Examination of the Doncaster Local Plan

Council Hearing Statement

Matter 9.
Town Centres and Retail

September 2020
Council Hearing Statement

Matter 9. Town centres and retail

Locating main town centre uses

Q9.1. Is the approach to locating town centre uses set out in policy 23 consistent with national policy or otherwise justified? In particular:

a) Does the Plan contain a clear definition of “town centre uses”?

b) The definitions in part 1 of “edge of centre” for retail, office and other main town centres in relation to Doncaster, Mexborough, Thorne and other town centres.

c) The requirement in part 1 for “bulky goods floorspace” proposals to assess the availability, suitability and viability of premises in out of centre and retail parks.

d) The thresholds in part 2 for impact assessments for retail and other main town centre uses in relation to Doncaster and other town centres.

e) The support in principle in part 3 for certain main town centre uses (but not others) in out of centre locations subject to meeting the criteria set out in parts 1 and 2.

f) The proposed use of planning conditions set out in part 3.

1. The evidence base contained within the Doncaster Retail and Leisure Study (2015) along with other town centre evidence provides a realistic and relevant basis for the Local Plan’s approach towards Doncaster’s towns and specifically in relation to retail uses in the district and local centres. The evidence reflects due consideration of the influence of changing patterns and impacts on retail needs, including the growth of online shopping and a change in social habits.

2. The justification for Policy 23 is set out in NPPF Chapter 7: Ensuring the vitality of town centres specifically paragraph 85 and the NPPF Glossary.

3. The Council considers the Local Plan sets out a clear definition of town centre uses in accordance with the NPPF definition of town centre uses in paragraph 8.1, Policy 23 opening paragraph, and Policy 24 part 1 (discussed in Q9.2). This sets out clearly those uses acceptable to places where shopping activity is concentrated to ensure these centres are supported to maintain vitality and viability.

4. “Edge of centre” is clearly defined within Policy 23 Part 1, which complies with the NPPF paragraph 85e, 86 and its Glossary (page 66) which defines “Edge of Centre”. For Doncaster, Mexborough and Thorne the ‘edge of

---

1 SDEB40 - Doncaster Retail and Leisure Study (2015) (including Appendices and Addendum)
2 Policy 23 states that “town centre uses” include retail, leisure, office, cultural and tourist developments. Paragraph 8.1 refers also to “commercial” and “entertainment” facilities. Policy 24 part 1 provides a definition of the types of “main town centre uses” that are supported in Primary Shopping Areas (i.e. use classes A1 to A5 and “other uses to which pedestrians may be expected to visit in the course of a shopping, leisure, entertainment, or tourist trip”) and part 2 refers to a “wider range of town centre uses such as restaurants, pubs, hotels, cinemas, and financial and professional services”. The NPPF Glossary includes a definition of “main town centre uses”.
3 It is recognised that Use Class B1 has now been subsumed in to new Use Class E as of 1st September 2020
centre’ is defined to be up to 300m from the defined ‘primary shopping area’. Other centres only have a “centre boundary” as they are usually too small of an area to define a ‘primary shopping area’.

5. In response to 9.1c, the Council considers the Policy to be justified in line with paragraph 86 of the NPPF. The Doncaster Retail, Leisure and Town Centre Study (2015)\(^4\) which was undertaken by independent consultants did not include detailed assessment of Doncaster’s retail warehouse parks; Doncaster however has a large proportion of retail bulky goods floorspace typically along main arterial roads and their impacts evidenced in Doncaster’s Local Plan Retail Strategy\(^5\). Retail warehousing is classed as a town centre use but there is no statutory definition or policy definition of the term ‘bulky goods’ in the NPPF. The Local Plan glossary defines ‘bulky goods’. Therefore, Policy 23, directs retail warehousing (bulky goods) to out of town to avoid the impacts identified in the study.

6. In response to 9.1d, the Council considers the Policy to be justified in line with paragraph 89 of the NPPF. The Doncaster Retail, Leisure and Town Centres Study Addendum recommends that the Council should adopt a local floorspace threshold within the borough for the assessment of retail impacts and what the threshold should be\(^6\). Part 2 of Policy 23 sets that threshold which the Council considers is to be justified in line with the Doncaster Retail, Leisure and Town Centre Study Addendum. This is to ensure that any development, new planned centres or the expansion of existing centres will not result in a significant adverse impact on existing centres.

7. In response to 9.1e, the Council considers that in line with NPPF paragraph 85e and 86, Part 3 of Policy 23 sets out the approach the Local Plan will take to the retail provision in out of centre locations. This is required to ensure that town centres within the borough are the main locations for shopping and services and retail parks remain complementary to the boroughs shopping habits and do not become destinations in their own right. The proposed use of conditions in Part 3 ensures that town centres are to remain sustainable locations for shopping, visiting and working. Although out of centre locations sell a broader range of goods they should not undermine the vitality of the town centres.

8. In line with NPPF paragraph 85, the Council considers the use of conditions in this Policy Part 3 is justified to ensure support is given to the existing centres so they remain the main focus of shopping, leisure, cultural and social activities within the borough.

---

\(^4\) SDEB40.1 Doncaster Retail, Leisure and Town Centre Study
\(^5\) SDEB41 - Doncaster Local Plan Retail Strategy, paragraph 1.4.4, page 5
\(^6\) SDEB40.3 - Retail, Leisure and Town Centre Study - Advice on the NPPF Sequential and Impact Assessments, page 2
**Changes to the use classes order - Additional question**

Q9.1.A. Do policies 23, 24, 25, 51, 68, 69, 71 or 72, or associated reasoned justification, need to be modified to reflect the changes to the Use Classes Order that will come into effect on 1 September 2020?

9. Whilst responding to these MIQs, the Government announced new changes to the Use Classes Order, on which these policies are largely based. Retail, services, and a wider range of uses included in other use class categories will now be included within the new Class E: Commercial, Business and Service. This includes some uses previously classified as retail (A1) and financial/professional services (A2) but also cafes (A3), health (D1), leisure (D2) offices (B1a), research and development (B1b), and light industrial (B1c). In addition, some uses previously in A1 and A2 use have moved to other new Use Classes. Changes of use within Class E no longer represent development. This has been implemented to increase flexibility on the high street, allowing uses to change quickly in response to market drivers. These changes came into effect 1st September 2020.

10. It is no longer possible to consider the amount and proportions of uses for the majority of existing premises as uses can now change freely within the Class E Use category. Exceptions might be possible when an existing condition limits the use of the premises to a specific use. Neither can movement of uses within Class E be controlled through an Article 4 Direction. This is because the changes of use are enabled not through permitted development rights, but rather through redefining their changes so that they no longer constitute development.

11. The Council considers textual changes need to be made to the policies and explanatory text, especially where the Use Class Order or specific classifications are referenced. Policies with a description of acceptable uses rather than references to the Use Class Order will not need to be amended/updated. In line with this, the Council proposes the following modifications:

   Policy 24
   Part 1 Bullet point 1 - Shops and food and drink outlets (A1, A3, A4 and A5)
   Part 1 Bullet point 2 – Financial and professional services (A2)
   C) proposals for food and drink uses (A3, A4 and A5) also comply with Policy 25

   Policy 25 – Explanation (page 91)
   8.26. ..... Planning permission will not be granted for new hot food takeaways for such A5 uses where the number of approved A5 establishments, within the ward.....
   8.27. ...Planning permission will not be supported for new hot food takeaways A5 use in Wards where there......
   8.28. .....In order to support other Borough strategies, planning permission will not be granted for hot food takeaways for A5 uses where it
would result in a clustering of **food uses** A5 uses to the detriment of the character and function, or vitality and viability, of a centre or neighbourhood parade, or if it would have an adverse impact on the standard of amenity (living conditions) for existing and future occupants of land and buildings. In order to avoid clustering, there should be no more than two consecutive **food A5 uses** in any one length of frontage. Where **existing hot food takeaway uses** already A5 uses already exist in any one length of frontage, a gap of at least two non A5 uses shall be required before a further A5 use will be permitted in the same length of frontage. An A5 use will not be permitted where it will result in the percentage of A5 uses in the Borough’s town, district or local centres exceeding 5% of total commercial uses. Where there are less than 20 units in a parade no more than one A5 unit will be permitted.

12. In accordance with the NPPF (Chapter 8) and PPG (Town centres and retail), the policies are still considered relevant in that they direct town centre uses to town centre locations. The policies encourage the delivery of town centre uses and will assist in supporting the vitality and viability of town centres within the borough. Although the new Use Class E potentially allows change of use in out of town centre locations, where planning permission for the use is still required, the impact assessment section is still relevant in considering whether out of centre retail is justified. This is considered important in order to curtail development that could adversely impact on town centres and should therefore be retained.

13. Policies 68, 69, 71 and 72 direct town centre uses and developments to the Boroughs main towns (i.e. Doncaster, Thorne and Mexborough). These policies allow the town centres to be flexible and cater for the needs of communities in terms of shopping and services.

14. Going forward, the Council still has powers in determining the uses of new development. Where consistent with national requirements relating to the use of conditions, the range of uses within new development can be controlled to ensure the flexibility inherent within the new E Use Class does not undermine national and local policies that support the role of town centres. The Council, will need to see how the market responds to the new Class E Use Class. This will require monitoring and analysis of planning decisions and land use changes. For example, the Council may see existing employment sites become attractive options for retail provision. Equally, there may be further losses of retail as internet shopping and home delivery become more popular.

**Development within town centres**

Q9.2. Is the approach to development within Doncaster, Mexborough, Thorne and other town centres set out in parts 1 and 2 of policy 24 consistent with national policy or otherwise justified? In particular:

a) The approaches in part 1 to development at ground floor level and above in the Primary Shopping Areas of Doncaster, Mexborough and Thorne town centres.

b) The resistance to “non-town centre uses” (including housing?) in part 2.
15. NPPF paragraph 85 b, which states that planning policies should define the extent of town centres and primary shopping areas, and make clear the range of uses. The Council considers Policy 24 of the Local Plan to be justified in line with national policy. The Local Plan evidence: Doncaster’s Urban Centre Masterplan\(^7\) and Doncaster’s District and Local Centres Survey\(^8\) identifies appropriate boundaries for town, district and local centres and sets out how primary shopping areas have been identified. Paragraph 8.13 of the Local Plan states that these boundaries are shown on the Policies Map.

16. In response to question 9.2 b, the Local Plan policies support the NPPF and acknowledge that residential uses are an important element of the town centre mix. The Local Plan supports residential uses at first floor level in the primary shopping areas and residential uses in other centre boundaries in line with NPPF paragraph 85 a and f. Paragraph 8.20 explanatory text of the Local Plan sets out the reasons for the policy in terms of good quality active shop frontages at ground floor. It is also noted that permitted development rights allow opportunities to convert retail, offices and others town centres uses to housing units. This element of the policy would only apply where the conversions are subject to limitations and conditions included in the Prior Approvals.

**Doncaster Sub regional centre**

Q9.3. Are the proposals for Doncaster town centre set out in policies 68 and 69 justified? Do they set out an effective and positive approach to the growth, management and adaptation of the centre that reflects its distinctive character? Is the Council’s suggested modification to policy 69 part 5 necessary to make the Plan sound?

17. The Council considers that policies 68 and 69 are justified and in line with NPPF Chapter 7 specifically paragraph 85a and b for policy 68 and 85 d for policy 69. The Doncaster Retail, Leisure and Town Centres Study (2015) confirmed that Doncaster’s town centre as a whole is generally healthy and performs well as an important sub-regional role in a shopping destination\(^9\). The requirements of policy 68 will create a centre, which is thriving and has an accessible shopping, commercial and leisure mix. Policy 69 provides the Key Sites where developments will be directed, creating flexible requirements for growth, management and adaption of the main town centre.

18. The suggested change to Policy 69, part 5 was in response to a representation received at Regulation 19 consultation stage from the Canal and River Trust and is necessary to clarify the policy position. The River Don is classified as a commercial waterway. There is a significant risk without the change to the suggested modification that the policy would not be deliverable. The existing wording could be misleading to

---

\(^7\) SDEB43 - Doncaster Urban Centre Master Plan (2015)  
\(^8\) SDEB38 - Doncaster’s District and Local Centres Survey  
\(^9\) SDEB40 - Doncaster Retail, Leisure and Town Centres Study (2015), page i, and 52
decision makers, and could mean that risks (concerning risks to navigation) could be negated by decision makers, which would make the Local Plan less effective in meeting aims to promote sustainable transport upon the Don Navigation (Policy 13, part D).

19. Please Note – The Council’s Modification of change document CSD5, references a change to Policy 68 part 5, this is a typographical error and should be referenced as a change to Policy 69 (see above).

Q9.4. Is the approach to car parking in Doncaster town centre set out in policy 15 justified and consistent with national policy?

20. Yes, the Council’s approach to car parking in Doncaster town centre is justified and consistent with NPPF. This is supported by the evidence in Doncaster’s Town Centre Car Parking Strategy in ensuring that safe and convenient parking provision meets the needs of businesses, visitors and commuters in a way that safeguards the long-term economic, social and environmental wellbeing of Doncaster. Policy 15 is specifically focused at finding the balance at appropriate parking levels for the Town Centre whilst encouraging sustainable travel. The annual health check for parking provision will help to achieve this balance in understanding the levels of provision in comparison with the levels of demand. The Strategy seeks to ensure that parking provision is of a high standard with minimum levels of disabled spaces and that there is no oversupply of town centre car parking which could be detrimental to the health of Doncaster town centre. Access to Doncaster Town Centre cycle parking is covered in Policy 17.

Mexborough town centre

Q9.5. Are the proposals for Mexborough town centre set out in policy 71 justified? Do they represent an effective and positive approach to the growth, management and adaptation of the centre that reflects its distinctive character?

21. In terms of justification and effectiveness, Policy 71 has been developed in line with national policy paragraph 85 and recommendations set out in the Doncaster Retail, Leisure and Town Centres Study (2015) and Doncaster Urban Centre Masterplan. Mexborough is the largest town centre in the borough after Doncaster main town and fulfils a wide range of retailing and services to its residents and surrounding areas. Mexborough’s main shopping area is majority pedestrianised providing safe and easy movement within the area.

22. In this case, the purpose of the policy is to maintain and enhance its role as a main town centre to take an effective and positive approach to delivering viable town centre uses in line with NPPF and PPG. Mexborough

---

10 NPPF paragraph 106, page 31. Furthermore, paragraph 85 page 25 and paragraph 102 page 30
12 SDEB40 - Doncaster Retail, Leisure and Town Centres Study (2015), paragraph 5.1-5.6,page 54-63
13 SDEB43 - Doncaster Urban Centre Masterplan, page 93 (conceptual plans and future statements)
town centre boundary is proposed to now include some expansion (as recommended in the Doncaster Retail, Leisure and Town Centre Study (2015)) to open up the Waterfront area enabling a gateway from the town to the railway station. The boundary of the town centre is shown on the Policies Map.

**Thorne town centre**

Q9.6. Are the proposals for Thorne town centre set out in policy 72 justified? Do they represent an effective and positive approach to the growth, management and adaptation of the centre reflects its distinctive character?

23. In terms of justification and effectiveness, Policy 72 has been developed in line with national policy paragraph 85 and recommendations set out in the Doncaster Retail, Leisure and Town Centres Study (2015) and Doncaster Urban Centre Masterplan. Thorne is a small town centre one of the two town centres below the main town of Doncaster in the retail hierarchy. It provides local focus to shopping, leisure and cultural activities as well as housing, employment, health and education. The Thorne town centre boundary reflects that set out in the draft Neighbourhood Plan.

24. In this case, the Council regards the policy to be effective and positive and its purpose to maintain and enhance the role as a main town centre delivering viable town centre uses in line with NPPF and PPG. Thorne town centre has sufficient land within the town centre boundary and defined main shopping area to accommodate retail need over the plan period. The Policy also takes account of the historic nature of Thorne and includes the restoration/protection and enhancement of listed buildings to respect the historic pattern of the town. The Local Plan should be read as a whole, and where development impacts on the historic environment account should be taken of other policies within the Local Plan.

**Meeting identified needs for main town centres in the Borough**

Q9.7. Overall, does the Plan identify sufficient opportunities to ensure that anticipated needs for retail, leisure and other main town centre uses over the next ten years will not be compromised by limited site availability?

25. Yes, the Council believes that the Local Plan identifies sufficient opportunities within its town centres through Policies 23, 24 and 68 and 69 to deliver the retail, leisure and other main town centre uses needs without been compromised by site availability.

26. The Council considers the responses given to questions 9.1, 9.2, 9.3, 9.5 and 9.6 adequately ensure the anticipated needs for retail, leisure and other main town centre uses are covered.

---

14 Thorne Neighbourhood Plan (October 2016) Regulation 14 Publication version: Proposals Map

15 NPPF paragraph 85(d), page 25.
Q9.8. Is the restrictive approach in policy 24 part 3 to proposals for betting shops, pay day loan units and pawnbrokers consistent with national policy or otherwise justified? In particular:

a) Is it consistent with national policy that encourages plans to take a positive approach to accommodating all types of town centre uses?

b) What evidence is there that restricting the number and/or clustering of such uses would help to maintain the vitality and viability of town centres in the Borough?

c) What evidence is there that restricting the number and/or clustering of such uses would protect population health, amenity and safety?

d) What is the justification for only allowing such uses in vacant properties which have been marketed unsuccessfully for at least one year?

e) As part A requires the property to be vacant, wouldn’t part B always be satisfied? If not, how would a decision maker determine if a proposal would generate footfall within the shopping frontage?

f) Is part C relating to over concentrations of such uses intended to be assessed in terms of each of the three uses separately or all three collectively? If the latter, what is the justification? In either case, how would a decision maker determine if a proposal would result in an over concentration in an area?

g) Is the policy intended to only apply to development within town, district and local centres? If so, would it be likely to lead to such uses locating elsewhere in the Borough?

27. The Council acknowledges the need for town centres and primary shopping areas to contain a range of suitable town centres uses. Doncaster’s Gambling, Evidence Briefing Paper provides an overview of gambling and the relationships to the impact of problem gambling on residents in the borough.

28. Policy 24 part 3 is justified in line with the NPPF paragraph 85 to create town centres which are wide ranging and support the vitality and diverse nature of the primary shopping areas and include a balanced mix of retail, leisure and entertainment. It is also justified in line with NPPF Chapter 8 in promoting healthy and safe communities, specifically paragraphs 91 a and c.

29. The transition of Public Health into Local Authorities has enabled more robust relationships between spatial planning and public health. The Local Government Association encourages Local Authorities to use the powers available to them to manage the opening of new or additional Betting Shops and Hot Food Takeaways as one way to support good health and wellbeing for residents.

30. Planning and Public Health (Doncaster) have worked alongside each other and have produced a robust evidence base documents. This document provides a local picture of gambling behaviours and identifies associated issues to the contribution made to the health and wellbeing of its

---

16 SDEB42: Gambling - Evidence Briefing Paper
17 NPPF Chapter 8 and NPPG (ID: 53-001-20190722)
residents. Evidence shows that problem gambling is more prevalent in lower socio economic communities where deprivation is higher. In order to minimise the opening of new gambling premises the Council requires a well-defined policy within the Local Plan that enables an assessment to be made using the local evidence base before a decision is made.

31. Doncaster is an area of high deprivation and as laid out in the evidence review there are also concentrations of specific demographic groups close to our town centres that are more prone to problem gambling. Limiting the number of outlets is one element of the Council’s actions to address problem gambling in order to protect the population’s health and amenity, whilst maintaining the vitality and viability of the town centre.

32. Doncaster Council’s Licensing team have statistics showing approximately 50 units and their locations with a gambling licence, not including track (Racecourse), bingo halls and adult gaming centres. These are clustered in our town centre’s primary shopping area. The policy will enable a balance and mix of uses to provide a sustainable centre.

33. In response to Q9.8 d and e, and potentially allowing uses identified in Policy 24 Part 3, for vacant properties an application is required for every change of use (i.e. betting offices etc are Sui Generis (Use Class Order)). This gives an opportunity to fully consider, evaluate and assess each application on its own merits taking into account the viability and vitality of the town centre at a specific point in time. The Council acknowledges that all retail shops and services generate footfall, however, some areas do become less appealing due to the concentration and clustering of one particular use type in an area and the lack of a shopping display frontage. It should be noted that not all applications submitted for a change of use would be for vacant properties, and as such, the applicants should ensure any new use will maintain an active contribution to the viability and viability of the town centre by providing an assessment of footfall, this should then demonstrate no negative impact will be had. For clarification, the Council suggests the following amendments:

Policy 24 Part 3 A) - the property is vacant and/or has been marketed unsuccessfully for at least one year and the rent value has been set at a realistic rate;.....

34. In response to Q9.8 f and g, Policy 24c is intended to be applied to the uses collectively, thus maintaining a vitality and viable town centre in line with NPPF paragraph 85 in allowing a suitable mix of uses to promote the long term vitality ad viability. Paragraph 33 above, explains that each application will be assessed on its own merits at a specific point in time taking into account various considerations regarding surrounding uses and impacts on the vitality and viability of the centre. The uses described in Part 3 of Policy 24 are all Sui Generis main town centre uses, and as such should be located in town centres. If planning applications where submitted for these uses outside of centres, they would then have to comply with Policy 23 Part 3d (out of centre). To clarify how the assessment will be made the following paragraph is suggested to be added to Policy 24, Part 3 explanation text paragraph 8.24.
Para 8.24 to include: Where there are less than 20 units in a parade no more than one Betting Shops, Pay Day Loan Units and Pawnbrokers unit will be permitted.

Food and drink uses

<table>
<thead>
<tr>
<th>Q9.8. Are the approaches to food and drink uses set out in policies 25 and 51 justified and consistent with national policy, and are they likely to be effective? In particular:</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Are the meanings of “fast food outlet” in policy 25 and “unhealthy eating outlet” in policy 51 clear?</td>
</tr>
<tr>
<td>b) How would a decision maker assess whether a proposal would lead to clustering or proliferation of food and drink uses where they undermine objectives to promote healthy living and the vitality and viability of a town centre as referred to in policy 25 part C?</td>
</tr>
<tr>
<td>c) The restrictions in the last part of policy 25 relating to hot food takeaways and “fast food outlets” which are located within 400 metres of a school, sixth form college, community centre or playground.</td>
</tr>
<tr>
<td>d) How would policy 51 part E be implemented in terms of controlling the location of, and access to, “unhealthy eating outlets”?</td>
</tr>
</tbody>
</table>

35. In terms of food and drink uses set out in the Local Plan policies 25 and 51, the Council considers these justified and consistent with national policies and guidance. PPG states that planning and health need to be considered together....in terms of creating environments that support and encourage healthy lifestyles.

36. In response to Q9.8 a, for clarity, the Council proposes a modification to Policy 51 to add wording in Part e. In line with this, the Council proposes the following modification:

E) controlling the location of, and access to, unhealthy eating outlets (e.g. fast food outlets and/or hot food takeaways), and

37. In response to Q9.8 b, national guidance states that planning policies can, where justified, seek to limit the proliferation of particular uses where evidence demonstrates this is appropriate. Doncaster’s Hot Food Takeaways Evidence Review is local evidence produced by the Council’s Public Health team. In considering the evidence and specifically in Section 2, the concentration of hot food takeaways within the borough, combined with Doncaster’s comparatively high levels of deprivation is a cause for serious concern (89.3% of residents live within 1km of a takeaway). Each application is determined on its own merits, thereby evidence from the Town, District and Local Centres survey will be closely monitored and kept updated. Public Health are consulted on and respond to each planning application for new developments and changes of use where it involves

---

18 NPPF, paragraph 85b, page 25 and paragraph 91c, page 27
19 PPG, (ID: 53-001-20190722)
20 NPPG (ID:53-004-20190722)
21 SBED43 – Doncaster Hot food Takeaways Evidence Review
hot food takeaways. They share data and statistics of the local profile, population size of that locality and the average number of existing establishments. The decision maker will carry out a ‘point in time’ site assessment when carrying out their procedural site visit enabling a full assessment to be made. The assessment will include the impact of the viability and vitality of the town centre trying to create a good balance of uses (i.e. daytime v evening uses). For the purposes of clustering or proliferation, an interpretation is defined in paragraph 8.28 of the Local Plan. Working with Councils Public Health team and Doncaster’s Health and Wellbeing Board, planning is one element of this approach and in proposing Policy 25 it considers this a part of a justified approach in promoting healthy and safe communities in line with the NPPF and PPG.

38. In response to Q9.8 c, PPG states that planning policies may need to have particular regard to the proximity to locations where children and young people congregate. As set out above, Doncaster’s evidence demonstrates that deprivation is higher than average and approximately 23.8% (13,500) children live in poverty. There are increasing levels of overweight and obese children in Doncaster at Reception and Year 6 matched against levels of deprivation. The evidence indicates that from the National Childhood Measurement Programme (NCMP) around 30% of children are overweight and a significant number obese. Childhood obesity is a growing threat to children’s health and Doncaster’s proportion of children identified at risk of obesity is a cause for concern. Doncaster’s Health and Wellbeing Strategy has 5 areas of focus Obesity being one of them and through collaborative work across the council and its partners the Strategy aims to tackle issues which influence excess weight. Policy 25 is considered justified and in line with PPG to prevent hot food takeaway establishments opening around locations where children and young people congregate.

39. In order to implement Policy 51 part E, where appropriate to do so, a Health Impact Assessment will be required to be undertaken. The HIA will enable developers to demonstrate their assessment of health and wellbeing implications and highlight any positive and/or negative effects the development may/may not have on the locality. An important contributing factor to poor diet and health in Doncaster is the distribution and access to unhealthy eating outlets; particularly in areas of deprivation. In some locations within the borough, there is an issue where such uses cluster together, reinforcing the ease of access to unhealthy foods. The HIA as part of the application process ensures we are creating sustainable developments, which support communities to help support strong vibrant and healthy communities in line with the overall aims of NPPF paragraph 8b and Section 8: Promoting healthy and safe communities.

---

22 NPPG (ID:53-004-20190722)
23 SDEB39 - Hot food Takeaways Evidence Review, page 11 and 12
24 Doncaster’s Health and Wellbeing Strategy
26 SDEB – Hot food Takeaways Evidence Review, page 9