.gov.uk
Consultation Documents
Parish Questionnaire 2015
Action Plan June 2016
Consultation Evening Nov 2016 results
Household Survey Feb 2017
Visioning Day July 2017 results
Confirmation leaflet – policy areas & issues Nov 2017
Confirmation leaflet – Vision & Objectives Jan 2018
Other Documents (produced by the NP Working Group)
Worlaby: A Community Profile
External Documents reference
NLC Landscape Assessment 1999
North Lincolnshire Countryside Design Summary 1999
NLC Local Plan 2003 (Saved policies 2007)
NLC Rural Housing Needs Assessment 2009
NLC Core Strategy DPD 2011
NLC HELA DPD 2016
NLC NLLP Preferred Options 2020
PPG May 2019
PPG May 2020
NPPF July 2021
Manual for Streets DCLG, DfT March 2007
National Model Design Code 2021
North Lincolnshire Habit Opportunities Mapping June 2019
Lincolnshire Biodiversity Action Plan
How to shape where you live – a guide to Neighbourhood Planning (NALC)

Appendix G – Abbreviations & Glossary

Abbreviations used in this Neighbourhood Plan

CS	**Core Strategy Development Plan Document (2011) – sets out the long-term vision and provides a blueprint for managing growth and development up to 2026**
HELA	**Housing and Employment Land Allocations Development Plan Document (2016) – sets out which sites the council has allocated for future housing and employment development; also defines settlement development limits**
LWS	**Local Wildlife Site**
NLC	**North Lincolnshire Council**
NLLP	**North Lincolnshire Local Plan (2003) – the saved policies (2007) provide guidance for development within the whole of the area; a new single Local Plan is being prepared and, once adopted, it will replace the current Local Plan, the Core Strategy and the Housing and Employment Land Allocations Development Plan Documents (DPDs)**
NMDC	**National Model Design Code – sets out government's guidance on design for new development**
NP	**Neighbourhood Plan**
NPPF	**National Planning Policy Framework - sets out government's planning policies for England and how these are expected to be applied**
PPG	**Planning Practice Guidance – a web-based resource which brings together planning guidance on various topics into one place**
SPD	**Supplementary Planning Document**
WPNP	**Worlaby Parish Neighbourhood Plan**

Glossary

Affordable housing: There is a wide range of types of affordable housing. Those likely to be relevant to a Neighbourhood Plan include: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which falls into one or more of the following categories as defined in the NPPF.

a) **Starter homes:**
b) **Discounted market sales housing**
c) **Affordable housing for rent**
d) **Other affordable routes to home ownership**

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Blue Space: visible water such as harbour fronts, rivers, ponds, lakes, canals, fountains. This may be natural or man made.

Brownfield land: See previously developed land.

Climate change mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

CroW Act: The Countryside and Rights of Way Act, passed in 2000, that provides for the creation of 'Open Access Land'. Also referred to as the 'Right to Roam' Act**.**

Design code: A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Development plan: Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, Neighbourhood Plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood Plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the Neighbourhood Plan should not be made.

Environmental impact assessment: A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Gateway View: A view or vista seen on approach to an area that clearly identifies the location.

Green infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Habitats site: Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Important View: A view or vista that enhances the visual amenity of an area. The view may be of the area seen from outside, or of the surroundings seen from within the area.

Local housing need: the number of homes identified as being needed through the application of the standard method set out in national planning guidance, or a justified alternative approach.

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority,

the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.

Local plan: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Local Wildlife Site: Local Wildlife Sites (LWSs) are wildlife-rich sites selected for their local nature conservation value. Their designation is non-statutory and their protection comes via the planning system. Any site that meets local selection criteria can be designated as an LWS. In many parts of the UK they are the principal wildlife resource. Many are in private ownership.

Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more. In National Parks, AONB and similar areas alternative criteria can be used.

National trails: Long distance routes for walking, cycling and horse riding.

Neighbourhood Plan: A plan prepared by a parish council or Neighbourhood Forum for a designated Neighbourhood Area. In law this is described as a Neighbourhood Development Plan in the Planning and Compulsory Purchase Act 2004.

Non-strategic policies: Policies contained in a Neighbourhood Plan, or those policies in a local plan that are not strategic policies.

North Lincolnshire Local Plan: see Local Plan.

Older people: People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

Open Access Land: An area of land designated under the Countryside and Rights of Way Act 2000 on which the public are free to walk wherever they wish and to carry out a limited range of activities.

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Planning condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning obligation: A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Playing field: The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Previously developed land: (Also known as **Brownfield Sites**). Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Section 106 payment: A payment made by the developer to the Planning Authority under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal. See **Planning obligation**.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Strategic environmental assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic policies: Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

Supplementary planning documents (SPD): Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Wildlife corridor: Areas of habitat connecting wildlife populations.

Windfall sites: Sites not specifically identified in the development plan.