Statement of Common Ground: Unity Regeneration Project

Background

Outline planning permission (ref. 15/01300/OUTA) was granted by the Doncaster Metropolitan Borough Council on the 21 April 2017 for a major, mixed-use regeneration scheme ("Unity Regeneration Project") comprising the following development:

“Outline application for a mixed use development comprising residential development (3100 units), community facilities, industrial and logistical development, commercial development and a local centre with associated infrastructure and details of access”

The project is being delivered by Waystone Hargreaves Land LLP (WHL); a joint venture between Waystone (a construction and development specialist) and Hargreaves Land (the property development division of Hargreaves Services plc).

Significant progress has been made on the delivery of the project since the grant of outline planning permission. This includes:

- Construction of the link road between junction 5 of the M18 motorway and Waggon's Way in Stainforth is underway and is expected to be completed in autumn 2020. This key piece of infrastructure will unlock the development site and will facilitate the delivery of new homes and commercial land uses.
- The discharge of several pre-commencement conditions in respect of Unity Living (ref. 17/01215/COND).
- Reserved matters approval (ref. 20/01197/REMM) for a primary estate road from the link road into Unity Connect. This is a critical piece of infrastructure that will unlock the wider delivery of the Unity Connect zone.
- The commencement of development in relation to the Marina planning permission (ref. 10/00398/OUTA and 14/02421/REMM), which forms an important element of Unity Life.
- Approval of Condition 5 in respect of Unity Connection (ref. 20/01198/COND). This approval permits the implementation of the drainage strategy and infrastructure for Unity Connect.
- A pending planning application (ref. 20/01568/FULM) to provide an amended access to Unity Life.

Housing Delivery

Policy 70 (A) (1) states that up to 1,015 dwellings could be delivered within the Unity Regeneration Project during the plan period up to 2035. This is reflected in the housing trajectory (Table H1(E)), which is separate to the aims of Policy 70.

WHL is in advanced discussions with several housebuilders in respect of the Unity Regeneration Project, including specific development plots within Unity Living. It is therefore considered that the housing trajectory for the Unity Regeneration Project is reasonable and realistic.

Whilst Policy 70 predicts up to 1,015 dwellings up to 2035, there is no policy basis that would limit the number of units that could be delivered at the site during the plan period. Indeed, Condition 17 of the outline planning permission permits up to 1,200 homes to be built up to 1 January 2028.
Employment Delivery

The Council’s Main Modification to Policy 70 (ref. DMBC15) confirms that approximately 66 ha of land will be delivered within the Unity Regeneration Project and that up to 33.6 ha of land will delivered over the plan period. This is also reflected within the Main Modification to Table E3.

The trajectory for employment land over the plan period is considered to be reasonable and realistic. This is reflected by WHL recently exchanging contracts with a national retailer to build a regional distribution centre and training facility at Unity Connect, demonstrating the suitability of the site to accommodate significant employment development.

However, whilst the Local Plan assumes a delivery of 33.6 ha over the plan period to 2035, there is no policy basis or restriction on the outline planning permission that would prevent further development coming forward within the plan period timescales.

Infrastructure

Key elements of this infrastructure, such as the link road, are currently under construction and there is interest from several parties in relation to land associated with the local centre within Unity Town.

In addition, key pieces of infrastructure, such as the primary school, and other requirements of Policy 70 (A) are controlled by the conditions attached to the outline planning permission and the Section 106 agreement. WHL will therefore deliver such elements as the Project progresses.

Hatfield Colliery Site

Part D of Policy 70 seeks to secure the regeneration of the Hatfield Colliery site, which sits outside the boundary of the existing Unity Regeneration Project under planning permission ref. 15/01300/OUTA.

It is agreed that the site is suitable for a variety of uses, including:

1. employment/industrial uses such as business, light industry and distribution/ warehousing;
2. technological, manufacturing or research uses;
3. ancillary uses including local facilities provided that they are of a scale that is needed to serve the occupiers of the former Hatfield Colliery site; and
4. other uses, including leisure.

It is recognised and agreed that the future redevelopment of this site will need to be secure the long-term conservation of the Grade II Listed headstocks in accordance with part G of Policy 70.

Use Class E

The introduction of Use Class E through the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 does not impact Policy 70.

Policy 70 predominately relates to the implementation of the existing planning permission at the site and as such Use Class E is not relevant in this case.

Where Policy 70 relates to areas that are not subject to the existing planning permission at the site, such as the Hatfield Colliery site, the policy wording is considered to provide a suitable basis to guide future development without the need to refer to specific use classes.
The Relocation of Existing Gypsy and Traveller Sites from North of Station Road

Policy 70 (E) requires that no development shall take place that will prevent occupation of the gypsy and traveller sites located to the north of Station Road, Dunscroft before an appropriate site of similar size, proportion and equivalent standard has been laid out and serviced to accommodate 20 gypsy and traveller pitches, and transferred to the Council or its nominee.

This requirement is a replication of Condition 42 of the outline permission, which specifically refers to plots R4, R5 and TH1 of Unity Town. Unity Town is a key element of the Project and WHL will engage with the Council at the appropriate time in order to ensure the requirements of this condition are met.

Signatures

This Statement of Common Ground has been prepared, agreed and signed by both parties.

Doncaster Metropolitan Borough Council

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<td>Ros Jones</td>
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Gerald Eve (on behalf of Waystone Hargreaves Land LLP)

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<td>Senior Associate for Gerald Eve LLP on behalf of Waystone Hargreaves Land LLP</td>
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