

**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.

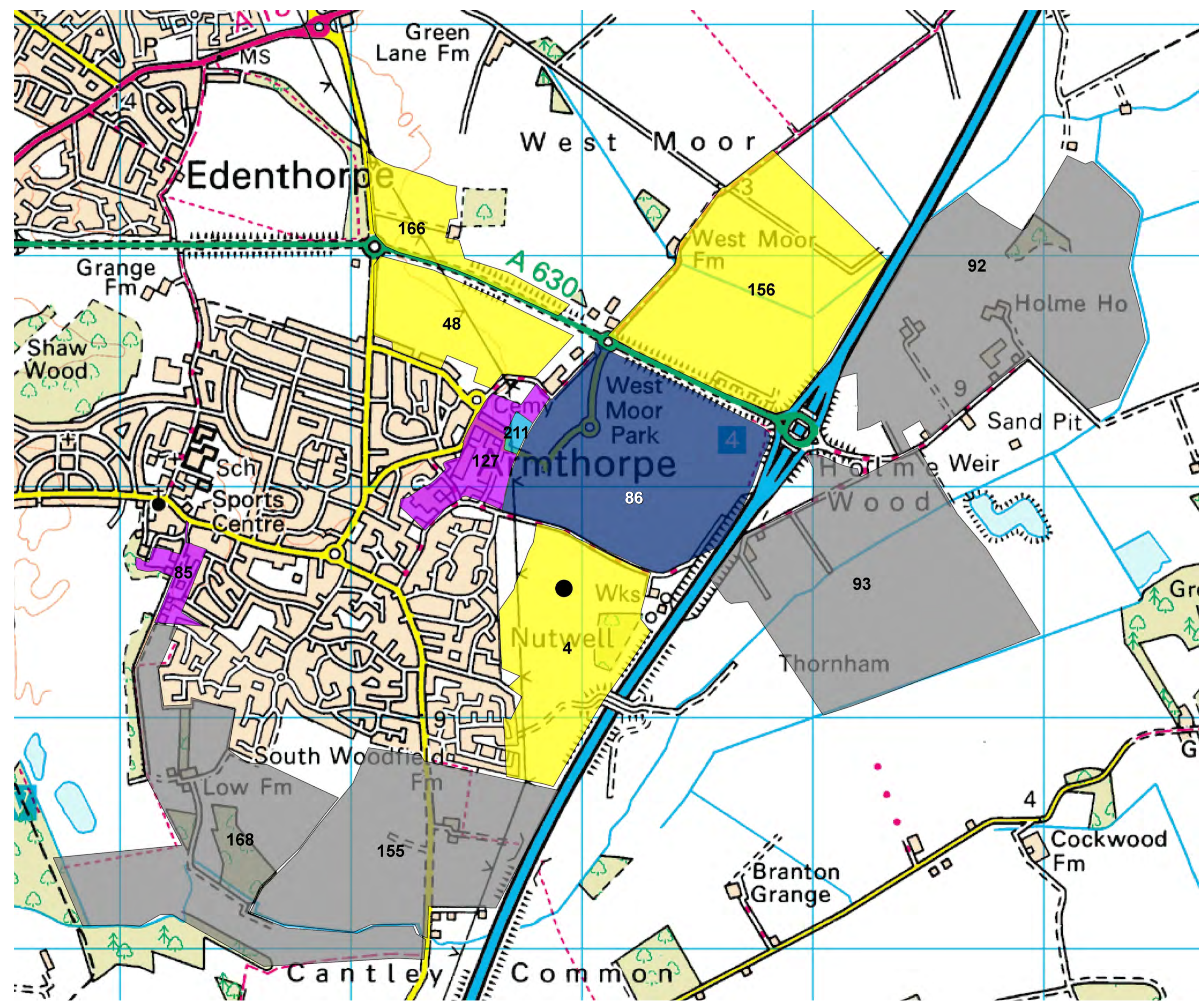
**Light Industry**  
We are looking to find sites for 190 hectares of land for light industry and manufacturing. These sites need to be across the borough but located in or next to the urban area, principal towns and growth towns. Light industry can be located on either Major Sites or Local Sites.

**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