



Doncaster
Council

Report

Employment Land Availability in Doncaster

April 1st 2017 – March 31st 2018



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1. Acknowledgements.

This document has been prepared by Planning Officers within the Council.

The information in this document is derived from Development Management records (planning applications), site surveys and other miscellaneous sources.

2. Introduction

This is a report that monitors the availability and distribution of employment land. It details development over the past year (April 2017 – March 2018) and the amount of land still available for development.

This document continues on from previous studies carried out annually from 2005 to 2017. It includes employment land sites allocated in the adopted Unitary Development Plan (UDP), regardless of size that are considered to be available or suitable for employment type development. All employment land sites are cross-referenced to the UDP.

For the purposes of this report, this includes the following land use categories.

- Office (B1)
- General Industrial (B2)
- Storage and Distribution (B8).
- Other – Non Employment type uses.

The study is based on allocations in the adopted UDP. However, in order to provide a more complete assessment of employment land, the study includes other significant land that comes forward for development either as a result of planning applications for redevelopment of existing sites or other new opportunities.

The study also includes Mixed Use Regeneration Policy (MURP) development and sites developed for other uses (e.g. residential). However, where part of a site has been developed for a use other than employment the remaining part of the site remains in the database as an undeveloped site.

A reference map has been prepared which shows the location and boundary of each site. The data is up to date as of 31st March 2018.

Any queries regarding this document should be directed to the Local Plans team of the Regeneration and Environment Directorate. Telephone Richard Dobson on 01302 734935 or, email: richard.dobson@doncaster.gov.uk

2.1 Tables/Graphs

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2.2 Definitions of terms and abbreviations used

ELA	-	Employment Land Availability
Site Ref	-	ELA site reference number
Site Area (ha)	-	Gross site area in hectares
Ha	-	Hectares
BF	-	Brownfield or Previously Developed Land (PDL)
GF	-	Greenfield Land
Land Type	-	BF or GF
UDP	-	Unitary Development Plan
UDP Ref	-	UDP Site Reference (where applicable)

(For a full explanation of UDP refs see www.doncaster.gov.uk (search: UDP))

LDF	-	Local Development Framework
DPD	-	Development Plan Document
Net Build Area	-	Building Footprint (actual build area in m ²)
Build ratio	-	'Build Area' as a percentage of 'Site Area'
Floor Space m ²	-	Actual floor space developed (where known)
Site Status	-	Current site status (as at April 2018)
RHADS	-	Robin Hood Airport Doncaster Sheffield
MURP (UDP policy)	-	Mixed Use Regeneration Policy
PP	-	Planning Permission
Use Class Order:		
B1	-	Office/Business
B2	-	General Industrial
B8	-	Storage and Distribution
Mixed	-	Employment use and Other use.
AU	-	Air Related Use.
Other	-	Development falls under a non-business use class

3. Methodology

Planning Applications

Planning applications for employment type development for the period April 1st 2017 to March 31st 2018 were examined. Information from granted applications was extracted and used to update the details of existing sites on the Employment Land Availability database and to create new sites where appropriate.

Creation of new sites

New sites can either be:

- (i) Entirely new sites – redevelopment of existing employment sites, or, sites that have been granted permission for employment type development on non-allocated land and are considered significant enough to be included.
- (ii) Hived sites – where development has been granted on part of an existing larger undeveloped ELA site. This area then becomes a site in its own right. This method is used to more accurately record year on year development progress.

Development Progress

Every site on the database that is active (i.e. has full planning permission but has not been completed in a previous year) was visited soon after April 1st 2018 and development progress recorded. Progress is recorded as either (i) Complete (ii) Started (iii) No Start. The type of development is noted along with any other details where applicable. The data collected on site was then transferred to the ELA database.

Report Compilation

The data held in the ELA database was analysed to produce the summary statistics in Section 4 and the site detail tables in Section 6. Appendix 1 features further detail for sites with Planning Permission as listed in Tables T8 and T9.

4. Summary Statistics & Conclusions

There are currently 126 sites recorded on the Employment Land Availability Database with a gross site area of 768 Hectares. The table below details the current status of the sites.

T1. Current Site Status

Site Status	No of sites	Gross site area (ha)	%
Complete this survey (April 2017 - March 2018)	10	40.32	5%
Development Started	15	69.36	9%
Has Full Planning Permission but not started	18	112.23	15%
Has Outline Planning Permission	16	262.35	34%
Undeveloped	34	171.05	22%
Previously Developed for other use	33	112.81	15%
Sites in temporary use	0	0.00	0%
Total	126	768.12	

(4.1) Completions

A total of 10 sites have been completed in the survey period with a gross site area of 40.32 Hectares. The net build area of the 10 sites is 34.08 Hectares (a plot ratio of 85%). 88% of all completed development was on green-field sites. 22% of development was for uses other than employment use. 3 of the completed developments with a total site area of 0.85 Ha were on existing Employment sites. 57% of all floor-space developed is for warehousing. Significant developments in this study period include:

- A distribution warehouses on the 'iPort' development at Rossington (ELA0339).
- The Rail Freight Terminal at iPort (ELA0387) *
- A distribution warehouse at the Redhouse Interchange (ELA0011).
- 10 units at Sky Park at Robin Hood Airport (ELA0375).

The Gross development area (Ha's) and actual Floor space (m2) of the completed developments breaks down into the following broad use classifications:

*Site 387 the Rail Freight Terminal. The tables in this document record 'floor-space' for this development although there is no building as such. It is a 'Transport' type use and is integral to the overall iPort scheme.

T2 Site Completions

Take up by use.	Gross site take up Ha	%	Floor space m2	%
Office	0.00	0.0%	0	0%
Industrial/Manufacturing	2.31	5.7%	6,126	4%
Warehouse (storage & distribution)	29.07	72.1%	100,413	57%
Other – non employment use.	8.94	22.2%	68,284	39%
Total	40.32		174,823	

Completions data is shown in greater detail in table T8

(4.2) Sites with Planning Permission.

50 sites with a total of 449 Hectares currently have Planning Permission. 59% of all current permissions are Outline.

The following table details the type of permission and the development status.

T3. Sites with Planning Permission

Type of permission and development status	Sites	Ha	%
Has Full PP and development started	15	69.36	16%
Has Full PP and development NOT started	18	112.23	25%
Has Outline PP	16	262.35	59%
Total	49	443.94	

(4.2.1) Sites with Full Planning Permission

At the time of the site survey (April 2018), 15 of the 33 sites with Full Planning Permission have development underway including:

- Nimbus Park phase II (ELA0108) for 2 warehouse units
- 13 Industrial units at Broomhouse Lane Industrial Estate (ELA0171).
- 2 units at IPort (ELA0371 & ELA0386).
- Parkside Industrial Estate (ELA0385) for 2 industrial units.

5 sites have development currently underway for residential development (sites 9, 62, 67,310 & 367)

18 sites with a gross site area of 112ha with Full Planning Permission currently have no start. 32% of all floor space with Planning permission (Full and Outline) is for uses other than employment. That figure is heavily weighted by site ELA0367 'Bombardier' with 200,000m² of floor space proposed for residential development.

(4.2.2) Sites with Outline Planning Permission

16 sites with a total gross site area of 262 Hectares have Outline Planning Permission. 57% of the proposed net floor-space of these sites is for Warehousing, 24% is for uses other than Employment, 14% is for Industrial & Manufacturing and 5% is proposed for Office use.

Developments proposed include:

- ELA0301, iPort at Rossington. 21Ha (of the 179 Ha site) remains with Outline permission only.
- ELA0068, the 'Unity' project (formerly known as DN7) at Stainforth. A large mixed use scheme of which 84 Hectares is proposed for employment type development.
- Airport Business Park phase 2 (ELA0302) on a 27Ha site.

7 of the 16 sites with Outline planning permission are proposed for Mixed Use development including the 41 hectare former McCormick Tractors site (ELA0304) that has Outline permission for a scheme including B1, B2 and B8 employment uses (approx. 25% of the site area), residential, a retirement village, community hub, trade counter retail, leisure and open space. The former Askern Saw Mills site (ELA305) a mixed employment/residential scheme and the remaining 2.16 Hectares of the largely redeveloped Capitol Park at Thorne (ELA0095).

Details of all sites with Planning Permission can be found in tables T9 (Full) and T10 (Outline).

(4.3) Undeveloped Sites (no planning permission)

There are currently 34 undeveloped sites with a total Gross site area of 171 hectares available for development.

Details of Undeveloped sites can be found in Table T11.

(4.4) Sites developed for uses other than employment 2005-2018

This section details sites of note that were (a) allocated for employment use or (b) existing employment sites that have been developed or redeveloped for other uses. Between 2005 and 2018, 33 sites with a total gross site area of 113Ha have been recorded in this category. A further additional 3 new sites totalling 8.94ha (see 4.1 Completions and Table T7) from this year's study will be added to the total for the next study.

For further details of Sites Previously Developed for Other Use see Table T12.

(4.5) Sites in temporary use

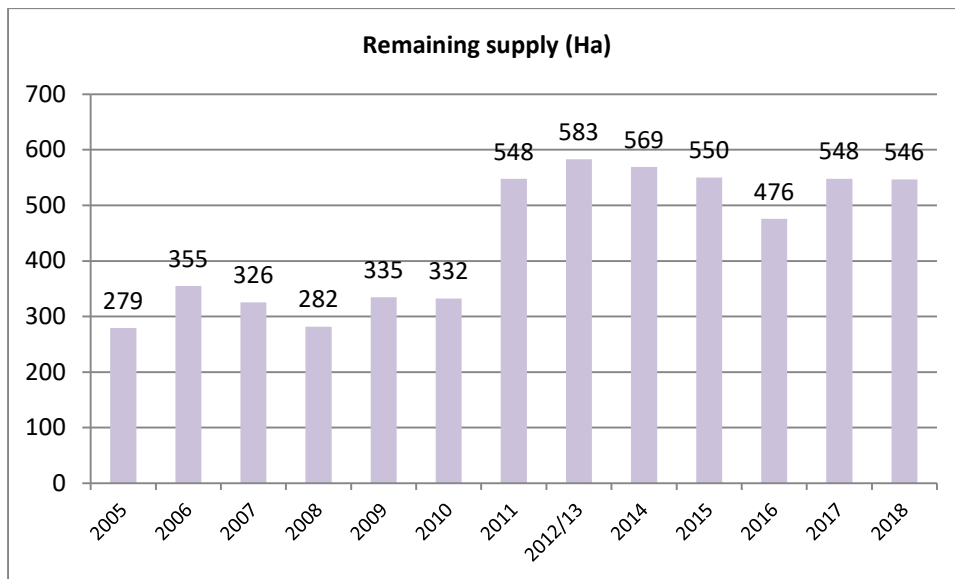
Sites that fall into this category are currently considered to be employment sites in temporary use, i.e. that use does not prejudice longer-term development. They are therefore still to be included as land available for employment type development. Currently there are no sites in this category.

(4.6) Remaining Supply

The Remaining Supply figure comprises of undeveloped sites plus sites with Full permission but not started and sites with Outline permission. Currently there are 68 sites with a total gross site area of 546 Hectares recorded in this category.

The graph below illustrates the remaining Employment land supply between 2005 and 2018. The supply total has increased in recent years because of the proposed redevelopment of existing Employment sites, and, previously unallocated sites coming forward for development e.g. iPort on land designated as Green Belt.

T4. Remaining Supply by year 2005-2018



(4.7) Conclusion

Table T1 in section 4 provides a summary of the data in the survey.

The survey shows that 40.32 Ha of land has been developed over 10 sites during the current study period. This is the second highest total in the last ten years (since the 2006/7 boom period and the subsequent economic downturn). Major schemes include further units completed at the Rossington iPort, Sky Park at the Airport and Redhouse Interchange.

A total of 443 Hectares of land over 49 sites has Planning Permission. 182 Hectares has current full planning permission of which 69 hectares is 'started' at time of survey. 112 hectares of land has Full Planning Permission with development not started and a further 262 Ha has Outline permission. 125 Ha of the Outline permission total is accounted for by 2 sites, (i) the former McCormick site development (ELA0304 at 41Ha) and (ii) 84 Ha at the 'Unity' project (ELA0068) at Stainforth.

112 ha of land have been developed for other uses since 2005. A further 9 ha will be added to this total from this year's survey. 22% of development for other uses is for Residential use.

Of the remaining 171 hectares of undeveloped land, 52 hectares is reserve employment land (ELA0069 Bentley Moor Lane), and 29 hectares at Hungerhill Business Park (ELA0050/51) is restricted to B2 and B1 use.

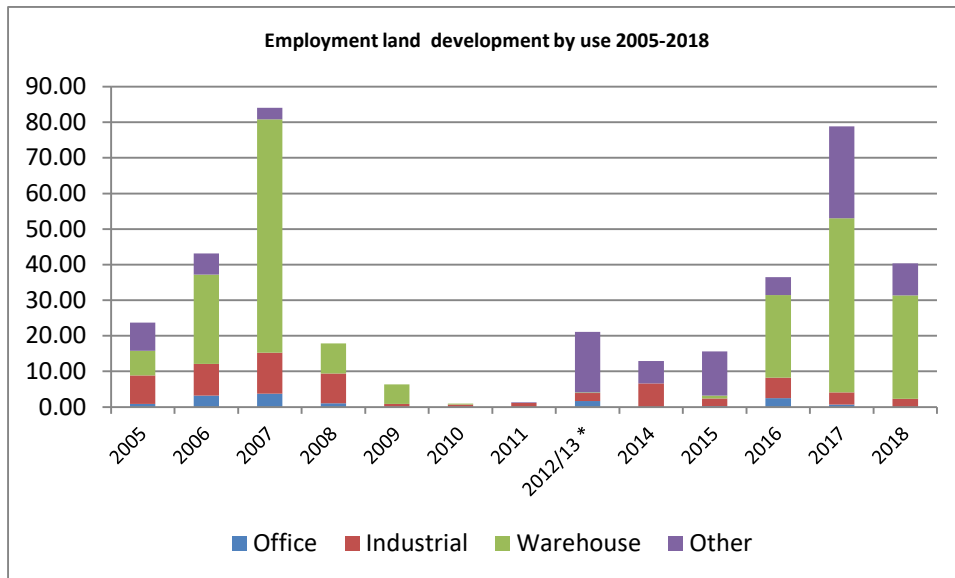
The remaining supply of employment land is 546ha. This figure has risen considerably in recent years because of the inclusion of the Strategic Rail Freight Interchange (iPort) on a Green Belt site at Rossington and the Unity project at Stainforth.

The current UDP allocations of employment land will be eventually superseded by a Local Plan. Progress of the Local Plan and latest news can be monitored via:

<http://www.doncaster.gov.uk/services/planning/local-plan>

5. Historical Take Up

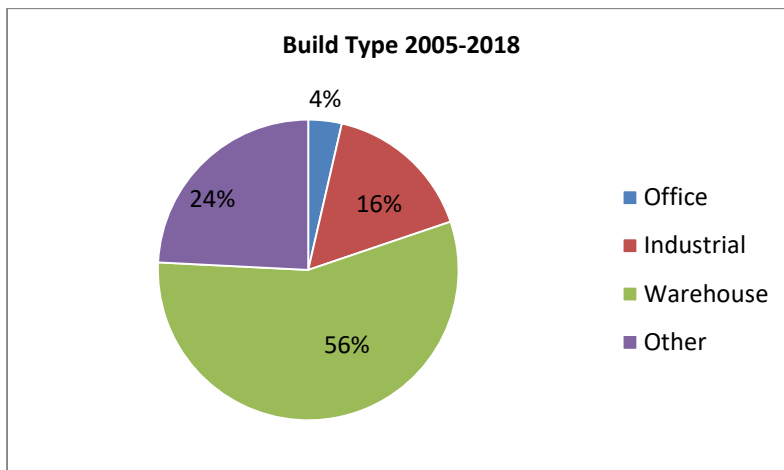
T5. Development Rate 2005 – 2018



The above graph illustrates the development rate by use for the period 2005 to 2018. In total 383 Hectares of land has been developed since 2005 with an average of 27 Ha per year. Development peaked in 2007 (84 hectares) as a result of the completion of several large warehouse developments. As the graph demonstrates, 2006 and 2007 were 'spikes' at the peak of the build, boom period. The economic downturn in the following years saw land take up fall to its lowest ever rates with virtually no development in 2010 and 2011. 2010 is the lowest total on record with only 1 hectare of land developed.

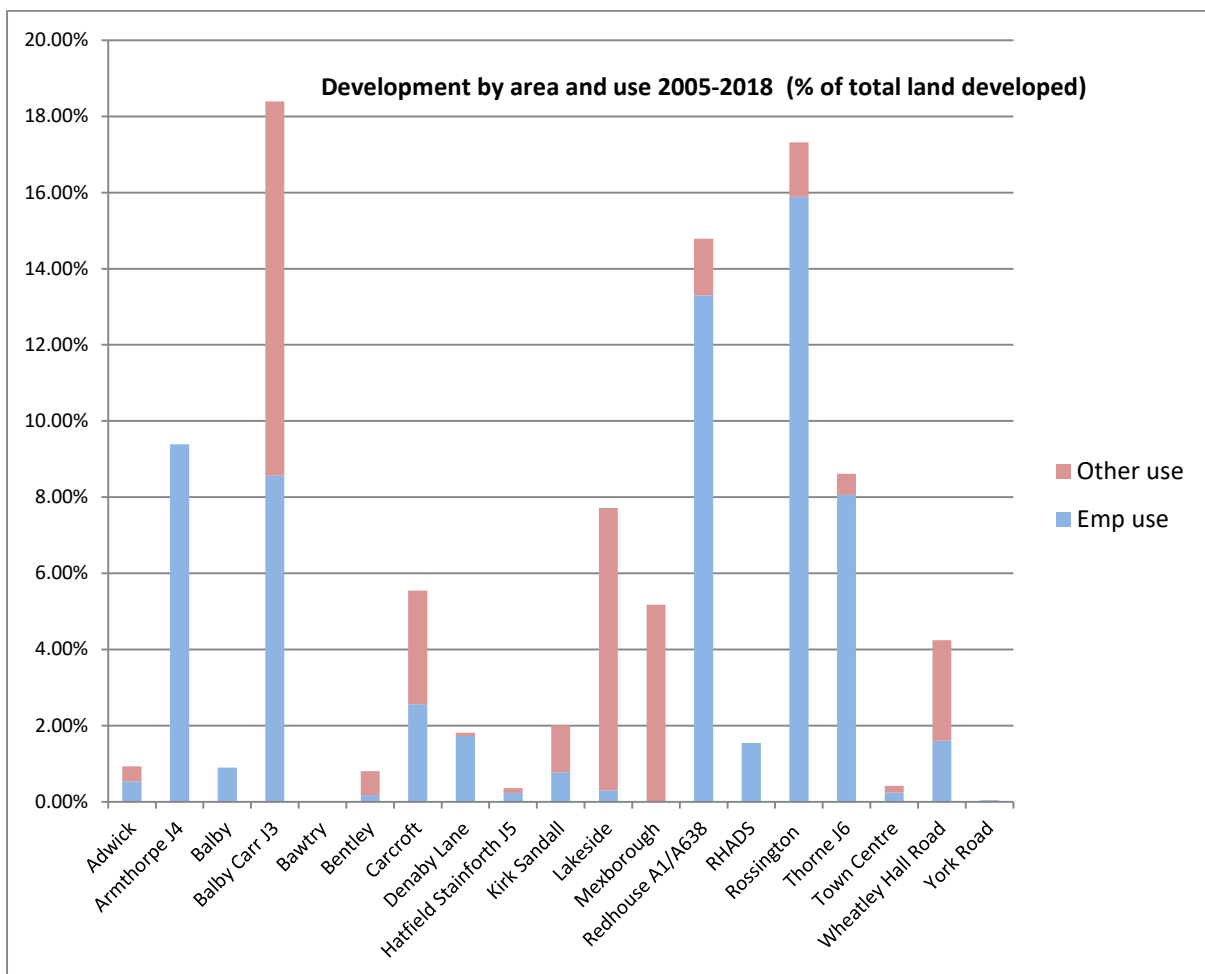
The 2012 to 2015 period shows some improvement, however, the majority of the development was for uses other than employment. 2015-2016 saw the highest development rate since the economic downturn and 2016-2017 shows the second highest rate in the study period and the highest in the last 10 years. Overall between 2005 and 2018 56% of all land take up has been for large 'Big Shed' warehouses and distribution centres with 77% of all development being on green field sites. The 'net build ratio' (net build area to gross build area) averages out at 41% over the study period. This is in line with national averages over the same period.

T6. Build type 2005 – 2018



See also Table T12 (section 6) comparison with previous years.

T7. Employment land take-up by area 2005 - 2018



The above table illustrates the amount of employment land developed by area over the period 2005 to 2018. It also details how much of that development was for uses other than employment uses.

Almost 20% of all development has been at Balby Carr although over half of that total was for non employment type use. Balby Carr is followed Rossington (17%) and Redhouse (15%) in terms of the most land developed. For purely employment type use, Rossington has shown most development (because of iPort). Lakeside has had 7.5% of all development but nearly all has been for non-employment type uses. Mexborough has had 5% of all development but all of that has been for residential use.

6. Site tables by status

T8. Completions: April 2017 to March 2018

Site Ref	Site Name	Site Address	Land Type	Gross Site Area (ha)	Development
ELA0008	Chase Park	Redhouse, Brodsworth (A1M/A638)	GF	1.29	Residential development
ELA0011	Unit 8 Redhouse Interchange	Brodsworth	GF	6.88	1 Warehouse unit to be built in 2 phases (50/50)
ELA0319	Capitol Park Redevelopment	Capitol Park Thorne	BF	1.73	Supermarket, Retail units, Restaurant
ELA0334 (a)	Sel Imperial	Cross Bank Balby	BF	1.11	1 warehouse unit (note: 1 site with 2 permissions)
ELA0334 (b)	Sel Imperial	Cross Bank Balby	BF	0.20	2 warehouse unit (note: 1 site with 2 permissions)
ELA0339	Iport - IP3 (LIDL)	Rossington	GF	20.24	Distribution Warehouse (for LIDL).
ELA0375	Sky Park	First Avenue RHADS	GF	1.00	10 Industrial Units
ELA0387 *	Rail Freight Terminal	iPort Rossington	GF	5.92	Rail Freight Terminal
ELA0390	Unit 10	Hexthorpe Trading Park	BF	0.55	Warehouse Unit
ELA0394	Plot D - Omega	Capitol park	BF	1.4	Warehouse Unit

*Site 387. See note section 4.1

T8. Completions floor-space (m2): April 2017 to March 2018

Site Ref	Site Name	Overall Floor space (m2)	Office	Industrial/ Manufacturing	Warehouse	Other
ELA0008	Chase Park	4,700	0	0	0	4,700
ELA0011	Unit 8 Redhouse Interchange	27,870	0	0	27,870	0
ELA0319	Capitol Park Redevelopment	4,372	0	0	0	4,372
ELA0334 (a)	Sel Imperial	1,768	0	1,768	0	0
ELA0334 (b)	Sel Imperial	268	0	268	0	0
ELA0339	Ipport - IP3 (LIDL)	61,920	0	0	61,920	0
ELA0375	Sky Park	4,090	0	4,090	0	0
ELA0387	Rail Freight Terminal *	59,212	0	0	0	59,212
ELA0390	Unit 10	3,564	0	0	3,564	0
ELA0394	Plot D - Omega	7,059	0	0	7,059	0
	Total	174,823	0	6,126	100,413	68,284

*Site 387. See note section 4.1

T9. Sites with FULL Planning Permission: April 2017 to March 2018

Site Ref	Site Name	Site Address	Land Type	Gross Site Area (ha)	UDP Policy	Status 2018	Use Class
ELA0009	Chase Park	Redhouse, Brodsworth (A1M/A638)	GF	1.35	Employment Site	Started	Other
ELA0062	Coulman Rd Industrial Est.	Coulman Road, Thorne	BF	1.46	Employment Site	Started	Other
ELA0067(a)	Land East of Selby Road (a)	Selby Road Askern	GF	1.71	Employment Site	Started	Other
ELA0108	Nimbus Park (phase 2 unit ref 'P227')	Land End Rd, Thorne	BF	4.69	Employment Site	Started	B8
ELA0134	Tear Drop Site	Lakeside	GF	0.50	Mixed Use	Started	Other
ELA0171	Broomhouse Lane Industrial Est	Edlington	BF	0.75	Employment Policy Area	Started	B2
ELA0310	Doncaster Industry Park	Watch House Lane Bentley	BF	5.78	Employment Policy Area	Started	other
ELA0332	Centrix B	Kirk Sandall Industrial Estate	BF	0.50	Employment Policy Area	Started	Other
ELA0335	MRF Recycling Facility	Hatfield Power Park	BF	15.23	Employment Site	Started	Other
ELA0367	Bombardier Site	Kirk Street Hexthorpe	BF	30.10	Employment Policy Area	Started	Other
ELA0371	iPort unit IP2C	lport Rossington	GF	3.86	Greenbelt	Started	B8
ELA0385	Units C & D	Parkside Industrial estate	GF	1.33		Started	B2
ELA0386	lport Unit IP2.1	lport Rossington	GF	1.27	Greenbelt	Started	B8
ELA0393	Unit 3	Kirk Sandall Industrial Estate	BF	0.67	Employment Site	Started	B1/B2
ELA0395	Former Diamond Car Wash	Carr House Road/Nelson St	BF	0.16	Employment Site	Started	Mixed
ELA0007	Chase Park	Redhouse, Brodsworth (A1M/A638)	GF	1	Employment Site	No Start	Other
ELA0067(b)	Land East of Selby Road (b)	Selby Road Askern	GF	0.77	Employment Site	No Start	Other
ELA0098	Workpods (phase 1) section (a)	Fountains Court RHADS	BF	1.27	Other Transport Prop	No Start	B1

ELA0123	First Point (zone A3)	Carr Hill, Balby Carr	GF	1.35	Employment Site	No Start	Other
ELA0159	3 Pines	Carcroft Industrial Estate	BF	0.02	Employment Policy Area	No Start	B2
ELA0314	Adwick Business Park phase 2	Adwick Lane, Adwick	GF	0.22	Employment Policy Area	No Start	B2
ELA0324	Former T Greening Site	Nelson St Hyde park	BF	0.12	Employment Policy Area	No Start	B1/B2
ELA0327	Gateway 4 Hatfield Lane	South of West Moor Link Armthorpe	GF	12.26	Countryside Policy Area	No Start	B8
ELA0372	iPort unit IP2F	Iport Rossington	Gf	2.54	Greenbelt	No Start	B8
ELA0374	Hutton Business Park	Carcroft Industrial Estate	BF	0.75	Employment Site	No Start	B2
ELA0377	Steel Supplies	Arksey lane, Bentley	BF	1.13	Greenbelt	No Start	B2
ELA0380	Aldi	Kirk Sandall Industrial Estate	BF	1	Employment Site	No Start	Other
ELA0381	Plot B3c	Water Vole Way Balby Carr	GF	0.60	Employment Site	No Start	B8
ELA0383	GNE	Bankwood lane	BF	0.21	Employment Site	No Start	B2
ELA0389	Iport Phase 2	Iport Rossington	GF	85.56	Greenbelt	No Start	B8
ELA0391	Pyramid Printing Works	Redhouse	BF	0.55	Greenbelt	No Start	B1
ELA0392	Network Rail	Marshgate Depot	BF	2.89	Employment Policy Area	No Start	B1/B8
ELA0396	Former Smith and Co.	Nelson St. Hyde Park	BF	0.17	Employment Site	No Start	Other

T10. Sites with OUTLINE Planning Permission: April 2017 to March 2018

Site Ref	Site Name	Site Address	Land Type	Gross Site Area (ha)	UDP Policy	Use Class
ELA0029	South Quay	Lakeside	GF	0.38	Employment Site	B1
ELA0068	Unity Project	Stainforth	GF	84.14	Countryside Policy Area	Mixed
ELA0091	Balby Carr 1	Balby Carr Bank	GF	1.32	Employment Site	B2
ELA0095	Capitol Park redevelopment	Capitol Park Thorne	BF	0.76	Employment Site	Mixed
ELA0169	Plot 2 Westmoreland Engineering	Pitman Road Denaby	BF	0.12	Employment Site	B2
ELA0300	West Moor Park extension units A & B	Armthorpe	GF	34.99	Countryside Policy Area	B8
ELA0301	iPort remainder	Rossington	GF	21.00	Greenbelt	B8
ELA0302	Terminal Business Park	Robin Hood Airport Finningley Doncaster	BF	27.01	Other Transport Prop	B1/B2/B8
ELA0303	Blaxton Quarry	Blaxton	GF	5.22	Countryside Policy Area	Mixed
ELA0304	Former McCormick Site	Wheatley Hall Rd Doncaster	BF	40.93	Employment Policy Area	Mixed
ELA0305	Askern Saw Mills	A19 Askern (South)	BF	15.14	Employment Site	Mixed
ELA0306	Former Pit tip	Broomhouse Lane/Lords Head Lane, Edlington	BF	17.12	Employment Site	Hybrid
ELA0333	Manor farm	Bessacarr	GF	2.13	Housing/Community Benefits	B2
ELA0340	Parkside Industrial Estate	Wheatley hall Road	BF	3.88	Employment Policy Area	B3
ELA0344	Clay Lane West	Doncaster	BF	2.58	Employment Policy Area	B2
ELA0376	Marshgate	Doncaster TC	BF	5.63	Employment Policy Area	Mixed

T 11. Undeveloped Sites: April 2017 to March 2018

Site Ref	Site Name	Site Address	Gross Site Area (ha)	Land Type	UDP Policy
ELA0014	Redhouse Interchange	Off Long Lands Lane Redhouse, Brodsworth (A1M/A638)	6.34	GF	Employment Site
ELA0025	DBIC Phase 2	Doncaster Carr/Leisure Park	0.36	BF	Employment Site
ELA0026	Royal Mail	Doncaster Carr/Leisure Park	1.42	BF	Employment Site
ELA0027	Childers Street	Hyde Park, Doncaster	0.26	BF	Employment Site
ELA0028	Stadium temporary car park	Doncaster Carr/Leisure Park	6.41	BF	Employment Site
ELA0032	Lakeside 3	Off Lakeside Blvd , Lakeside	2.45	GF	Employment Site
ELA0033	M&J Polymers Expansion Land	Denaby Lane, Denaby	1.18	BF	Employment Site
ELA0038	Coronation Road	Cross Bank, Balby	1.55	BF	Employment Site
ELA0044	New Road	Norton	0.43	BF	Employment Site
ELA0046	East of Bentley Road	Bentley Road, Bentley	1.42	BF	Employment Site
ELA0047	Ings Road	Hunt Lane, Ings Road, Bentley	0.58	BF	Employment Site
ELA0048	Hunt Lane	Hunt Lane, Ings Road, Bentley	0.54	BF	Employment Site
ELA0050	Hungerhill Business Park	Hungerhill Lane, Edenthorpe	24.08	GF	Employment Site
ELA0051	Hungerhill Business Park	Hungerhill Lane, Edenthorpe	4.67	GF	Employment Site
ELA0052	BLP Expansion	Doncaster Rd Kirk Sandall Industrial Estate	1.03	BF	Employment Site
ELA0057	Bankwood Lane 1	Bankwood Lane, Rossington	0.53	BF	Employment Site
ELA0058	Central Bottling Bankwood Lane	Bankwood Lane, Rossington	4.17	BF	Employment Site
ELA0059	Eco Business Park Remainder	Eco Way Bootham Lane, Hatfield	3.11	BF	Employment Site
ELA0064	Grampian Expansion	Coulman Road, Thorne	1.48	GF	Employment Site
ELA0065	Thorne Enterprise Park	King Edward Road Thorne	0.31	GF	Employment Site
ELA0066	Ringways Garage	York Road, Scawthorpe	0.87	BF	Employment Site
ELA0069	Bentley Moor Lane	Off A19 Carcroft	51.89	GF	Employment Site
ELA0074	Pastures Road (b)	Pastures Road, Mexborough	2.16	GF	Mixed Use

ELA0085	Askern Industrial Estate	Moss Road, Askern	1.27	BF	Priority Employment Policy Area
ELA0088	Riverside	Adj. Mexborough New Cut	15.18	GF	Mixed Use
ELA0090	Waterfront	Wheatley, Doncaster	12.63	BF	Office PA/Emp PA/Emp Site
ELA0119	First Point zone A1 (adj Vulcan)	First Point Business Park Balby Carr	1.12	GF	Employment Site
ELA0120	Land off Eland Road	Denaby Lane, Denaby	0.40	GF	Employment Site
ELA0124	First Point - Zone E1	First Point Business Park Balby Carr	1.57	GF	Employment Site
ELA0129	GE House	GE House Car Park, Ten Pound Walk	0.49	BF	Employment Policy Area
ELA0133	Riverside south	Adj River Don, Denaby	12.68	GF	Mixed Use
ELA0135	Redhouse Corner	Redhouse, Brodsworth (A1M/A638)	5.33	GF	Employment Site
ELA0138	Durham Lane	West Moor Park / Rands Lane, Armthorpe	1.17	GF	Employment Site
ELA0337	Sandall Stones Road	Kirk Sandall Industrial Estate	1.97	BF	Employment Site

T 12. Sites Previously Developed For Other Use 2005-2018

Site Ref	Site Name	Site Address	Gross Site Area (ha)	Land Type	UDP Policy	Developed For Use	Year
ELA0010	Chase Park	Redhouse, Brodsworth (A1M/A638)	4.86	GF	Employment Site	Landscaping	2005
ELA0018	First Point - Zone E2	First Point Business Park Balby Carr	6.29	GF	Employment Site	Supermarket & Park and Ride	2012/13
ELA0021	CVS	Balby Carr	1.29	GF	Employment Site	Car Auctions	2006
ELA0023	Skip Hire Company	Doncaster Carr/Leisure Park	0.43	BF	Employment Site	Recycling Uses	2005
ELA0031	National Rail College	Carolina Way, Lakeside	2.04	GF	Employment Site	National Rail College development (2017
ELA0036	Pastures Road	Pastures Road, Mexborough	10.31	BF	Employment Site	Residential	2015
ELA0053	Waste Transfer Station	Sandall Stones Road	4.27	BF	Employment Site	Waste Transfer Station (WTS)	2016
ELA0054	Centrix	Kirk Sandall Industrial Est	0.44	BF	Employment Site	Re-cycling plant	2015
ELA0071	Adj Old Ea Beck	Carcroft Common, Carcroft	2.59	GF	Employment Site	Recycling Plant	2005
ELA0073	Power Station Site	Doncaster Road, Mexborough	6.78	BF	Mixed Use	Residential	2012/13

ELA0077	Ramskir Lane	Thorne Road / Ramskir Lane, Stainforth	0.52	BF	Employment Policy Area	Residential	2006
ELA0082	Former Dupont Car park	(Quest Park)Wheatley Hall Road	1.48	BF	Employment Policy Area	Retail - Car Dealership	2006
ELA0083	Trade & Business Centre	Wheatley Hall Road	2.39	BF	Employment Policy Area	Retail	2007
ELA0089	Community stadium	Lakeside	28.63	BF	Mixed Use	Community Sports Stadium	2006
ELA0094	Harley Davidson	Balby Carr/Catesby	0.42	GF	Employment Site	Retail	2004
ELA0105	Former Dupont Site	(Quest park) Wheatley Hall Road	0.83	BF	Employment Policy Area	Retail	2007
ELA0109	Waterfront (phase 1)	Wheatley, Doncaster	2.62	BF	Office PA/Emp PA/Emp Site	College + Car Park	2006
ELA0158	Odeon Site	Hall Gate, Doncaster.	0.20	BF	TC Shopping/Office	Car Park	2011
ELA0162	Rail Maintenance Facility	Ten Pound Walk Doncaster	19.86	GF	Railway land	Hitachi Rail IEP Depot.	2017
ELA0176	Goals Soccer Crompton Retail Park	Wheatley Hall Road	1.14	BF	Employment Policy Area	Five a side football centre	2015
ELA0179	Adwick Business Park (b)	Site off Church Lane, Carcroft Common.	1.29	BF	Employment Site	Caravan Storage	2012/13
ELA0180	Former Wreckers Yard	Toll Bar, Bentley	2.59	BF	Employment Policy Area	Residential	2012/13
ELA0316	Stone Supplies	Grove Road, Kirk Sandall	0.37	BF	Employment Policy Area	Builders Merchant	2014
ELA0317	Sewage Works	Pastures Road	4.31	BF	Employment Policy Area	Residential Development	2014
ELA0318	Zone B3(a) - Balby Carr	Carr Hill, Balby Carr	1.50	GF	Employment Site	Truck/Trailer park & outdoor container storage.	2017
ELA0320	Dunelm - Crompton Retail park	Wheatley Hall Road	0.75	BF	Employment Policy Area	Retail Development	2014
ELA0321	Tyco 2 - Crompton Retail park	Wheatley Hall Road	0.83	BF	Employment Policy Area	Retail Units	2017
ELA0322	The House Martin - Crompton Retail Park	Wheatley Hall Road	0.91	BF	Employment Policy Area	Public House/Restaurant	2014
ELA0329	Marstons Thorne Park	Capitol Park Thorne	0.55	BF	Employment Site	Pub and Restaurant	2015
ELA0331	Adwick Self Store	Church Lane, Adwick Le Street	0.33	BF	Employment Policy Area	78 single storey storage units	2016
ELA0366	Eland Road (b), Denaby lane	Denaby lane	0.37	GF	Employment Site	Electricity Sub Station	2016
ELA0378	XP School Site (XP West)	Balby Carr	0.94	GF	Employment site	School	2017
ELA0379	XP School Site (XP East)	Balby Carr	0.68	GF	Employment site	School	2017

T13. Comparisons with previous years

Site Completions																
Year	No of sites	Gross area	Net Build Area	Net build ratio	Land type		Development Type (Gross site Area)								Remaining Supply	
					BF	GF	Office	Ha	Industrial	Ha	Warehouse	Ha	Other	Ha	No of sites	Gross Site Area (Ha)
2005	12	23.70	9.48	40%	69%	31%	4%	0.85	34%	8.02	29%	6.95	33%	7.88	60	279
2006	9	43.12	15.99	37%	40%	60%	7%	3.23	21%	8.88	58%	25.10	14%	5.91	58	355
2007	20	84.08	29.11	35%	15%	85%	4%	3.70	14%	11.59	78%	65.57	4%	3.22	68	326
2008	12	17.91	5.19	29%	56%	44%	6%	1.07	46%	8.32	48%	8.52	0%	0.00	65	282
2009	4	6.37	2.21	35%	88%	12%	1%	0.04	13%	0.80	87%	5.53	0%	0.00	79	335
2010	4	1.00	0.22	22%	100%	0%	1%	0.01	68%	0.68	31%	0.31	0%	0.00	83	332
2011	3	1.32	0.44	33%	100%	0%	0%	0.00	85%	1.12	0%	0.00	15%	0.20	88	548
2012/13 *	9	21.08	11.53	55%	66%	34%	8%	1.68	11%	2.28	1%	0.17	80%	16.95	80	583
2014	9	12.92	5.83	45%	100%	0%	0%	0.00	36%	6.58	0%	0.00	64%	6.34	83	569
2015	8	15.65	11.29	72%	34%	66%	2%	0.24	14%	2.13	5%	0.82	80%	12.47	84	550
2016	14	36.44	22.26	61%	29%	71%	7%	2.45	16%	5.76	64%	23.26	14%	4.97	73	476
2017	12	78.85	43.53	55%	9%	91%	1%	0.68	4%	3.38	62%	48.94	37%	25.85	78	548
2018	10	40.32	34.08	85%	12%	88%	0%	0.00	7%	2.31	85%	29.07	9%	8.94	68	546
Total	127	382.76	157.08	41%			3.6%	13.95	16.2%	61.85	56.0%	214.24	24.2%	92.73		

*Note: There was no Employment Land Availability survey in 2012

Appendix 1. Additional detail for sites with Planning Permission (T8 and T9)

Site Ref	Application Ref	Permission expires	Proposed net build area	Overall Floor-space (m2)	Office (m2)	Industrial/ Manufacturing (m2)	Warehouse (m2)	Other (m2)	Proposal
Sites with full planning permission and started.									
ELA0009	14/02996/FULM	n/a	2.64	4,700	0	0	0	4,700	Residential development
ELA0062	15/01162/FULM	n/a	1.46	4,661	0	0	0	4,661	Residential development
ELA0067(a)	15/01068/FULM	n/a	0.68	6,800	0	0	0	6800	Residential development (part of a larger site)
ELA0108	16/00126/FULM	n/a		25,101	0	0	25,101	0	The latest permission features a new layout with 2 warehouse units rather than a single unit as on previous permissions.
ELA0134	17/02169/FULM	n/a	0.50	5,000	0	0	0	5000	Hotel. Extension to Premier Inn
ELA0171	17/00014/FULM	n/a	0.25	2,349	0	2,349	0	0	13 Industrial Units (variation on original permission 11/03323/FULM to reduce number of units from 15 to 13).
ELA0310	16/02194/REMM	n/a	5.00	50,000	0	0	0	50,000	Residential Development
ELA0332	16/01767/FUL	n/a	0.10	876	0	0	0	876	6 Retail Units
ELA0335	10/01175/REMM	n/a	3.00	30,000	0	0	0	30,000	Previously granted Outline permission 04/4512/P. Technically 'Started' : see 13/01571/CP Certificate of Lawful Use
ELA0367	11/01077/REM	n/a	20.00	200,000	2,500	0	0	197,500	Mixed use scheme predominantly residential PP. Site remediation and development platform started. Sub plot with full planning permission (14/00616/FULM) expired Feb 2018 and now subsumed into this site)
ELA0371	16/02584/REMM	n/a	1.76	17,652	1,064	0	16,588	0	Distribution Warehouse
ELA0385	17/02049/REM	n/a	0.53	5,277	0	5277	0	0	2 Industrial Units. Completion expected September 2018.
ELA0386	17/03037/REMM	n/a	0.60	5,307	0	0	5,307	0	Distribution Warehouse
ELA0393	17/01312/FULM	n/a	0.33	927	327	600	0	0	Office block and workshop unit
ELA0395	16/01252/FUL	n/a	0.10	1,161	278	0	0	883	Residential/Office/Retail.
Sites with full planning permission and NOT started.									
ELA0007	17/01369/FULM	15/09/2020	1.02	4,000	0	0	0	4000	Residential development (31 dwellings)
ELA0067(b)	15/01398/FULM	11/03/2019	0.20	1,803	0	0	0	1803	Aldi Supermarket
ELA0098	12/02398/FULM	n/a	0.25	5,370	5,370	0	0	0	19x 2 storey office units.
ELA0123	15/02039/FUL	28/10/2018	1.30	13000	0	0	0	13000	Vehicle servicing site

ELA0159	16/00847/FUL	06/05/2019	0.10	246	0	246	0	0	2 Industrial Units
ELA0171	17/00014/FULM	03/04/2020	0.25	2,349	0	2,349	0	0	13 Industrial Units (variation on original permission 11/03323/FULM to reduce number of units from 15 to 13).
ELA0314	16/03097/FUL	28/03/2020	0.10	568.5	0	568.5	0	0	4 Industrial units in 2 blocks
ELA0324	17/01098/FUL	24/07/2020	0.06	600	300	300	0	0	2 storey Office Block.
ELA0327	17/01528/REMM	29/08/2019	5.39	37,534	0	0	37,534	0	2x warehouse Units. Part of a wider site that has outline PP for residential use. Stoford 'Gateway 4'.
ELA0372	16/02608/REMM	24/12/2018	1.66	16,583	929	0	15,654	0	Distribution Warehouse
ELA0374	16/00233/FULM	07/06/2019	0.12	1,188	0	1188	0	0	3 Industrial Units
ELA0377	16/02527/FULM	09/03/2020	0.20	1,858	0	0	1,858	0	1 warehouse Unit
ELA0380	16/01460/FULM	23/12/2019	0.20	2000.00	0.00	0.00	0.00	2000	Supermarket Development
ELA0381	16/00797/FUL	22/04/2019	0.30	3,000	0	0	3000	0	Open storage
ELA0383	17/01256/FUL	19/10/2020	0.09	870	0	870	0	0	11 business units
ELA0389	17/01244/REMM	02/02/2020	80.00	300,000	0	0	300,000	0	Phase 2. Units IP 4 - IP 15
ELA0391	16/02151/FULM	09/11/2020	0.55	716	716	0	0	0	Single storey office development
ELA0392	17/00245/FULM	22/11/2020	1.45	4,932	3492	0	1440	0	Office building and storage building
ELA0396	16/01299/FULM	12/12/2019	0.10	2,000	0	0	0	2000	Restaurant/Café/Residential
Sites with Outline planning permission									
ELA0029	14/02214/OUT	12/11/2017	0.38	2,601	2,601	0	0	0	2 Office Blocks (A & B phases 1 & 2)
ELA0068	15/01300/OUTA	21/04/2020	60	217,424	27,728	65,808	123,888	0	Outline permission for a mixed use development comprising residential development (3100 units), community facilities, industrial and logistical development, commercial development and a local centre with associated infrastructure and details of access. The site area of the actual Outline permission is 293Ha, however the area proposed for employment type use in the indicative Masterplan is much less at 84Ha (see areas 'Unity Connect' & 'Unity Link' in Masterplan.
ELA0091	16/02447/OUT	23/11/2019	0.36	3,670	0	3,670	0	0	3 Warehouse units
ELA0095	10/03149/OUTM	n/a	0.76	13,350	1,750	8000	0	3,600	Industrial/Storage&Distribution/Hotel/Pub/Restaurant. Single remaining plot with OTL PP of the Capitol Park redevelopment
ELA0169	15/00781/OUT	07/03/2019	0.02	240	0	240	0	0	Workshop/Office development

ELA0300	15/03013/OUTM	07/07/2020	19.46	84,165	0	0	84,165	0	2 Warehouse units. Reserve matters application pending decision as at 2018 survey.
ELA0301	09/00190/OUTM	19/08/2014	30.00	303,982	0	0	303,982	0	Strategic Rail Freight Interchange (SRFI) remaining area with outline permission only. Overall scheme features multiple units (see layout http://iportuk.com/indicative-scheme/). Latest amendments to the outline permission were granted in 2016 (16/01648/OUTA)
ELA0302	17/02733/OUTM	30/09/2019	6.20	57,000	2,232	16,430	38,338	0	Outline permission for Business Park for B1/B2/B8 use. No 'Air related' conditions attached.
ELA0303	09/01292/OUTM	24/11/2020	3.00	9,812	693	2,230	4,102	2,787	Mixed Use Commercial and Industrial Development. 14/00877/wcc - Extension of time to Outline PP 09/01292/OUTM. Floor space data taken from indicative masterplan in 2009 OTL PP.
ELA0304	10/02600/OUTA	10/03/2020	30.00	139,240	2,787	9,520	10,451	116,482	Mixed use development. Approx. 15% Employment uses. Other uses include Care Home, Supermarket, Residential & Public House. A variation of conditions (16/02060/OUTM) granted in 2017. 16/02993/REMM - Reserved matters approval for demolition of existing buildings; ground remediation works and changes to levels; construction of access road (first phase) with associated utilities and substation
ELA0305	08/01077/OUTA	11/07/2016	15.14	70,000	5,670	11,520	4,460	48,350	Mixed Use development. Approx 25% Employment use. B1/B2/B8 and some 'live work' units. Reserved matters application (16/01651/REMM - received before expiry of OTL PP) currently pending consideration.
ELA0306	14/02665/OUTM	16/12/2018	14.00	56,000	0	0	0	56,000	Primarily residential development
ELA0333	01/01201/P		0.85	8,520	0	8,520	0	0	OTL pp for employment use on much wider site. Granted on appeal. Other phases of the scheme are currently being developed for residential use.
ELA0340	15/01977/FULM	10/12/2018	3	9,564	0	9,564	0	0	Remaining plot for units E,F & G (REMM application pending consideration as at April 2018)
ELA0344	14/02815/OUTM	08/05/2018	2.58	8,361	0	8,361	0	0	6 Industrial Units
ELA0376	11/02769/OUTM	09/02/2020	2.4	23,775	4,338	826	826	17,785	Mixed use development. Office/Retail/B2/B8/Supermarket. Variation of conditions to extend time granted. (16/02292/OUTM).

Useful Links:

Business Doncaster: <http://wearedoncaster.co.uk/business>

Doncaster Local Plan: <http://www.doncaster.gov.uk/services/planning/local-plan>

Planning Applications online: <http://www.doncaster.gov.uk/services/planning/planning-applications-online-public-access>