

HAXEY PARISH COUNCIL

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Spatial Team
North Lincolnshire Council

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North Lincolnshire Local Plan Response

Introduction

1. The consultation period for the current update to the North Lincolnshire Council (NLC) Local Plan commenced on 14 Feb 20 and finishes on 27 Mar 20. There is therefore a requirement for the Parish Council to examine all the documentation and options provided by the Principal Authority and following discussion by Haxey Parish Council's Land Working Party (LWP), submit comments/views/recommendations, agreed by the Full Council, prior to the end of the consultation period.
2. The Parish Council's LWP had its first Local Plan meeting on 5 March 2020, when the participants reviewed the documentation provided by the Principal Authority and agreed comments/recommendations, which had direct relevance to Haxey Parish, on the draft Local Plan and its policies and preferred options, prior to attendance at the NLC Consultation Event held in Haxey on 9 March 2020. The LWP agreed that the documentation provided by NLC was extremely comprehensive and covered all the salient points required by the exercise of producing an updated Local Plan for the area. However, whilst the documentation was generally well presented and logically set out, it was considered to be difficult to navigate easily and efficiently and time consuming. Nevertheless, once all relevant documents had been "discovered" and downloaded, a thorough view of the Plan was available to readers. Following an overview, the LWP went on to discuss elements of the Plan that were of specific interest in policy and proposal issues to Haxey Parish and in particular the Villages of Haxey and Westwoodside.

Options and Recommendations

3. **Haxey Preferred Development Options**. The Local Plan sets out the number of houses that the Principal Authority needs to complete over the 15 years of the Plan (circa 85). The preferred site for development in Haxey is to extend the limit of the Village along Graizelound Fields Rd; however, there is some confusion over the exact number of houses that are planned. The LWP, in general, supported the use of this site; however, the meeting was aware that the adjacent Haxey Playing Field is currently used to capacity and modest expansion may well become appropriate, if not restricted in so doing by any such development. The LWP considered that the land on the Nooking to the East of Haxey Primary School out to the A161, would provide an equally, if not more, appropriate development site and this should be considered with scope, in addition to

housing, for car parking, GP surgery with ancillary services and other facilities. At the Consultation meeting in Haxey, many Residents expressed the view that in Haxey Village the site to the East of the School along the Nooking up to the A161 would be far better than that on Graizlound Fields Road, which has potentially huge access problems and encroaches on the enjoyment and possible future expansion of the very 'busy' Playing Field. The A161 site has the advantage of adequate size to afford the possibility of the provision of parking, maybe a new surgery/pharmacy and possibly other amenities. Finally, the LWP noted the location of land already offered up as potential development sites and the views of the Principal Authority in disregarding them; however, on one site in particular, the LWP would **not support** under any circumstances, the building of houses along the land to the West of Church Lane, which would impinge severely on the historic heritage/street scene value of St Nicholas Church and also prove problematic in achieving a safe entry or egress of traffic to and from the site. This was no longer considered suitable for development by the authority and the LWP considered this a positive decision and the LWP felt the proposed site had long been regarded as a buffer and unnecessarily intruded into the critically important 'green belt' between the two distinct settlements. The LWP was also concerned that as the call for sites from local landowners would not close until 27 March 2020, the Parish Council would not be able to express a view on any "late entry" potential sites, before the Local Plan consultation period ends. It was also considered fundamental and essential that any development plan for Settlements should include an increase in infrastructure support (Schools, Medical Services etc.); moreover, there remains a critical need for adequate off-street parking in all areas of the Parish and particularly the individual Villages and the Principal Authority should strenuously police this at the early Planning Application stage. Representatives from the Parish Council reiterated the above views at the Consultation held in Haxey on 9 March 2020 and at further consultation with the LWP, held during the week commencing 16 March 2020, a review of the NLC Local Plan was carried out at distance and resulted in a more detailed view of the Parish Council, which is at Appendix 1.

4. **Westwoodside Preferred Development Options.** For Westwoodside, the preferred site for development is land near to the centre of the Village, but to the South of Doncaster Rd. The LWP did not agree to any development to the South of Doncaster Rd, which has been resisted for many years, principally due to the historic risk of flooding and the retention of Village "Green Belt"; however, the LWP acknowledged that some development would be required over the period and would recommend that, as a better choice, the land to the North and West of the Carpenter's Arms would be a superior site or land to the rear, east of the Chinese Take-Away could form the basis of the provision of a "Market Place" in the Centre of the Village, which could contain a Car Park as well as housing development. A third potential site would again be close to the centre of the Village to the East of Gollands Lane; however, access to the site and the main road could be problematic and require the demolition of an existing property to achieve a safe solution. Finally, a potential site which would meet the criteria as understood is the area of land to the South of Upperthorpe Road and West of Mill Lane accessed from the existing 'dead end' of Craycroft Road, which area has the benefit of being surrounded by existing housing with no real impact on actual open countryside. Here again, the LWP was also concerned that as the call for sites from local landowners would not close until 27 March 2020, the Parish Council would not be able to express a view on any "late entry" potential sites, before the Local Plan consultation period ends.

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5. Finally, the LWP was of the opinion that for both Haxey and Westwoodside, the Parish Council should work with the Principal Authority on any plans for future development through the vehicle of a Haxey Parish Neighbourhood Plan, registration of which is currently out for consultation.

NLC Local Plan Policies

6. Next steps in the process was a period of examination and review by Councillors of the Local Plan Policies and Preferred Options with the aim of considering which may need to be challenged in order to prevent unwanted development during the life of the plan. Haxey Parish Council has reviewed the policies contained in the NLC local Plan and has the following comments/observations:
 - a. **Overall Policies.** The overall policies do not address specific housing needs, it dictates houses will be built on the basis of spreading the load across all communities and consequently is not evidence based on need. The sites identified for Haxey Parish do not identify what type of need they will fulfil for a rural area. i.e. elderly accommodation or low-cost housing
 - b. **Policy H109p Back land or Tandem Development.** The change to this policy appears to be to form a policy for development of gardens as required by NPPF, which would be detrimental to the character of many rural towns and villages. It has specific policy statements that are not under-pinned by an overall commitment to protect gardens by making specific references such as “where it can be demonstrated there is no other suitable place for the housing needs of the area, or only where it can be demonstrated the land allocation for the area cannot supply a level of housing required”. This would encourage plan makers and local neighbourhood plans to identify a sustainable supply of land for housing and control development to suitable sites. We are particularly concerned this change in policy to back land and tandem development is not consummate with NPPF 70. “Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.” and in particular does not offer robust resistance to an appropriate level for residential garden development, rather the opposite, it encourages it.
 - c. **Windfall Sites.** We have been unable to identify any policy that addresses windfall sites and must assume current definitions will continue to apply.
 - d. **Other Comments.** Other comments raised by Councillors included the plea for a far higher standard of application documents to include a picture of how the proposed building will look set in the midst of existing properties.

- e. **Parking.** Councillors remain anxious that the provision of entirely adequate off-street parking be a fundamental requisite for all new-build and change of use planning applications of both residential and business/commercial nature.
- 7. A further consultation by the LWP was carried out during the week commencing 16 March, when a draft full response to the NLC Local Plan was completed and following agreement by email from the Full Council, submitted to NLC before 27 March 2020.

Kind Regards

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Deb Hotson - Parish Clerk
On behalf of Haxey Parish Council