Doncaster Local Plan 2015-2035: Examination in Public

Hearing Statement by Peel L&P and Doncaster Sheffield Airport Limited

Matter 8: Economic Development

16 September 2020
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Nick Graham  
nick.graham@turley.co.uk  

**Client**  
Peel Investments (North) Ltd  

**Our reference**  
PEEM3116  

16 Sept 2020
1. Introduction

1.1 This Statement is prepared by Turley on behalf of The Peel Group and Doncaster Sheffield Airport Limited (hereafter referred to as “Peel” and “DSAL” respectively) in respect of the examination of the Doncaster Local Plan 2015-2035 (“DLP”). It provides Peel’s and DSA’s response to the Issues and Questions identified by the Inspector in respect of Matter 8: Economic Development, as set out in Inspector’s Note 4.1.

1.2 In overall terms, Peel and DSAL are fully supportive of the emerging DLP and consider that it is imperative the plan proceeds to adoption to ensure that Doncaster has an up-to-date Local Plan as required by national planning policy, and one which provides the policy tools for the planning system to support sustainable growth, including aviation growth, in accordance with national planning and aviation policy. Notwithstanding such general support, Peel / DSAL have identified a number of specific issues and concerns relating to the soundness of specific policies. Amendments to the relevant policies are suggested, without which those policies are not considered sound. The representations and the comments set out in this Statement demonstrate how such concerns can be readily addressed through Modifications to the policies such that the DLP can be found sound.

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1 Inspector’s Note No. 4: Matters, Issues and Questions, 11 June 2020 [INSP4]
2 Doncaster Local Plan (Regulation 19) Proposed Submission Version: Representations on behalf of the Peel Group (September 2019) [ref. 04288]
2. **Matter 8: Economic Development**

Q8.2. Are each of the employment allocations with planning permission listed in Tables E1 to E8 likely to be developed during the Plan period as assumed in the Plan?

2.1 Table 4 and E7 of the DLP identifies Site 748 (Doncaster Sheffield Airport) as an employment allocation under policy 4 to deliver an airport business park. The site has been a longstanding component of the DSA airport masterplan.

2.2 Previous planning permissions\(^3\) have been secured for business park development (c99,000sqm of floorspace under the first permission across two sites, one of which included much of Site 748) and development commenced under the first planning permission including the creation of an access, smaller unit employment development, hotel and office building and estate infrastructure. The plan at Appendix 1 to this statement shows the location of the two sites originally approved for employment development. The larger of the sites includes Site 748.

2.3 On 10\(^{th}\) May 2018, Site 748 received an updated outline planning permission\(^4\) for the development of a business park comprising up to 57,000sqm of Use Class B1, B2 and B8 floorspace. This latest planning permission secures a fresh outline planning permission for B1, B2 and B8 uses on those plots of the business park which at the time were still to be developed. The plan at Appendix 2 to this statement shows the site boundary for this latest, extant permission.

2.4 Reserved Matters pursuant to the latest outline planning permission were approved on 20\(^{th}\) February 2019 (ref 18/02932REMM) for the construction of twelve B1, B2 and B8 buildings totalling 1,858sqm, which have now been completed on a speculative basis by HG Sites (DSA) Ltd. The boundary for this scheme is shown on the plan at Appendix 3.

2.5 Reserved Matters were also approved under ref 19/01044/REMM for two B2/B8 units totalling 9,753sqm. These units are nearing completion, also on a speculative basis, on behalf of Trebor Developments Ltd. The boundary for this scheme is also shown on the plan at Appendix 4.

2.6 Discussions are on-going with other parties interested in further development plots within Site 748.

2.7 It is therefore reasonably expected that site 748 will be developed during the plan period.


\(^4\) AE21 Planning Permission Reference 17/02733/OUTM
Q8.4. Are each of the employment allocations without planning permission listed in Table 4 suitably located and likely to be developed during the Plan period as assumed in the Plan?

- Thorne North, M18 junction 6 (001)
- RHADS site 1, Phase 4 Business Park (941)
- Carcroft Common (441)
- Bankwood Lane, Rossington (1032)
- Balby Carr (092)
- Middle Bank, Balby (258)

2.8 This Matter Statement solely relates to RHADS site 1, Phase 4 Business Park (941) (Note: RHADS was the acronym for the former name of DSA. It has therefore been superseded by the acronym DSA). Allocation 941 supports the development of the site to deliver employment development adjoining the airport.

2.9 DSA is one of the newest and fastest growing regional airports in the UK. It represents a significant economic asset for Doncaster, the Sheffield City Region and beyond. The draft DSA Masterplan\(^5\) seeks to deliver its transformational change by 2037 and beyond from a regional airport to a major intercontinental gateway and a significant mixed-use growth area, which includes the provision of new airside and landside commercial development, housing, hotels, retail and community facilities. Taken together, the Airport Masterplan is estimated to significant jobs growth through the plan period and beyond\(^6\).

2.10 The allocation forms a critical part of the overall draft DSA Masterplan proposition. The airport has considerable capacity to increase its cargo throughput as well as its passenger services and without hindering growth of either in the future. As such, the masterplan envisages over 5.5 million square feet of airside and landside cargo, logistics, distribution and manufacturing facilities. This would enable a major increase in cargo handling facilities and the ability to co-locate a wide range of manufacturing businesses and distribution and fulfilment centres. The location of the majority of the landside element of this development floorspace is envisaged at Site Allocation 941.

2.11 Site Allocation 941 is immediately adjacent to the Airport and close to major road links – namely the Great Yorkshire Way and the M18 Motorway - making it an ideal location to capitalise on the growth and demand for logistics and advanced manufacturing and innovation, all catalysed by airport growth and the ever-increasing international connectivity this will bring. The synergy between airports, logistics manufacturing, research and innovation based development is becoming commonplace alongside the UK’s airports. Developments such as Liverpool International Business Park and

\(^5\) OTHS3 - Draft Doncaster Sheffield Airport Masterplan 2018-2037, March 2018
\(^6\) Ibid, pages 92 and 93
Manchester’s Airport City demonstrate the strong correlation between the locational requirements of airports, logistics parks and advanced manufacturing/innovation hubs. The attractiveness of Airports as locations for new high value business and Foreign Direct Investment is highlighted by the February 2017 report of the Independent International Connectivity Commission7.

2.12 In May 2020, Peel received outline planning permission8 on Site 941 for the development of the site to deliver 3.5 million square feet of B1c/B2/B8 space with ancillary uses and associated infrastructure including improvements to the road network. The proposed development is estimated create 4,300 FTE (net) jobs9.

2.13 It is therefore clear that the site is suitably located.

2.14 Having invested heavily in achieving this planning permission, Peel are in the process of undertaking further technical work, including ground investigations, to establish likely infrastructure and other costs to develop the site.

2.15 The employment allocation Site 941 is envisaged to be fully developed within the plan period. This and the wider Airport Policy Area forms an attractive location for development due to the proximity to the airport, excellent transport connectivity and the opportunity to locate close to other development including iPort and the advanced manufacturing park. Doncaster’s is one of the most successful distributing locations in the UK and market signals indicate continued strong occupier demand for warehousing uses. Take up remains strong, particularly along the M18 corridor. For example, iPort is now over 50% complete with planning permission in place for the remaining plots10 and has witnessed one of the largest occupations in the UK with Amazon acquiring 730,715 sq ft11. Meanwhile Colliers12 indicate a continued demand for industrial (B2 and B8) uses. Peel/DSA and therefore confident that the site is well positioned to attract occupier interest and be delivered within the plan period.

Q8.7. Are the site specific requirements for employment allocations set out in Appendix 2 justified? Is there sufficient detail in the Plan to provide clarity to developers, local communities and other interested parties about the nature and scale of development proposed on all employment allocations?

2.16 Appendix 2 sets out a range of requirements in respect of specific land allocations for employment development, including Site 941. The requirements are relatively high level and cover a range of technical assessment work including archaeology, biodiversity and arboricultural matters. Design integration with the wider proposals at

7 OTH70
8 LPA Reference: 18/02759/OUTA
10 SDEB8 – Employment Needs Assessment, June 2020, page 28
11 https://www.savills.co.uk/research_articles/229130/284247-0/the-logistics-market-in-yorkshire-and-the-north-east
12 SDEB10 – Employment Land Review, February 2018, Section 2.4
the airport, including dedicated links to encourage movement by foot or bike, are also stated.

2.17 These requirements must also be read in conjunction with other policies of the DLP, which establish further detail about development requirements on a non-site-specific basis which all proposals must addressed, for example in respect of biodiversity (Policy 31).

2.18 Peel therefore considers there is sufficient detail within Appendix 2 about Site 941 to provide clarity about the nature and scale of development proposed. It is therefore considered to be effective and justified in this regard, such that it is sound.
Appendix 1: Original Outline Planning Permission
Appendix 2: Updated Outline Planning Permission
**General Notes**

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DONCASTER SHEFFIELD AIRPORT ACY

Plot 3A - 3F ALTERNATIVE FOR B1 USE

Drawing No. 17023_PL04

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**INDUSTRIAL SCHEDULE OF AREAS**

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Drawing No. 17023_PL04

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Appendix 3: Reserved Matters (18/02932REMM)
**Proposed New Development, Doncaster Sheffield Airport.**

**Client:** HG Sites (DSA) Ltd.

**Title:** Proposed Site Plan - Phase 1.

**Drawing Status:** PLANNING

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**Rev.** | **Description** | **Date** | **Drawing**
--- | --- | --- | ---
P1 | issued for Information | NAC | 07/18
P2 | Units 2 & 3 amended | NAC | 10/18
P3 | issued for Planning | NAC | 11/18

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**Project Reference:** 11724

**Drawn:** SW

**Date:** July '18

**Scale:** 1:500

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**Area Sq.m** | **Area Sq. Ft** | **Car Parking**
--- | --- | ---
1 | 209.08 | 2,295 | 5
2 | 116.24 | 1,250 | 2
3 | 165.93 | 2,000 | 3
4 | 116.24 | 1,250 | 2
5 | 209.08 | 2,295 | 5
6 | 162.6 | 1,750 | 3
7 | 139.36 | 1,500 | 3
8 | 139.36 | 1,500 | 2
9 | 139.36 | 1,500 | 2
10 | 139.36 | 1,500 | 2
11 | 139.36 | 1,500 | 2
12 | 162.6 | 1,750 | 4

**Total Area:** 1,858.57m²  | **Total Car Parking:** 20,000

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**Notes:**

- Indicates location of double car charging point.
- With the site being part of a former airfield there remains the possibility of unexploded ordinance when undertaking any excavations. UXO survey to be carried out.

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**As outlined in section 2.3 of the CIOB Industry Guidance to Designers, insignificant risks can usually be ignored, as can risks arising from routine construction activities, unless the design compounds or significantly alters these risks. In accordance with CDM Regulations 8, 9 and 11, any significant risks relating to the design features shown on this drawing have been identified and are annotated thus.**

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**Designers Signature:** SW

**Date:** 07/18

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**Sheppard Lockton House**

**Tel:** 01636 704361

**Fax:** 01636 702809

**W:** wmsaunders.co.uk

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