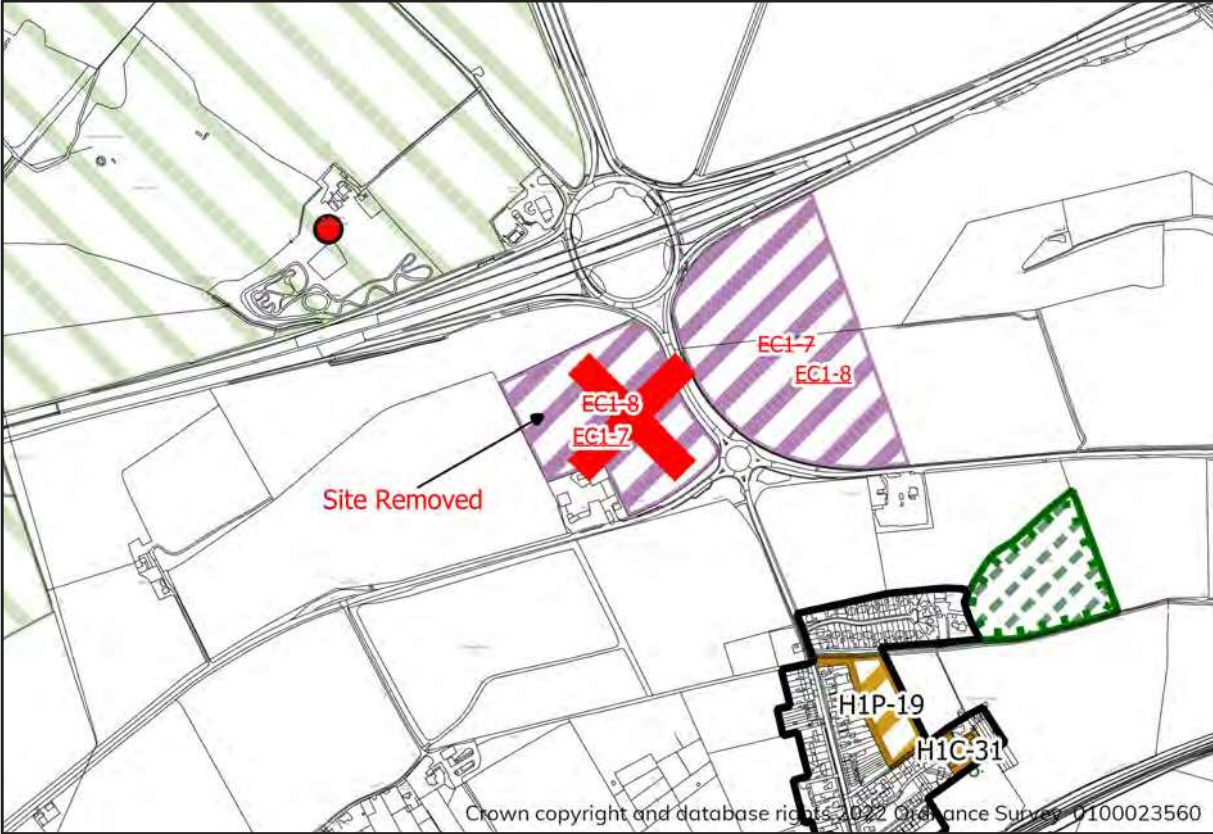


LAND TO THE SOUTH OF BARNETBY TOP INTERCHANGE AND TO THE WEST OF THE A18



6.62 The site is comprised of a plot of land immediately south of the Barnetby Top Interchange and west of the A18. It is agricultural land bounded by Gallows Wood garage and the police storage area to the south west.

Proposed Development

6.63 The site offers good access to the strategic road network and is located close to the village of Barnetby which offers a railway station and other services. It is considered that the site is ideally located adjacent to the strategic highway network and is suitable for a lorry park and associated services.

6.64 Local access improvements to serve Employment Site EC1-6 will be required that include a new junction off the A18 but not directly between Barnetby Top Interchange and the A18 roundabout to the south. These measures will be delivered in a phased manner in accordance with a masterplan accompanying any planning application(s) to be agreed with North Lincolnshire Council.

6.65 This area lies within SFRA Flood Zone 1. 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 Drainage Systems should be incorporated into the development.

6.66 To the south of the site there are a number of commercial properties. A comprehensive landscape buffer will need to be provided, that effectively screens the lorry park from the surrounding area including the existing properties to the south located off the A18.

~~POLICY EC1-7—LAND AT SOUTH OF BARNETBY TOP INTERCHANGE AND TO THE WEST OF THE A18~~

- ~~1. Land at south of Barnetby Top Interchange and to the west of the A18 (6.14ha) is allocated for employment use. The site will be developed in accordance to the following site specific criteria:~~

- ~~a. The site should be developed for a service station and lorry park:~~

~~Access and highways~~

- ~~b. Vehicular access should be from a new junction off the A18 but not directly between Barnetby Top Interchange and the A18 roundabout to the south:~~

- ~~c. A Transport Assessment and Travel Plan will be required:~~

~~Biodiversity and landscaping~~

- ~~d. A comprehensive landscaping scheme is required:~~

- ~~e. Biodiversity enhancements including habitat creation to be incorporated into the site design:~~

~~Heritage~~

- ~~f. A Heritage Assessment will be required to demonstrate that the development will have no adverse impact on the historic environment:~~

- ~~g. A HIA will be required—Archaeological field evaluation comprising geophysical survey and trial trenching:~~

~~Flood, drainage and water management~~

- ~~h. A reliable and robust Flood Risk Assessment should be prepared as part of the application process to assess and mitigate the risk of flooding from surface water drainage. Where practical Sustainable Drainage Systems should be incorporated into the development:~~

~~Utility and service provision~~

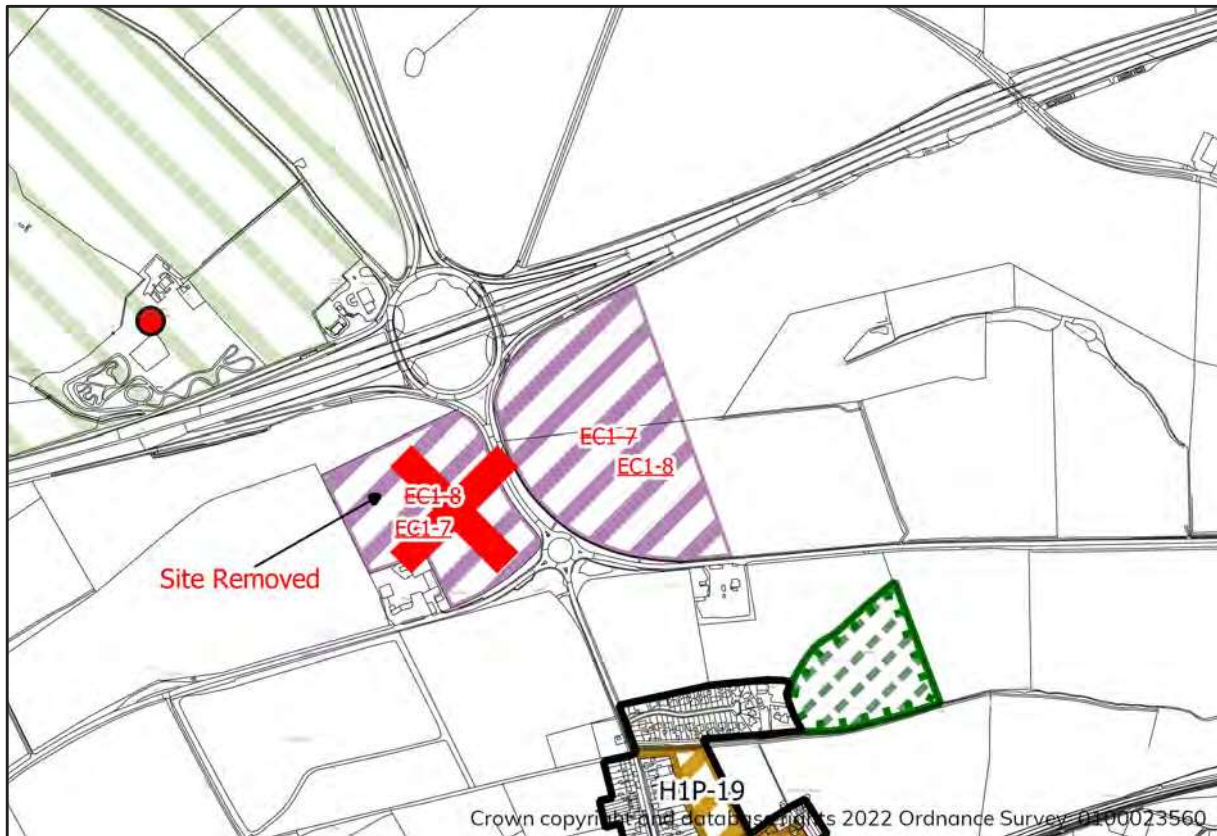
- ~~i. Local reinforcements may be required regarding provision of water and disposal of waste water and surface water dependent upon the type/scale of development:~~

~~Implementation~~

- ~~j. Development of Policy EC1-7 is to be brought forward by the developer. The delivery of the site is expected to be completed by 2025:~~

- ~~k. Site specific infrastructure requirements identified for this site in the Infrastructure Delivery Schedule will be implemented within the timescales agreed by the identified lead delivery organisation at the Planning Application stage:~~

LAND TO THE SOUTH OF BARNETBY TOP INTERCHANGE AND TO THE EAST OF THE A18



6.6267 The site is comprised of a plot of land immediately south of the Barnetby Top Interchange and east of the A18. It forms part of a larger agricultural field which slopes downwards towards Melton Ross village and has a significant frontage to the A18.

Proposed Development

6.6368 The site offers good access to the strategic road network and is located close to the village of Barnetby which offers a railway station and other services. It is considered that the site is ideally located adjacent to the strategic highway network and is suitable for a business park.

6.6469 Local access improvements to serve Employment Site EC1-8 will be required that include a new junction off the A18 but not directly between Barnetby Top Interchange and the A18 roundabout to the south. These measures will be delivered in a phased manner in accordance with a masterplan accompanying any planning application(s) to be agreed with North Lincolnshire Council.

6.6570 This area lies within SFRA Flood Zone 1. 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 Drainage Systems should be incorporated into the development.

6.6671 A comprehensive landscape buffer will need to be provided that effectively screens the business from the surrounding area.

POLICY EC1-8: LAND AT SOUTH OF BARNETBY TOP INTERCHANGE AND TO THE EAST OF THE A18

1. Land at south of Barnetby Top Interchange and to the east of the A18 (10ha) is allocated for employment use. The site will be developed in accordance to the following site-specific criteria:
 - a. The site should be developed for a mix of E(g) (Business/Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) uses.

Access and highways

- b. Vehicular access should be from a new junction off the A18 but not directly between Barnetby Top Interchange and the A18 roundabout to the south.
- c. A Transport Assessment and Travel Plan will be required.

Biodiversity and landscaping

- d. A comprehensive landscaping scheme is required.
- e. Biodiversity enhancements including habitat creation to be incorporated into the site design.
- f. An Ecology Survey will be required.

Heritage

- g. A Heritage Assessment will be required to demonstrate that the development will have no adverse impact on the historic environment
- h. A HIA will be required - Archaeological field evaluation comprising geophysical survey and trial trenching.

Flood, drainage and water management

- i. A reliable and robust Flood Risk Assessment should be prepared as part of the application process to assess and mitigate the risk of flooding from surface water drainage. Where practical Sustainable Drainage Systems should be incorporated into the development.

Utility and service provision

- j. ~~Local reinforcements may be required regarding provision of water and disposal of waste water and surface water dependent upon the type/scale of development. Early engagement will be required with the utility and service providers in order to establish available supply capacity to the site and, depending on the type of proposed development, what reinforcement will be required.~~
- k. An additional 15 hectares of land, immediately to the east of the 10 hectares of land allocated as Employment Allocation EC1-8, will be considered favourably for development for employment purposes (offices and R&D (Class E(g)), General Industrial (B2), and storage and distribution (B8)) in the event of the following:
 - Employment Allocation EC1-8 is substantially committed or, when due to size restrictions, the proposed employment uses cannot be physically accommodated on the remaining undeveloped elements of EC1-8p; and,
 - There is a proven need for the development or an application is a response to operational / end user requirements at this location; and,
 - A Masterplan and Phasing Strategy will be required as part of any planning application submitted which extends outside of Employment Allocation EC1-8; and,
 - Development accords with the site-specific criteria identified above.

Implementation

- l. Development of Policy EC1-8 is to be brought forward by the developer. The delivery of the site is expected to be completed by 2030.
- m. Site-specific infrastructure requirements, identified for this site in the Infrastructure Delivery Schedule, will be implemented within the timescales agreed by the identified lead delivery organisation at the Planning Application stage.

LAND TO THE SOUTH OF THE CROWLE GYRATORY



6.6772 The site is located to the immediate south of the A18/Ealand junction/gyratory, south of the Hatfield Waste Drain and east of the A162 Crowle Road. It is approximately 2km from Junction 2 of M180 and is close to Crowle railway station at Ealand.

Proposed Development

- 6.6873 The site offers good access to the strategic road network and is located close to the village of Ealand and the town of Crowle which offers a railway station and other services. It is considered that the site is ideally located adjacent to the strategic highway network and is suitable for a business park.
- 6.6974 Local access improvements to serve Employment Site EC1-9 will be required that include a new junction off the A162. These measures will be delivered in a phased manner in accordance with a masterplan accompanying any planning application(s) to be agreed with North Lincolnshire Council.
- 6.7075 This area lies within SFRA Flood Zone 2/3(a). 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 Drainage Systems should be incorporated into the development.