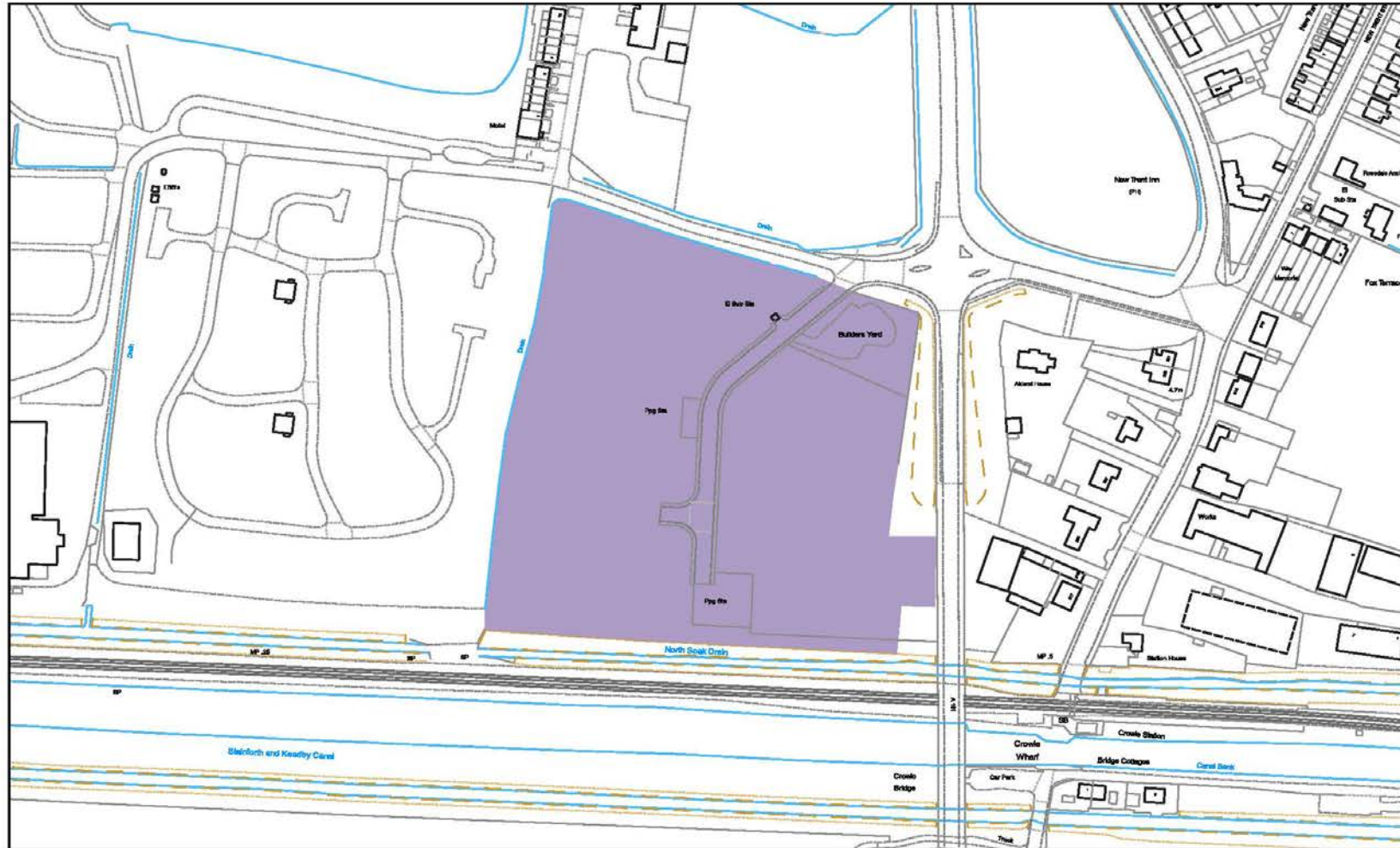


# EALE-1 Spen Lane, Ealand

EALE-1

1:2,500



<b>Site Name</b>	Spen Lane, Ealand	
<b>Site Reference</b>	EALE-1	<b>Promoter:</b> Landowner/developer <b>Agent:</b> N/A
<b>Site Location</b>	Spen Lane	
<b>Settlement</b>	Ealand, near Crowle	
<b>Site Area</b>	4ha	
<b>Representations received and references</b>	322 (108832/10/322/EALE1/NS) Highways Agency 246 (842759/62/246/EALE1/NS) Lincolnshire Wildlife Trust	
<b>Sustainability</b>	<p>The site is in conformity with the Core Strategy Policies CS1: Spatial Strategy for North Lincolnshire, CS2: Delivering More Sustainable Development and CS11: Provision &amp; Distribution of Employment Land (Evidence Base Ref: BAC06). These policies set out the broad spatial approach for the location of employment land allocations in North Lincolnshire. The settlement hierarchy identifies Ealand as a Rural Settlement. Policies CS1 and CS11 seek to deliver thriving rural communities and economy by supporting development or activities that assist in rural regeneration and that strengthen or diversify rural businesses. The provision of this site, whilst outside the development limit, provides an opportunity for growing businesses within the wider Isle of Axholme.</p> <p><b>Settlement Survey (Evidence Base Ref: BAC19)</b></p> <p>The Sustainable Settlement Survey (Evidence Base Ref: BAC19) identifies Ealand as the area's twenty fourth most sustainable settlement. Although the village has limited facilities, but is well served by the road and rail networks – the site just situation off the A161, a few minutes drive from the A18 and M180, whilst Crowle station sees an hourly service to/from Scunthorpe, Doncaster, Sheffield and Grimsby. Regular bus services also pass close to the site, stopping in the centre of Ealand. These link Ealand with Crowle and Scunthorpe (Two hourly service in each direction).</p> <p><b>Sustainability Appraisal</b></p> <p>All the proposed employment sites have been subject to a Sustainability Appraisal (SA) (Evidence Base Ref: SUB04) and public consultation. In the Sustainability Appraisal Assessment Results for the Employment Sites are listed under Para 6.1. Detailed employment site appraisals are contained in Appendix J.</p> <p>Summary of the Positive and Negative Scores for Site EALE-1:</p> <ul style="list-style-type: none"> <li>• Strongly Positive: 0</li> <li>• Moderately Positive: 9</li> <li>• Strongly Negative: 2</li> <li>• Moderately Negative: 5</li> </ul>	

	<p>Overall, the site scores positively.</p> <p>Particular benefits were identified against SA Objective b (to tackle poverty, social exclusion and inequality geographically).</p> <p>Significant positive effects were also predicted where employment sites are likely to improve accessibility to employment opportunities for a greater proportion of the population. Sustainable locations and requirements for improvements to walking, cycling and public transport were contributors to predictions of positive effects against this SA Objective (c). Similar effects were predicted against SA Objective l (<i>to improve public transport provision and promote sustainable modes of transport</i>).</p> <p>Significant negative effects were predicted against SA Objective t (increase the number of employment sites designated for tourism use). It is unlikely that the concerns of this objective can be overcome. However there are already considerable existing tourism related facilities within Crowle and the surrounding area which offer extended tourism opportunities and it is considered that the use of this site for employment uses will not result in any significant change.</p> <p>Overall, the site scores positive which is not unexpected due to its location close to the Market Town of Crowle, one of North Lincolnshire's most sustainable settlements. However, some of the sustainability objectives relating to accessibility and environmental concerns scored negatively. It is considered that such concerns have been adequately addressed through the detailed policy criteria and the resultant required mitigation.</p>
<b>Phasing and justification</b>	<p>The proposed site is expected to be delivered during phases 1 and 2 of the Plan Period (2014-2024) and is available for employment development and given the surrounding land-uses is suitable for the intended use. No absolute constraints have been identified for this policy which would prevent the site coming forward within this time span, The 10 year phasing period reflects the potential take up of employment land in the Market Towns and in locations such as Ealand. Given the predicted economic upturn that major development on the South Humber Bank will bring about and it's relative proximity to the strategic highway network it is likely that EALE-1 could be delivered earlier within the stated phased period.</p> <p>The site is located a short distance from the Market Town of Crowle which offers a wide range of community facilities and retail. Local bus and train services offer good linkages to the surrounding area and to Scunthorpe. Crowle railway station is within 5 minutes walk from the site and offers hourly services to/from Doncaster, Scunthorpe, Sheffield and Lincoln. Regular bus services also pass close to the site, stopping in the centre of Ealand. These link Ealand with Crowle and Scunthorpe (Two hourly service in each direction).</p> <p>The land is immediately available for employment development and given the surrounding land-uses is suitable for the intended use. The site offers a suitable location for employment development and will contribute to the creation of sustainable mixed communities. There is reasonable prospect that employment uses will be delivered on the site within the first five years.</p>
<b>Deliverability</b>	<p>The site is deliverable. It is fully serviced with a completed road access. The north western corner (0.8ha) has seen a recent outline planning application (REF PA/2013/1256) for residential development approved at appeal by decision letter dated the 15<sup>th</sup> October 2014 and hence the site boundary and area will require amending to reflect the remaining land suitable for industrial development.</p>

<p><b>Infrastructure Requirements</b></p>	<p>No absolute infrastructure constraints have been identified as the site is already serviced with a distributor road completed.</p>
<p><b>Biodiversity considerations and Constraints including any mitigation measures</b></p>	<p>No absolute biodiversity or environmental constraints have been identified for this site and the following issues have been addressed through specific criteria and mitigation within the policy.</p> <p>Flood Mitigation - A Flood Risk Assessment will be required to demonstrate that safe development can be achieved on the site without increasing flood risk elsewhere.</p> <p>The North Soak Drain has been identified as a potential wildlife habitat that may be the home or used by a number of protected species and should be surveyed and assessed as part of any development proposal within the southern extent of the site. Any proposals for the site should, if required, provide mitigation to ensure that they do not materially affect the drain.</p> <p>The Environment Agency have highlighted that they require a strip of land 8 metres from the river or from the toe of the bank to be unimpeded by development to enable access to the watercourse for maintenance purposes. Such a requirement will need to be taken into account when the site specific FRA is prepared.</p> <p>A comprehensive landscaping scheme, including biodiversity enhancement, is required that shows how the site can be screened and the visual impact of the development from nearby residential properties and open countryside be minimised.</p>
<p><b>Specific questions raised by the Planning Inspector</b></p>	<p><b>Can the Environment Agency confirm the current position with regard to Flood Risk at this site, and any necessary mitigation measures?</b></p> <p>The Environment Agency will respond to this question directly to the Inspector through their Hearing Statements.</p> <p><b>Council's Response</b></p> <p>This area of Ealand lies within SFRA Flood Zone 2/3a. Development of this site will require a robust Flood Risk Assessment (FRA) which demonstrates that flood risk can be adequately managed and which assesses and mitigates the risk of flooding. It should also deal with surface water issues. The FRA should take into account potential overtopping of the water course on the southern boundary. Where practical Sustainable Urban Drainage Systems should be incorporated into the development. It should also show that development will be safe without increasing flood risk elsewhere by integrating water management methods into the development.</p>