Examination of Doncaster Local Plan

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INSPECTOR’S NOTE NO. 20:
ACTION POINTS FURTHER TO HEARING SESSIONS
WEEK FIVE: VARIOUS RESUMED MATTERS

Introduction

Further to the discussions at the week five hearing sessions, the following actions are required. I consider these to be necessary at this stage of the examination to inform my consideration of whether the Plan is sound and/or how it could be made sound by main modifications. I may decide in due course that other or different main modifications are required, including to the parts of the Plan that I refer to below.

Unless otherwise stated, each of the action points is for the Council to pursue. Where appropriate and possible, the Council may find it helpful to liaise with relevant participants in preparing its response.

The Council’s responses should be submitted to the Programme Officer by midday on Thursday 10 December 2020. They will then be published on the examination website.

M8. Economic development (resumed)

Policy 3: Employment land requirement

AP78. Council to amend the potential modifications to policy 3 and paragraph 4.26 so that they refer to the employment land requirement of 481 hectares relating to the period 2015 to 2035 (rather than 2018 to 2035).

iPort, Rossington

AP79. Council to consider whether part B of the potential additional policy 72 needs to clarify how it relates to part A in terms of the overall mix of uses on the site, and also whether the cross reference to “meeting the requirements of transport and environmental policies in the Local Plan” would be effective.

Carcroft Common

AP80. Council to prepare alternative potential modifications. First, to paragraph 4.58 and the development requirements in Appendix 2 to clarify how safe and
suitable access can be provided to serve (a) the 12 hectares assumed to be developed by 2035 and (b) the remainder of the site (having regard to the potential main modification to policy 13 relating to longer term priorities for improvements to the strategic road network, including a potential link road from the A1(M) to the A19). Second, an additional policy that could be included in the Plan if I concluded that the site should be identified as a “potential development site” (rather than an employment allocation).

M9. Town centres and retail (resumed)

Betting shops, pay day loan units and pawnbrokers

AP81. Council to reconsider whether the potential modification to policy 24 part 3(C) is justified in terms of the limit of one betting shop, amusement arcade, pay day loan unit or pawnbrokers in a parade of fewer than 20 units. Consideration could be given to referring to 10% of units in a parade/row/frontage being a threshold above which particular consideration would be given to the impact on the vitality and viability of the town centre.

Food and drink uses

AP82. Council to clarify the meanings of criteria 2 and 4 in the potential modification to the final part of policy 25 relating to hot food takeaways.

AP83. Council to consider whether consistent terminology should be used in policies 24 and 25 (as modified) with regard to “stretch of premises”, “parade” and “frontage”.

M10. Doncaster Sheffield Airport (resumed)

Airport area-wide masterplanning

AP84. Council to amend the potential modification to paragraph 5.5 to delete the indicative concept plan and consider whether an extract from the Policies Map should be included in that part of the Plan.

Transport infrastructure serving the airport

AP85. Council to amend the potential modification to policy 7 part J so that it supports the development of a community station at Hayfield Green on the site shown on the Policies Map (as amended). The policy map should be further amended to include the site of the community railway station within the airport policy area. Reference to a new railway station at the airport served by a new electrified rail line from the East Coast Main Line should be modified to reflect its status in accordance with action point 58, and to clarify whether this would be an alternative to the community station if it were to be justified and delivered.

M12. Transport and access (resumed)

Improvements to the strategic road network
AP86. Council to amend the potential modification to paragraph 7.11 to delete “but could still be delivered within the plan period”.

Improvements to rail transport

AP87. Council to amend the potential modification to policy 13 part B(1) relating to a new railway station at Doncaster Sheffield Airport as outlined in AP85 and to ensure that policies 7 and 13 are consistent. The key diagram and figure 6 should be modified accordingly.

Cycle parking

AP88. Council to amend the potential modification to policy 14 to clarify that non-residential developments should provide cycle parking spaces equivalent to at least 10% of the car parking spaces set out in appendix 6. Policy 14 and appendix 6 should also be modified to clarify the requirement for cycle storage or parking in residential developments, including for individual houses and blocks of flats.

M15. Minerals (resumed)

Minerals development in different parts of the Borough

AP89. Council to amend the potential modification to policy 63 so that it combines the approach to considering minerals development proposals in “new mineral allocations/preferred areas” and “areas of search”, and so that it is consistent with policy 62 part A(5) relating to sand and gravel and sharp sand and gravel.

Minerals infrastructure

AP90. Council to amend the potential modification to policy 62 part A(8) to clarify how a decision maker should react to a proposal for non-mineral development within a “250 metre buffer” of the minerals infrastructure sites listed in Table 14 and shown on the Policies Map (as referred to in paragraph 14.52).

Minerals safeguarding areas

AP91. Council to amend the potential modification to policy 62 part B(5) so that it states “it is an exempt form of development as defined in Table 16”, or similar.

AP92. Council to amend the potential modification to policy 62 part C so that it states “the development is in accordance with policy 7 relating to Doncaster Sheffield Airport”, or similar.

William Fieldhouse

INSPECTOR
2 December 2020