Doncaster Local Plan EIP
Written Statement

Bankwood Lane Industrial Estate, Rossington

REPRESENTOR REF: 05198

MATTER 8: ECONOMIC DEVELOPMENT

QUESTION 8.4 & QUESTION 8.1.A

On behalf of
Tanks & Vessels Industries Ltd.

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1.0 Introduction

1.1 This Statement is provided to address relevant issues in relation to Matter 8 (Economic Development), Question 8.4 which states:

- 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? (our emphasis)

2.0 Written Statement in relation to Q8.4

Are each of the employment allocations without planning permission listed in Table 4 suitably located?

2.1 To deliver the Spatial Strategy (Policy 2) and meet the level and distribution of employment growth (Policy 3), Policy 4 allocates sites for employment uses whilst Policy 5 designates and protects ‘Employment Policy Areas’ where existing employment uses continue to be supported.

2.2 Our client’s site is identified in Table 4 under Policy 4 (Site Ref: 1032) as 17.68 hectares of land at Bankwood Lane, Rossington and is shown on the Proposals Map. This site is land owned by Tanks & Vessels Industries Ltd.

2.3 Policy 4 allocates the site for business (B1 b/c), general industry (B2) and storage and distribution (B8) uses. Other uses are permitted provided they are ancillary to the employment use.

2.4 Under Policy 3, the Local Plan’s strategic aim is to facilitate the delivery of employment land over the plan period (2015-2035) in various locations in the Borough on “sites that are attractive to market investment and can be accessed via a range of transport modes” (our emphasis).

2.5 Under Policy 3 and in relation to Employment allocations in Rossington (identified as a ‘Main Town’) Policy 3 supports ‘logistics’ development in locations that can accommodate large buildings with good access to the M18/M180 motorways as well as sites within the multi-modal transport corridor around the Great Yorkshire Way/White Rose Way linking the urban centre to the Doncaster Sheffield Airport, including “the urban centre, Lakeside, Rossington iPort, Bankwood Lane and the Airport…” (our emphasis).

2.6 Light industrial and manufacturing uses are supported in “locations with good access to the M18/M180 motorways and strategic road network”.

2.7 Tanks & Vessels Industries site Ref 1032 forms part of the wider Bankwood Lane industrial estate in Rossington.

2.8 The allocated site is therefore situated in a location specifically referenced in Policy 3 and is a site that is attractive to market investment and can be accessed via a range of transport modes.

2.9 It is also falls within an area identified in Policy 3 as the desired location for light industry and manufacturing, having good access to the M18 with the
completion of the Great Yorkshire Way and the location of the site proximate to the Great Yorkshire Way which links to J3 of the M18.

2.10 Being located on Bankwood lane (see Policy 3) and within close proximity to the Great Yorkshire Way / M18 it is an ideal location for logistics development.

2.11 Measuring 17.68 hectares it is also a site which could accommodate large buildings.

2.12 The site is therefore ideally located to benefit from good access to the strategic road network including the Great Yorkshire Way and M18 and can accommodate large buildings.

2.13 In response to the first part of the Inspector’s Q8.4, allocated site 1032 at Bankwood Lane in Rossington is ‘suitably located’.

Are each of the employment allocations without planning permission listed in Table 4 likely to be developed during the Plan period?

2.14 Site 1032 at Bankwood lane falls into the above category as a site that currently is without planning permission. For reasons set out below we consider it would be likely to be developed during the Plan period.

2.15 In our earlier representations on the Publication Draft Local Plan the following was highlighted:

- Tanks & Vessels Industries Ltd (TVI) owns the site and it is therefore in one ownership making it deliverable
- With rationalisation of the business in recent years the vast majority of the TVI site is surplus to requirements and therefore potential exists for future employment development on the site.
- An application (18/02114/FULM) was submitted on behalf of TVI to provide the full extent of a Link Road connecting the northern end of Bankwood Lane to the West End Lane Roundabout to the north west, which then links to the main roundabout on the Great Yorkshire Way which also serves the port. This would further improve direct connections to the strategic road network.
- At the time of submission of the above representations (September 2019) the application for the Link Road was pending.

2.16 In relation to the accessibility of the Bankwood Lane industrial estate to the strategic road network, the opening of the Great Yorkshire Way ensures that excellent access to the motorway network is provided from this area and will enable it to realise its potential as an employment site.

2.17 Since the Regulation 19 (Publication Draft) consultation stage of the Plan, the above referenced application for the Link Road (18/02114/FULM) was approved on 21st April 2020.

2.18 The permitted Link Road would further ensure ease of access to the strategic road network and make the site even more attractive to market investment. Until that time the current access via Bankwood Lane and West End Lane
would continue to provide access from the industrial estate to the strategic road network.

2.19 In our view, there are no constraints to allocated Site 1032 in Rossington being delivered during the Local Plan period, building on its current use for employment purposes.

2.20 Indeed, our client is in the process of disposing of the vast majority of the site to a development company who intend to bring forward an application for employment uses on the site in the coming months.

2.21 Against this background we consider the site is likely to be developed during the Plan period to 2035.

(914 words)

3.0 Response to Inspector’s Note 6 – Q8.1.A

3.1 INSP6 raises a question under Q8.1.A as to whether Policies 4 or 5 (addressing employment allocations and employment policy areas) or associated reasoned justification, need to be modified to reflect the changes to the Use Classes Order that came into effect on 1st September 2020?

3.2 Class B2 and Class B8 are retained under the new Use Classes Order and therefore there is no need to make any amends to the Plan with regard to those use classes provided for through the Local Plan.

3.3 Policy 4 deals with ‘Employment Allocations’ and allocates sites for business (B1 b/c), general industry (B2) and storage and distribution (B8) uses.

3.4 Policy 5 addresses ‘Employment Policy Areas’.

3.5 With respect to economic development and more specifically the employment policies of the Plan, changes would be required to Policy 4(A) and paragraphs 4.62, 4.63 and 4.66 of the supporting text in the Plan relating to Policy 4 and Policy 5 to reflect the amended Use Classes Order and the introduction of Class E.

3.6 Reference to B1 a/b/c should be updated to reflect the same uses but within Class E. For example, and notwithstanding other suggested changes to the wording of Policy 4 set out in our representations, Policy 4(A) could be amended as follows:

“Only research and development and/or any industrial uses which can be carried out without causing detriment to amenity of nearby residential properties (within Class E), general industry (B2) and storage and distribution (B8) uses will be permitted on these sites unless the proposal is ancillary to the employment use.”

3.7 Relevant parts of the supporting text to Policy 4 and Policy 5 can also be amended accordingly (see paras 4.62, 4.63 & 4.66 of supporting text). (297 words)