Examination of Doncaster Local Plan

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INSPECTOR’S NOTE NO. 11:
SUPPLEMENTARY QUESTIONS FOR MATTERS 8 to 12

Introduction

I have read all of the written statements for matters 8-12, which are due to be considered at the third week of hearing sessions. In order to inform the discussion at those sessions, the Council is requested to submit a brief written response to the following supplementary questions to the Programme Officer by midday on Thursday 8 October 2020.

M8. Economic development

Allocations with planning permission

SQ8.3. The Council’s suggested modification to policy 4 would mean that all employment allocations that had planning permission in 2018 would be expected to be used for business, general industry and storage or distribution. However, tables E1 to E8 list specific uses for some of those 23 sites (for example, table E4 states that the proposed use for iPort is “B8 with rail connectivity”). Please clarify.

Regeneration

SQ8.4A Policy 3 states that “a number of sites are allocated which help to meet the regeneration needs of the Borough”. What is meant by meeting regeneration needs? Which sites are allocated for that purpose?

Allocations without planning permission

SQ8.4 The Housing and Employment Site Selection Report (SDEB46) lists the employment sites that were assessed and summarises the reasons some were allocated and others not. For the purposes of considering whether the chosen allocations are justified, I will need to establish the level of flood risk relative to potential alternatives that would be reasonable in the context of meeting identified development needs in accordance with the spatial strategy proposed in policies 2 and 3. Do the reasonable alternatives to (a) Carcroft Common and (b) Thorne North include all or some of the following, and are there any others:

Doncaster Local Plan Examination – INSP11 SQ M8-M12, October 2020
- 462 Adwick Lane, Carcroft (58ha)
- 160 Thorne South (115ha)
- 937/1031 West Moor Park East (62/79ha)
- 932/933/934 West Moor Farm (71ha, 54ha and 14ha)
- 013 West Moor Park North (86ha)
- 149 Nutwell South, Armthorpe (66ha)

**M9. Town centres and retail**

*Food and drink uses*

SQ9.9 Please provide a summary of the following, if available:
- Evidence of levels of obesity amongst primary school aged children and teenagers relative to other parts of the UK.
- Evidence of the numbers of hot food takeaways in the borough relative to other parts of the UK.
- Maps showing location of existing hot food takeaways within 400 metres of schools, colleges, community centres and playgrounds.
- Evidence of use of takeaways by primary school age children and teenagers on school days.

**M10. Doncaster Sheffield Airport**

*Climate change*

SQ10.1. Is aviation growth, additional road links and provision of car parking to meet demand consistent with current national, sub regional and local policies relating to climate change?

*Central area of retail, food and drink, hotel and other commercial and community uses*

SQ10.2a. (i) How many square metres of different types of main town centre use floorspace is expected to be built on the 10 hectare site 940 E1? (ii) How do those amounts of floorspace compare in scale to that in the town, district and local centres identified in policy 2 table 2? (iii) Is that amount of main town centre use development needed to serve an additional 1,200 homes, or fill a current gap in provision? (iv) Is the intention for the area to eventually become a town centre? (v) If so, would the draft layout attached to Turley’s statement achieve that? (vi) If the proposal is justified, should the Plan be modified so that it is linked in some way to employment growth at the airport and associated housing development in order to achieve sustainable development?

*Car parking at the airport*

SQ10.3 Is the aim in policy 7 part I for additional car parking to be provided to “meet demand” consistent with national policy? The Council’s statement refers to the *Aviation Policy Framework 2013* (OTH52) expecting a reducing ratio of car parking spaces to passengers to reflect increase in sustainable modes. Should policy 7 be modified to incorporate a mechanism to achieve that, rather than meet demand?
M11. Unity regeneration project
No supplementary questions at this stage.

M12. Transport and access
No supplementary questions at this stage.

William Fieldhouse
INSPECTOR
1 October 2020