

Employment Site Options :

Armthorpe

Where should new employment sites go?

Introduction

We are seeking your views on existing and potential employment sites in Doncaster. The sites have been identified on the map and the tables show the key advantages and disadvantages of each site using the Employment Land Review.

Distribution Warehousing

We are looking to find sites for 290ha of land for distribution warehousing. These sites will be in the M18 and M180 corridor next to principal towns where there is good access for vehicles and workers. However planning permission has already been granted for distribution warehousing at Inland Port (166 hectares), Nimbus Park, Thorne (4.7 hectares) and West Moor Park Extension (40 hectares). So there is a need to find 79.3 hectares of new land for warehousing.

Light Industry

We are looking to find sites for 190 hectares of land for light industry and manufacturing. These sites need to be across the borough but located in or next to the urban area, principal towns and growth towns. Light industry can be located on either Major Sites or Local Sites.

Major Sites

Large sites with potential for distribution warehousing, light industry and manufacturing. These sites will be protected from non-employment uses being located on them, such as trade units, and they will be near main roads with good access.

Local Sites

Smaller sites which are accessible from urban areas. Mainly for employment uses but other uses may be allowed.

Employment Land Review (ELR)

The ELR document assesses each employment site using set criteria. It's findings help inform the maps and decisions about which site's may be suitable for employment.

Questions

We are asking your views on the following questions:

- a) Which sites do you think are most suitable for Major and Local Employment Sites? And why?
- b) Do you have any other sites to put forward?
- c) Do you agree with the suggestions on which sites should be defined as Major and which as Local?
- d) If you do not think a site is suitable for employment uses, is there anything that could be done to make it suitable?

KEY

New Major Employment Site options

Major sites are large sites capable of accommodating warehouses and distribution centres, located near to main roads and preferably near to motorways. Alternative uses other than those which support the primary employment use will not be permitted.

Major Sites with Planning Permission

| Ref | Site                                | Ha    | Comments                                    |
|-----|-------------------------------------|-------|---------------------------------------------|
| 4   | West Moor Park Extension, Armthorpe | 40.00 | Has Planning Permission for employment uses |

Major Sites without Planning Permission

| Ref | Site                               | Ha    | Comments                                                                                                                                                                         |
|-----|------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 48  | Armthorpe Concept Masterplan       | 27.24 | Greenfield agricultural site. Adjacent to existing West Moor Park. Close to Junction 4, M18. Flood risk: Low                                                                     |
| 156 | North of West Moor Park, Armthorpe | 74.10 | Large Greenfield agricultural site. Close to existing West Moor Park. Adjacent to Junction 4 of M18. Scores better than average in ELR compared to other sites. Flood risk: High |
| 166 | Adj Cozen Croft, Armthorpe         | 16.94 | Close to existing West Moor Park. Good road access. Close to Junction 4, M18. Flood risk: High                                                                                   |

New Local Employment Site options

Local sites are smaller, with more direct access from urban areas. They will have the flexibility to permit alternative uses.

New Local Employment site —with Planning Permission

None in this area

New Local Employment site —without Planning Permission

| Ref | Site                       | Ha   | Comments                                                                                 |
|-----|----------------------------|------|------------------------------------------------------------------------------------------|
| 211 | Gunhills Lane 2, Armthorpe | 1.27 | Vacant plot within existing established Gunhills Lane industrial estate. Flood risk: Low |

Potential Mixed Use Site options

Sites to be allocated for a mix of uses e.g. employment and residential.

None in this area

Sites to be potentially Allocated for Alternative Use

Existing allocated sites to be re-allocated for uses other than employment.

None in this area

Existing Major Employment Site

Existing Local Employment Site

Site not considered suitable for employment use

Proposed sites found to be unsuitable for employment use

