

**NORTH LINCOLNSHIRE COUNCIL HOUSING AND EMPLOYMENT LAND  
ALLOCATIONS DPD - REVISED SUBMISSION DRAFT (APRIL 2014)**

**STATEMENT OF COMMON GROUND**

**Between**

**NORTH LINCOLNSHIRE COUNCIL**

**And**

**HIGHWAYS AGENCY (Respondent ID: 108832)**

**In respect of:** Minor amendments to the Infrastructure Delivery Schedule to ensure consistency in relation to the Sandtoft Employment Allocation (SANE-1), and clarification of highways access into the Ealand Employment Allocations (EALE-1 and EALE-2).

**Representation References:**

<b>Proposed Employment Sites:</b>	108832/10/322/EALE1/NS
108832/06/321/SANE1/NS	108832/11/323/EALE2/NS

**Signatures**

**Marcus Walker**, Assistant Director, Planning and  
Regeneration, North Lincolnshire Council

**Sarah Watson-Quirk**, Highways Agency

**1. INTRODUCTION**

1.1 This Statement of Common Ground has been prepared to identify areas of agreement between the Highways Agency (HA) and North Lincolnshire Council (NLC) on matters relating to the council's Housing and Employment Land Allocations DPD - Revised Submission Draft (April 2014).

## **2. BACKGROUND**

2.1 The Highways Agency (HA) submitted a total of 11 representations to the contents of Housing & Employment Land Allocations DPD – Revised Submission Draft. This statement covers 3 representations that relate to an employment site identified at Sandtoft and two at Ealand.

## **3. SUMMARY OF ISSUES RAISED**

3.1 In their representations the HA raised three main issues – consistency between the content of policy SANE-1 and the Infrastructure Delivery Schedule; and two representations in relation to EALE-1 and EALE-2 and clarification of the proximity of the site to the Sandtoft Business Park and the combined effect of all these development sites on Junction 2 of the M180. Each is dealt with below.

### **Issue 1: Sandtoft Business Park**

<b>Representation Numbers</b>
<ul style="list-style-type: none"><li>• 108832/06/321/SANE1/NS</li></ul>



#### **Highways Agency Position**

3.2 As part of their representations the HA states “The narrative provided for this site indicates that 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. However, this is contrary to the information that is provided in the Infrastructure Delivery Schedule which states that an access road from Sandtoft Airfield to the A161 as critical infrastructure and the Agency would like clarification on which access option is being pursued for this site. With regards to the scale of development proposed for this site, there is a discrepancy between the level of development set out in the Sandtoft Evidence Base 2009 (100ha) and the level of development allocated within the DPD (58.5ha). The Agency requires clarification on whether improvements to Junction 2 of the M180 will still be required with this reduced level of development as set out in the DPD.”

#### **North Lincolnshire Council Position**

3.3 The council agree with the representation received in respect of the consistency between the policy and the Infrastructure Delivery Schedule. Accordingly, it is proposed to amend the Infrastructure Delivery Schedule row 4 column 5 to state "Access via Junction 2 of M180, existing A161, A18 and High Levels Bank Road", instead of "Access Road to A161 from Sandtoft Airfield (2 options)".

#### **Conclusion**

3.4 The council have sought to include the proposed amendments with Schedule B: Minor Editing Changes.

### **Issue 2: Ealand Employment Sites**

<b>Representation Numbers</b>	
• 108832/10/322/EALE1/NS	• 108832/11/323/EALE2/NS

### **Highways Agency Position**

3.5 Two separate representations were received in relation to the proposed Ealand employment allocations EALE-1 and EALE-2 as follows: "In isolation these sites are not likely to cause a problem, however, due to their proximity to Sandtoft Business Park, the combined effect of all of these development sites needs to be considered in terms of the impact on Junction 2 of the M180."

### **North Lincolnshire Council Position**

3.6 The council does not think that a policy change is required to overcome this representation. The point raised is valid and the council welcomes the HA's input. The cumulative impact of the development of the two Ealand sites combined with that of Sandtoft Business Park does need to be considered in terms of junction 2 of the M180. The policy will require a Transport Assessments as part of the policy criteria. Planning applications will be required to consider cumulative impact and address any issues accordingly. Alongside this the council intends to undertake discussions with the HA to consider the potential for one scheme for junction 2 that will be funded by the developers as their scheme comes forward.

### **Conclusion**

3.7 The council do not think that a policy change is required to overcome this representation.