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Our ref: 40b – Planning Conformity/Final Responses/Doncaster, Employment Park, Armthorpe, Aug 08

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Martin Graham  
Development and Planning  
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Dear Martin

**Planning Application Number: 08/02201/OUTA**

**Outline application for employment park comprising buildings for use within Classes B1 (c), B2 and/or B8 and B8, construction of roads and ancillary facilities, and landscaping on approx. 46.52ha of land.**

Thank you for consulting the Assembly on the above. I am pleased to forward the following officer comments to you, based on the current RSS.

The Assembly is grateful for the opportunity to comment on this proposed development. The Assembly, as the Regional Planning Body, has been asked to comment on this development as its nature and location mean that it could have an effect on the implementation of the Regional Spatial Strategy (RSS). The current RSS - The Yorkshire and Humber Plan was issued by the Secretary of State in May 2008. The RSS has the status of a Development Plan Document and forms part of the framework for decisions taken under section 38 of the Planning and Compulsory Purchase Act (2004), which means that decisions on all applications have to be taken in accordance with the Development Plan unless other material considerations indicate otherwise.

### *Regional Policy Context*

Policies in RSS seek to focus development on the region's town and city centres. The Core Approach (Policies YH1-YH9) makes it clear that most new development, and high trip generating uses, should be focussed on Regional Cities and Sub-Regional Cities and Towns and that away from these sufficient development should be permitted in Principal Town to enable them to fulfil their role as service centres.

### *Location of development*

The proposed development is located in Armthorpe, a settlement within Doncaster which is located some 5km to the northeast of Doncaster City Centre. Doncaster is identified in the RSS as a Sub-Regional Town. Policy YH4 of RSS states that Sub-Regional Towns and Cities should be the prime focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities in the region.

### *Economic Development*

The RSS seeks to create a more successful and competitive regional economy, by supporting economic growth targets in locations where development will have maximum benefit and by promoting important sectors.

Policy E4 of RSS provides for plans, strategies, investment decisions and programmes should support key sectors including Financial and Business Services; Tourism; Logistics; and Construction, and regional priority clusters including Advanced Engineering and Metals; Chemicals; Bio-Science; Digital; Food and Drink; Healthcare Technologies; and Environmental Technologies. The Assembly would in principle support the development as it is in line with Policy E4 of RSS.

The proposed development will also support the implementation of Policy SY1B which emphasises the need to facilitate the growth of storage/distribution uses in the Doncaster Borough maximising the use of rail and water transport.

Table 11.1 forecasts the potential annual job growth from 2006 as 1550 per annum in the Doncaster District, of this total 780 jobs per annum are forecast for B1b/c B2 and 70 for B8 uses in Table 11.2. The application form states that the proposal will generate 1737 full-time jobs.

### *Renewable Energy*

The sustainable use of resources is a key theme in RSS. Policy ENV5 states that in advance of local targets being set in DPDs, new developments of more than 10 dwellings should secure at least 10% of their energy from decentralised and renewable or low carbon sources.

### *Freight*

Policy T4 of RSS provides for the maximisation of the use of rail or water for freight movements to and from new and existing developments and significant changes of use and recognises the contribution these modes can make to the transportation of bulk materials including waste.

## **Conclusion**

Given the issues set out above, the Assembly offers the following officer comments that:

- The outline application is supported in principle, on the basis that the development makes best use of existing transport infrastructure and supports the implementation of Policy E4.

If you have any queries about these points, please do not hesitate to contact Andy Haigh on 01924 331601.

Yours sincerely



Andy Haigh  
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