

Date: 1 February 2017

Note Prepared by Central Lincolnshire Joint Strategic Planning Committee  
(CLJSPC)

## Explanatory Note in respect of the boundary of employment site E27 – Metheringham Industrial Estate, Metheringham

### Context

During the examination hearing sessions Mr Grace (a participant) requested that the boundary of the employment site 'E27 Metheringham Industrial Estate' should be adjusted because an area within the boundary had received permission for the development of a single dwelling.

At the hearing session, it was agreed with the Inspector that the matter be looked into by the Committee, and, in principle, a suitable adjustment to the boundary be made if appropriate to do so.

However, subsequently, the adjustment was not made by the Committee as part of the suggested Main or Policies Map Modifications (which are presently out for consultation).

### Reasoning

This note, as requested by the Inspector, further clarifies the situation around the boundary of proposed employment allocation site E27 on Moor Lane in Metheringham, and why the Committee has not progressed with a modification to its boundary.

When the matter was reviewed by the Committee, post Hearing sessions, it was found that the permission was for a replacement (not new) dwelling, with the footprint of the replacement dwelling being within the proposed employment area. It was further established that the red-line planning application area subject to the replacement dwelling is quite substantial (being just smaller than 0.5ha). Furthermore, the Committee noted that there is a live application for the development of five dwellings on the area sought to be removed from E27, which further underpinned the concern of the Committee about the scale of the proposed change being far greater than a minor adjustment.

The Committee concluded that removing the entire 'red line' area of that replacement dwelling application from the employment area would be substantial and is not considered to be something that could be covered as a minor modification or as an appropriate suggested modification to the Policies Map. It is concluded to be far more than a minor factual update or minor boundary adjustment, and would, instead, delete a substantial part of the employment area.

It should also be noted that the suggestion to remove this part of the site from E27 allocation only arose during the Hearing sessions itself. No representations were received at the Proposed Submission Stage of the Local Plan to request that this boundary be amended. Hence, it was not listed as a specific question in the Inspector's Matters, Issues and Questions.

Therefore, due to the scale of the area being requested to be removed being substantial, the Committee is not proposing to make any change to the boundary of employment site E27.

Please note that additional representations are not being sought on this matter.