INSPECTOR’S NOTE NO. 19:  
CARCROFT COMMON EMPLOYMENT ALLOCATION

The Doncaster Employment Land Review states that the site, which has a gross area of around 49ha, is remote from the motorway network and requires major road infrastructure investment, in particular a new link road between the A1(M) and A19. As this link road is not funded or programmed, the site represents a medium to long term development opportunity at best. Assuming the link road is delivered, 25% (12ha) may come forward in the plan period\(^1\).

The whole of the site is in flood zone 3. It benefits from flood defences, is covered by a flood warning area, and was subject to flooding in March 1947, Autumn 2000, June 2007 and November 2019. Developments on the site would need to have floor levels set higher than the recorded flood level, and no lower than 5m AOD\(^2\).

The Plan proposes that 25ha be developed for employment uses and assumes that 12ha will be developed by 2035. It refers to a mixture of private and public investment being needed over the long term to improve accessibility and mitigate flood risk impacts\(^3\).

Action point 57 asks the Council to prepare a potential modification to policy 13 to ensure that any “support” it provides for road schemes is limited to those that are committed and/or justified by robust evidence\(^4\) including about the social, economic and environmental impacts (positive and negative) and to show that there is a reasonable prospect that they will be delivered during the Plan period.

**AP77.** Council to identify the evidence to show that the site is sequentially preferable in terms of flood risk than reasonable alternatives, that there is a reasonable prospect that safe and suitable access could be provided, and that it could be viably developed as assumed in the Plan. Alternatively, consideration could be given to allocating it as a “potential development site” for employment uses in a similar way to the potential housing development sites referred to in policy 6 (as modified).

---

\(^1\) SDEB10 section 4.1.
\(^2\) Flood Risk for Employment Sites (appendix 1 to Council response to AP2, 29 October 2020).
\(^3\) Table 4 and paragraph 4.58.
\(^4\) NPPF 104(e).
A response is requested by midday on Friday 27 November 2020.

William Fieldhouse
INSPECTOR
20 November 2020