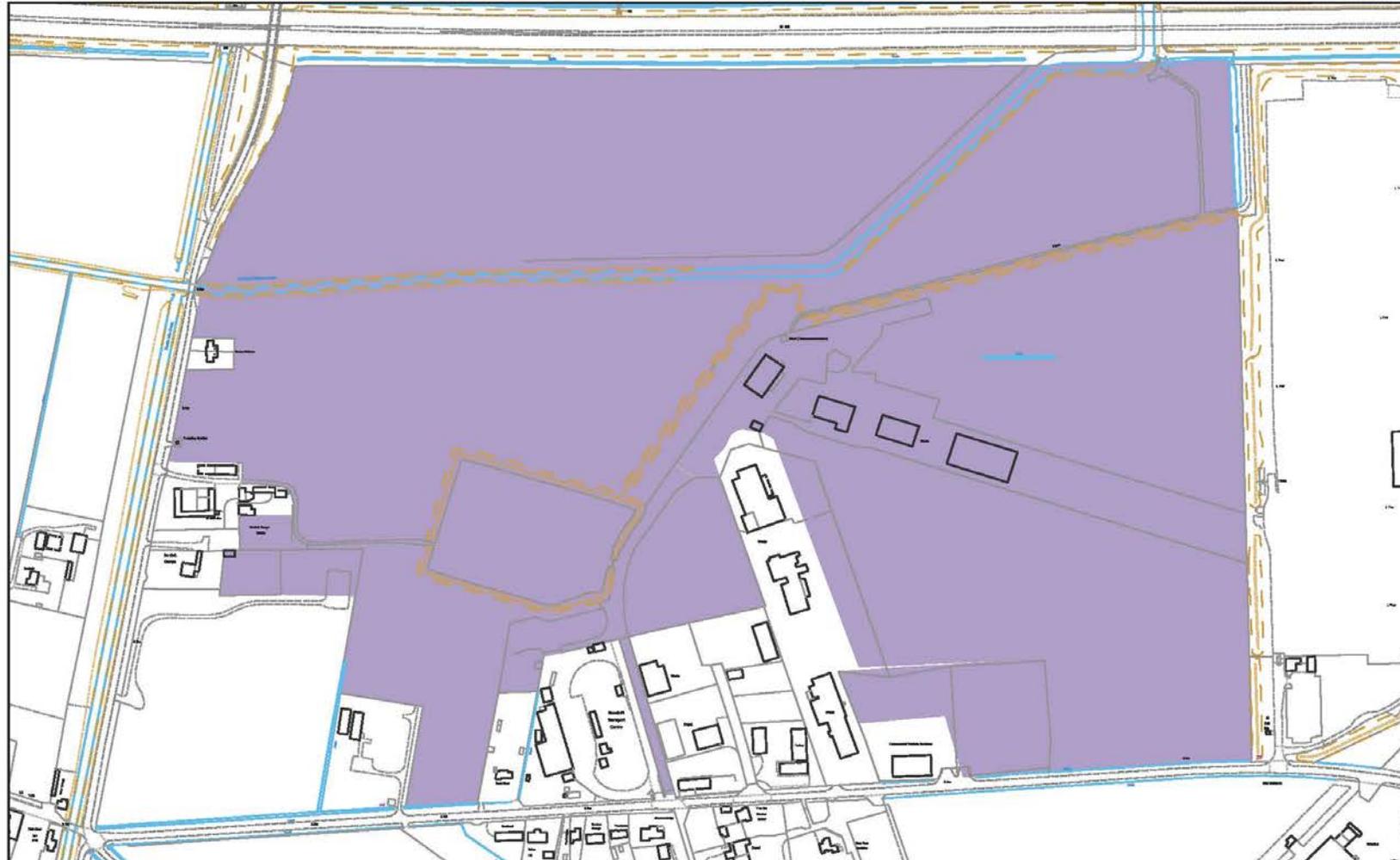


SANE-1 Sandtoft Airfield

SANE-1

1:5,000



Site Name	Sandtoft Airfield	
Site Reference	SANE-1	Promoter: T.A. White & Sons Ltd (Landowner/developer) Agent: Oliver Freer, Savills UK
Site Location	Westgate Road, Sandtoft	
Settlement	Sandtoft	
Site Area	58.5ha	
Representations received and references	78 (841645/01/78/4.17/LC/DTC/1/2)	Andrew Gilderson
	259 (74406/01/259/4.17/1/2/3)	Andrew White
	250 (840533/01/250/4.107/LC/DTC/2)	Allen Kendall
	285 (840533/11/285/4.107/LC/DTC/1/2/3/4)	Allen Kendall
	251 (840533/02/251/4.108/LC/DTC/2)	Allen Kendall
	252 (840533/03/252/4.110/LC/DTC/2)	Allen Kendall
	253 (840533/04/253/4.111/LC/DTC/2)	Allen Kendall
	254 (840533/05/254/4.112/LC/DTC/1/2/3)	Allen Kendall
	255 (840533/09/255/4.113/LC/DTC/1/2/3)	Allen Kendall
	256 (840533/07/256/4.114/LC/DTC/1/2/3/4)	Allen Kendall
	257 (840533/08/257/4.115/LC/DTC/1/2/3/4)	Allen Kendall
	124 (842041/16/124/SANE1/NS)	English Heritage - East Midlands
	242 (842759/58/242/SANE1/NS)	Lincolnshire Wildlife Trust
	260 (840533/09/260/SANE1/LC/DTC/1/2/3/4)	Allen Kendall
	321 (108832/06/321/SANE1/NS)	Highways Agency
	341 (844988/01/341/SANE1/NS)	T.A White & Sons

	<p>334 (846401/01/334/SANE1/NS)</p> <p>Myles Hartley, Caddick Developments</p>
<p>Sustainability</p>	<p>The site is in conformity with the Core Strategy Policies CS1: Spatial Strategy for North Lincolnshire, CS2: Delivering More Sustainable Development, CS11: Provision and Distribution of Employment Land and CS26: Strategic Transport Infrastructure Proposals (Evidence Base Ref: BAC06).</p> <p>Policy CS1 (d) seeks to support the growing logistics and distribution sector in North Lincolnshire, the potential of Sandtoft Airfield as a strategic location for a logistics/distribution facility has been identified. This site is considered to be ideally placed to take advantage of the ports and nearby airports of Humberside and Doncaster Robin Hood as well as providing an important employment opportunity for the Isle of Axholme. It is highlighted that in order to enable the development in this location, the Council will work with partners to ensure that appropriate transport infrastructure is developed to provide access.</p> <p>Policy CS11 builds on this overall policy objective by making provision for 58.5ha of employment land at the site. Policy CS26 and paragraph 15.26 identifies the need to provide a suitable access to the site by improving the existing road network in its vicinity (A18 and High Levels Bank).</p> <p>Settlement Survey (Evidence Base Ref: BAC19)</p> <p>The site is located close to the village of Sandtoft and falls adjacent to an established industrial area which has a variety of employment uses on site. Sandtoft is a small settlement with a public house at the heart of the community.</p> <p>Sustainability Appraisal</p> <p>All the proposed employment sites have been subject to a Sustainability Appraisal (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 SANE-1:</p> <ul style="list-style-type: none"> • Strongly Positive: 0 • Moderately Positive: 4 • Strongly Negative: 1 • Moderately Negative: 7 <p>Overall, the site scores negatively which is expected due to its location away from established urban areas. However, there are strong strategic economic considerations to why the site is required in such a location which have been established and addressed through the adopted Core Strategy. SANE-1 offers local employment opportunities for residents of the Isle of</p>

	<p>Axholme in an area where business uses are focussed to the southern side of the motorway. The Market Towns of Epworth and Crowle and their rural hinterlands fall within the Isle and are within relatively short distances of SANE-1 thus offering opportunities for a localised workforce.</p>
<p>Phasing and justification</p>	<p>Development of Policy SANE-1 is to be brought forward by the developer with the delivery of the site expected in Phases 1 and 2 of the plan period (2014-2024). The landowner/agent has worked closely with the Council and is committed to delivering the Business Park site.</p> <p>The land is available for employment development and given the existing land-uses that abut the site is suitable for the intended use and offers a suitable location for employment development and will contribute to the creation of sustainable mixed communities.</p> <p>There is reasonable prospect that employment uses will be delivered on the site within the first five years with the site completed within Phase 2 of the plan period.</p>
<p>Deliverability</p>	<p>The site is deliverable. The landowner supported the Council at the Core Strategy's examination and have been instrumental in bringing the allocation forward. From discussions with the landowner it is likely that detailed planning consents relating to the Business Park Site and required infrastructure improvements will be sought shortly after the formal allocation of the site.</p> <p>The Sandtoft Business Park site is located south of the M180 motorway, east of Sandtoft village and north of Belton Road. It forms part of a former World War II airfield and comprises areas of productive agricultural land. There are a number of existing businesses that have developed along the Belton Road frontage and in the Sandtoft Industrial Estate, with car and van storage being particularly common.</p> <p>This area lies within SFRA Flood Zone 2/3a. A Flood Risk Assessment will be required as part of the application process to assess and mitigate the risk of flooding from surface water drainage. Where practical Sustainable Urban Drainage Systems should be incorporated into the development.</p> <p>The Council considers this site to be deliverable and the landowner has undertaken market research on the site which identified a number of companies interested in relocating or expanding their company on this site.</p>
<p>Infrastructure Requirements</p>	<p>No absolute infrastructure constraints have been identified for this site and the following issues have been addressed through specific criteria and mitigation within the policy.</p> <p>The existing site access is considered to be inadequate for the scale of development proposed. To overcome such access constraints an access study (Sandtoft Evidence Base Study Schedule of Documents Ref: - ECO08) has been undertaken by consultants on behalf of the Council with a number of options proposed. Vehicular access will need to be agreed with the Highways Authority and will not be permitted from Westgate/Sandtoft Road. Improvements to accessing the site from the west will be paid for by financial contributions from developers. The Highways Authority supports the development proposal in principle, subject to the necessary assessments being completed and appropriate mitigation measures being agreed.</p>

	<p>The site at Sandtoft provides potential for a business park that would maximise its proximity to the M180 motorway. A logistics park in this location will support the wider growth of North Lincolnshire's economy and the South Humber Bank ports by providing a suitable location for storage and distribution of goods. A Transport Study and Economic Viability Study (EC008) covering the business park proposal have been undertaken that demonstrates that the site can be developed with a number of access options identified.</p> <p>The preferred access option involves directing vehicles to the site from Junction 2 of the M180 via the existing A161, A18 and High Levels Bank Road. Junction improvements are likely to be necessary where the M180 slip roads join the A161 as well as at the A161/A18 junction and the A18/High Levels Bank junction. It will also be necessary to improve the Hatfield Waste Drain Bridge on High Levels Bank. The existing motorway bridge may require improvement subject to a structural appraisal. HGV traffic should be removed from Westgate Road and Belton Village. It is unlikely that the Highways Agency will support any request for an additional access onto the M180. There are clear transportation benefits in a scheme which redirects HGV movements away from Sandtoft and Westgate Roads which towards Belton are residential in nature.</p> <p>The policy also includes a requirement for a Transport Assessment to be undertaken and a Travel Plan provided in order ensure the site can be accessed by a range of sustainable transport modes.</p> <p>Local reinforcements may be required regarding provision of water and disposal of waste water and surface water dependent upon type/scale of development.</p>
<p>Biodiversity considerations and Constraints including any mitigation measures</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 risks elsewhere.</p> <p>A Heritage assessment is required. Such an assessment will need to consider the impact of any proposals upon those elements which contribute to the significance of the Listed Buildings/structure to the west of this allocation. Development proposals should ensure that those elements which contribute to its significance are safeguarded.</p> <p>The drain that runs through the site is identified as a Local Wildlife Site and consequently should be surveyed and assessed. Any proposals for the site should provide mitigation to ensure that they do not affect the ecological value of the drain.</p> <p>To ensure that ecological issues are thoroughly assessed on site the policy requires an Ecology Survey to be undertaken.</p> <p>SANE-1 lies immediately adjacent to Hatfield Chase Ditches SSSI. Consequently any proposal for this site must include mitigation and buffering to protect and enhance the feature for which the SSSI is designated.</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. This scheme will need to give due regard in terms of providing a landscape buffer to the existing properties that front High Levels Bank and which abut the site.</p>
<p>Specific questions raised by the Planning Inspector</p>	<p>Can this allocation provide a realistic sustainable development, in the context of the infrastructure constraints that exist at the site, and in its vicinity?</p> <p>The proposed Sandtoft Business Park site lies on the edge of an established industrial area that is mainly located within the former operational area of a WWII heavy bomber base. Existing industrial units and enterprises have been established and extended over the years to form a hub of local economic activity that utilises existing infrastructure and the local highway network.</p> <p>The strategic importance of the proposed allocation was established through the Adopted Core Strategy and resultant discussions at the examination. However it was noted that there are infrastructure constraints that need to be overcome before development can be facilitated. A substantial evidence base has been developed by the council (Sandtoft Evidence Base Study Schedule of Documents Ref: - ECO08) with further evidence prepared on behalf by the site owner by White Young and Green to demonstrate how site SANE-1 can be delivered. The Sandtoft Evidence Base Study considers the economic and transport case for the new logistics and employment allocation at Sandtoft. It demonstrates that the site can be accessed, with a number of options identified, and that there is a strong economic case to substantiate the allocation of SANE-1. In terms of its location adjacent to the M180 motorway it seeks to maximise the transportation linkages to the strategic highway, that operators of Logistic Parks require, with the potential of improving local access issues for existing business users in the immediate area of the site as well as along Westgate and Sandtoft Road.</p> <p>SANE-1 offers local employment opportunities for residents of the Isle of Axholme in an area where business uses are focussed to the southern side of the motorway. The Market Towns of Epworth and Crowle and their rural hinterlands fall within the Isle and are within relatively short distances of SANE-1 thus offering opportunities for a localised workforce.</p>