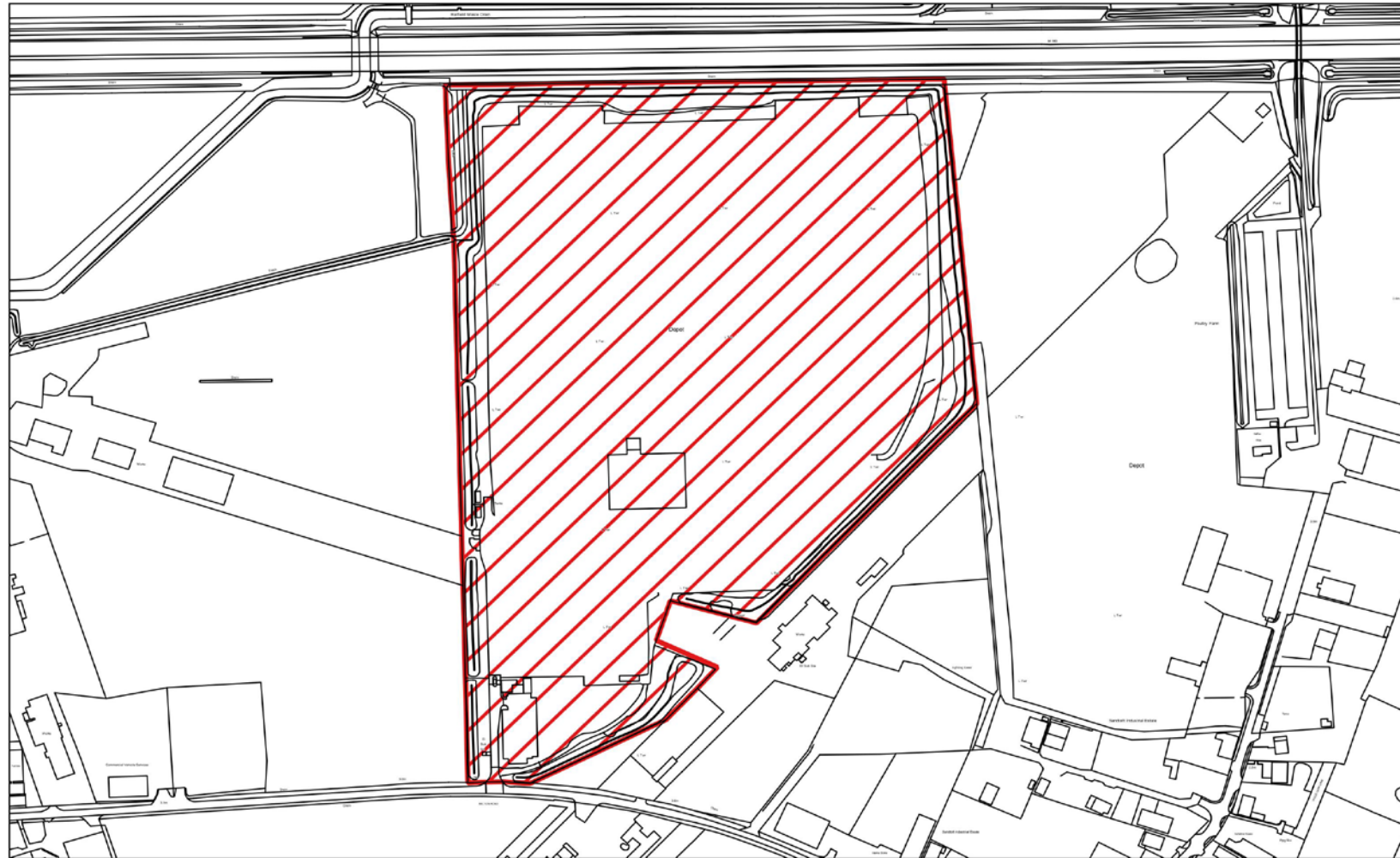


Omitted Site Gefco Site – Sandtoft

1:5,000



Site Name	Gefco Site	
Site Reference		Promoter: Gefco Agent: Caddick Developments Ltd
Site Location	Gefco Site	
Settlement	Sandtoft	
Site Area	26.5ha	
Representations received at Submission Draft (2014)	846401/01/334/SANE1/NS	Myles Hartley, Caddick Developments
Public Consultations		
Issues and Options (November 2007)	<p>This site was not identified within the consultation document at this stage.</p> <p>The Issues and Options DPD showed all of the sites that had been previously put forward to the Council as a result of the 'Call for Sites' consultation that ended in December 2006. Inclusion of sites in the DPD did not imply Council support and were shown to gauge public opinion only as to which sites should be proposed in future iterations.</p>	
Pre-submission Second Stage (January 2009)	<p>The Gefco site was included as part of a 100ha Business Park allocation (Ref 56-1) to the north of Belton Road with the remaining proposed allocation to the west. This was because the emerging LDF Core Strategy was at this stage proposing a much larger allocation at Sandtoft.</p> <p>At this stage there was support in principle for an employment allocation. In particular, it was considered that the site presented an opportunity to create local jobs in the Isle of Axholme within easy reach of communities and attract more businesses to the area as well as make use of previously developed land. It was also highlighted that improvements to the highway network would benefit the amenity of nearby residents.</p> <p>In opposition there were a number of concerns regarding access, HGV movements, impact on the countryside and amenity to neighbouring residential properties.</p> <p>The Highways Authority and Highways Agency were concerned at this stage of how this site could be accessed and the potential impact it could have on the local highway network.</p>	
Submission Draft (November 2010)	<p>The Gefco site was not included at this stage. A 58.5ha site was identified as SANE-1 to the immediate west of the Gefco site.</p> <p>A 58.5ha site was allocated to meet the latest requirements of the emerging Core Strategy that had reduced the Sandtoft allocation</p>	

	<p>down from 100ha.</p> <p>The alternative site was chosen as the Council had received a substantial evidence base from the landowner and agent that demonstrated the sites deliverability. There was very little evidence at this stage to demonstrate why the Gefco site should be allocated instead.</p>
<p>Revised Submission Draft (2014)</p>	<p>The Gefco site was not included at this stage of consultation but the site was re-submitted during the consultation period by the landowner's agent. A 58.5ha site was identified as SANE-1 to the immediate west of the Gefco site.</p>
<p>Reasons and comments for rejected proposal</p>	<p>The 2006/2007 Preferred Options Core Strategy and the 2008 Stakeholders Working Draft Core Strategy both included the strategic requirement for a 100ha Business Park at Sandtoft. This requirement was lowered to 58.5ha within the 2010 Submission Draft Core Strategy and the subsequent adopted 2011 Core Strategy (Evidence Base Ref: BAC06) as a result of a revision of the amount of employment land proposed and an assessment of land availability at Sandtoft based on representations received. At the Pre-submission Second Stage of the HELADPD no support was identified for the Gefco site to be allocated by the landowner. Consequently the allocation was decreased in size in order to be in conformity with the then ongoing Core Strategy. During the consultation period for the November 2010 Submission Draft version no representations were received from the landowner regarding the Gefco site.</p> <p>The Gefco site was not included within the Revised Submission Draft (2014) DPD due to:-</p> <ul style="list-style-type: none"> • Its inclusion would lead to a significant 26.5ha over allocation of employment land at Sandtoft in addition to the Adopted Core Strategy's 58.5ha requirement. • No support or detailed evidence base presented for its potential allocation by the landowner within the three previous consultation versions of the Housing and Employment Land Allocations DPD to demonstrate that the Gefco site is deliverable. • The 58.5ha site identified within the Revised Submission Draft (2014) has been substantiated by detailed evidence bases prepared by the Council and the landowner.