

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

Introduction

During the examination hearings on development limits, the Inspector requested that the council re-examine the proposed development limits in a number of settlements, in order to make sure that they were correctly drafted. From his examination of the aerial photography provided, he identified a number of locations where part of the built up area appeared to be excluded from the development limit. The settlements highlighted were Epworth, Haxey, Hibaldstow, Kirmington and Kirton in Lindsey.

Epworth

Aerial photography and mapping had shown an industrial type building to north of Station Road, Epworth to be located outside the proposed development limit for the town. It was recommended that the council check the use of the building and determine whether or not it should be brought into the development limit.

Re-examination of this area showed the buildings to be Unit A and Unit B of the Station Road Industrial Estate. These are for B2 uses and were previously the home of a pipeline manufacturer and supplier. The units are being advertised for rent (December 2014).

It is suggested that a minor change to the development limit is made to include the units. This would be in line with Core Strategy policy CS3. This will be included within Schedule B.

Haxey

It was requested the council re-assess the proposed development limit for Haxey in the area to the south of the track known as “Northside” and the rear of the built up area off Church Street. In particular, it was identified from aerial photography and mapping that the proposed development limit bi-sected a building that extends to the rear of one of the properties.

Having further examined the area, it appears as though the building bisected by the proposed development limit forms part of the Duke William public house, more specifically guest accommodation that has been developed in former stables. It is suggested that a minor change to the development limit is made to include the building. This would be in line with Core Strategy policy CS3. This will be included within Schedule B.

Hibaldstow

It was requested that the council examine the possibility of including the existing haulage yard (known as Castlefield Yard) to rear of Castlefield House, Station Road, Hibaldstow within the proposed development limit. From his examination of the aerial photography provided, it was highlighted that the site is previously used land and as such may merit inclusion. A separate paper outlining the council’s view regarding this area of land has been prepared for the Inspector and forwarded to him.

Kirmington

During the discussions on Kirmington, the Inspector noted that there were three dwellings that adjoined the north eastern edge of the built up area formed by the properties fronting Limber Road and those on Ransom Court. Having further examined this it is clear that these dwellings form part of the overall built up area of the village and as such should be included within the development limit. This would be consistent with the first criteria of Core Strategy policy CS3. This will be included within Schedule B.

Kirton in Lindsey

Aerial photography identified that an area of employment land forming part of the industrial estate on the northern edge of Kirton in Lindsey had been excluded from the proposed development limit for the town. It was requested that council re-examine this site with a view to its potential inclusion. In the Inspector’s view, this area constituted brownfield land.

Further examination showed the area of land to form part of a coach depot, operated by Barnard's Coaches. A check of the existing development limit set out in the North Lincolnshire Local Plan showed the land to be within the limit and part of an employment allocation (ref: IN-15).

It is suggested that a minor change to the development limit is made to include the land. This would be in line with Core Strategy policy CS3. This will be included within Schedule B.