Doncaster Employment Land Review

Amendments to be made in light of the Local Plan Informal Consultation Stage undertaken in September – October 2018
Doncaster Employment Land Review (Colliers International), February 2018

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After undertaking the Informal Consultation Stage of the Doncaster Local Plan, a number of comments were made regarding the Doncaster Employment Land Review (February 2018) undertaken by Colliers International. As a result of those comments the following four amendments have been made to the report and should be considered as part of the report.

It should also be noted although the Colliers Report does not set the employment land requirement figure, instead it is set out in the Employment Land Need Assessment which can be found on the Local Plan website.

Amendment 1:
Assessment of Large LP Sites (20 HA+)
Page 22: J6 M18, Thorne (Ref 001)

Description to be amended to:

Extending to 73.63 ha gross. The site represents a good distribution and to a lesser extent manufacturing based development opportunity. It is well located relative to the strategic road network, albeit slightly more remote from the main urban area of Doncaster than some of the other LP review sites. It is able to draw on the employment catchment of Thorne and Moorends. Thorne North train station is nearby as are facilities such as restaurants, hotels and supermarkets. Thorne is an established distribution location with The Range occupying a 69,675 sqm unit at Nimbus Park. BMW also operates its UK Distribution Centre from the same Park. This site would represent a new large-scale distribution location, closer to the Humber Ports than most of the other sites under consideration, and with good proximity to the West Yorkshire conurbation.

The site is in a single ownership (see CFS) and the landowner wishes to sell and has had expressions of interest. There is a planning consent for 262,150 sqm of B2/B8 development pending. The landowner expects the site to be available for development in 0-5 years.

There is a water treatment works on land to the south, which does produce some unpleasant odour and a traveller camp adjacent. Otherwise We are not aware of specific constraints other than drainage (site is in Flood Zone 3). We would expect it to be at least 2 years before physical construction could begin on site and we believe, if allocated, only 50% of the site (36.8 ha) is likely to be developed out within the local plan period, of which 20% (7.36 ha) would be developed during 2018-2022 and the balance (29.44 ha) between 2023 & 2032. The remainder of the land (36.8 ha) would be developed out after the LP period.

We estimate the majority of the development (85%) would be for B8 use with the balance for B2 purposes.
Amendment 2:

Appendix 3: Individual Site Inspection Proforma

Page 70: Hill Top Road, Denaby Main (Ref 251) (other comments section)

Description to be amended to:

Whilst not particularly suited to distribution based uses, Denaby Main and the surrounding area have attracted local companies, particularly manufacturers. Denaby Main Industrial Estate, immediately to the north of the subject site has attracted a number of medium to large sized occupiers and has seen construction of several new units in recent years. This estate also houses a number of smaller companies. The subject site is in the control of an established developer of small and mid-sized industrial units. Viability may be an issue, particularly if there are significant costs in preparing the site for development. This is the only DMBC site potentially providing employment land east of the A1. Green Belt.

Amendment 3:

Assessment of Large LP Sites (20 HA+)

Page 27: Land off Adwick Lane, Carcroft (Ref 462)

Description to be amended to:

The site is currently too remote from the motorway network compared with other available/pipeline sites. It is farmed and crossed by drainage ditches. There looked to be evidence of a former structure on the site, which might suggest a need for archaeological surveys prior to development.

Amendment 4

Appendix 3: Individual Site Inspection Proforma

Page 75: Land off Adwick Lane, Carcroft (Ref 462) (other comments section)

Description to be amended to:

Adjacent to site ref. 441 with which the subject site could form a single development opportunity of circa 106.3 ha gross. Currently the sites are too remote from the motorway network compared with potentially competing sites. They are currently farmed and are crossed by drainage ditches. There looked to be evidence of a former structure on one of the sites which might suggest a need for archaeological surveys prior to development. Requires the A1M-A19 link road to improve access but not yet programmed or funded. Medium to long term opportunity.