



City of
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Council

Welcome to an exciting new development strategy

THE DONCASTER CITY CENTRE MASTERPLAN



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Foreword



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Over the last decade, Doncaster city centre has undergone one of the most significant periods of transformation in its history.

When we published the Urban Centre Masterplan in 2016, we set out a bold vision to strengthen our city centre, attract investment, create opportunities and unlock Doncaster's enormous potential. Since then, we have delivered on that ambition. More than 50 major regeneration projects and strategic interventions have been completed or are underway, reshaping key parts of the city and creating the foundations for future growth.

We have transformed and revitalised our historic markets, restored important heritage assets such as the Corn Exchange, enhanced public spaces and improved the city's gateways. We have invested in new education facilities, leisure opportunities and residential developments, while major projects such as Gateway One are helping to position Doncaster as a leading destination for business and innovation.

These achievements are a source of real pride. They demonstrate what can be accomplished when the public sector, private investors, businesses, communities and partners work together towards a shared goal. They also played a vital role in supporting Doncaster's successful bid for city status, a landmark moment that recognised the ambition, confidence and potential of our borough. Yet our journey is far from complete. The city centre remains the beating heart of Doncaster. It is where people come together to live, work, learn, socialise and celebrate. It is the front door to our city and an important driver of economic growth and civic pride. As our city continues to grow and evolve, our city centre must continue to adapt and respond to changing needs and opportunities.



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Foreword Continued



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That is why, following the Big City Conversation, which engaged more than 8,000 residents, and through the leadership of our private sector-led City Centre Board, we developed the City Centre Strategy. The response was clear: people care deeply about the future of Doncaster city centre and want to see it become an even stronger destination for residents, visitors, businesses and investors.

This refreshed Urban Centre Masterplan builds on that ambition. It provides a long-term vision for how our city centre can continue to evolve into a vibrant, attractive and successful urban centre. It identifies opportunities to create new neighbourhoods, support business growth, attract investment, improve connectivity, celebrate our heritage and culture, and make the city centre an increasingly attractive place to spend time.

Importantly, this Masterplan is not a fixed programme of projects. It is a framework for action, setting out priorities and opportunities that will help guide future investment and decision-making. It provides the flexibility needed to respond to changing circumstances whilst maintaining a clear direction of travel.

Doncaster is a city that has always looked forward. We are ambitious, resilient and determined to succeed. This Masterplan reflects that spirit. It builds on the progress we have made, embraces the opportunities ahead and sets out a clear vision for a city centre that is distinctive, thriving and full of opportunity.

Together, we can continue to create a city centre that reflects the scale of our ambition and is a place that everyone can be proud of.

Ros Jones, Mayor of Doncaster



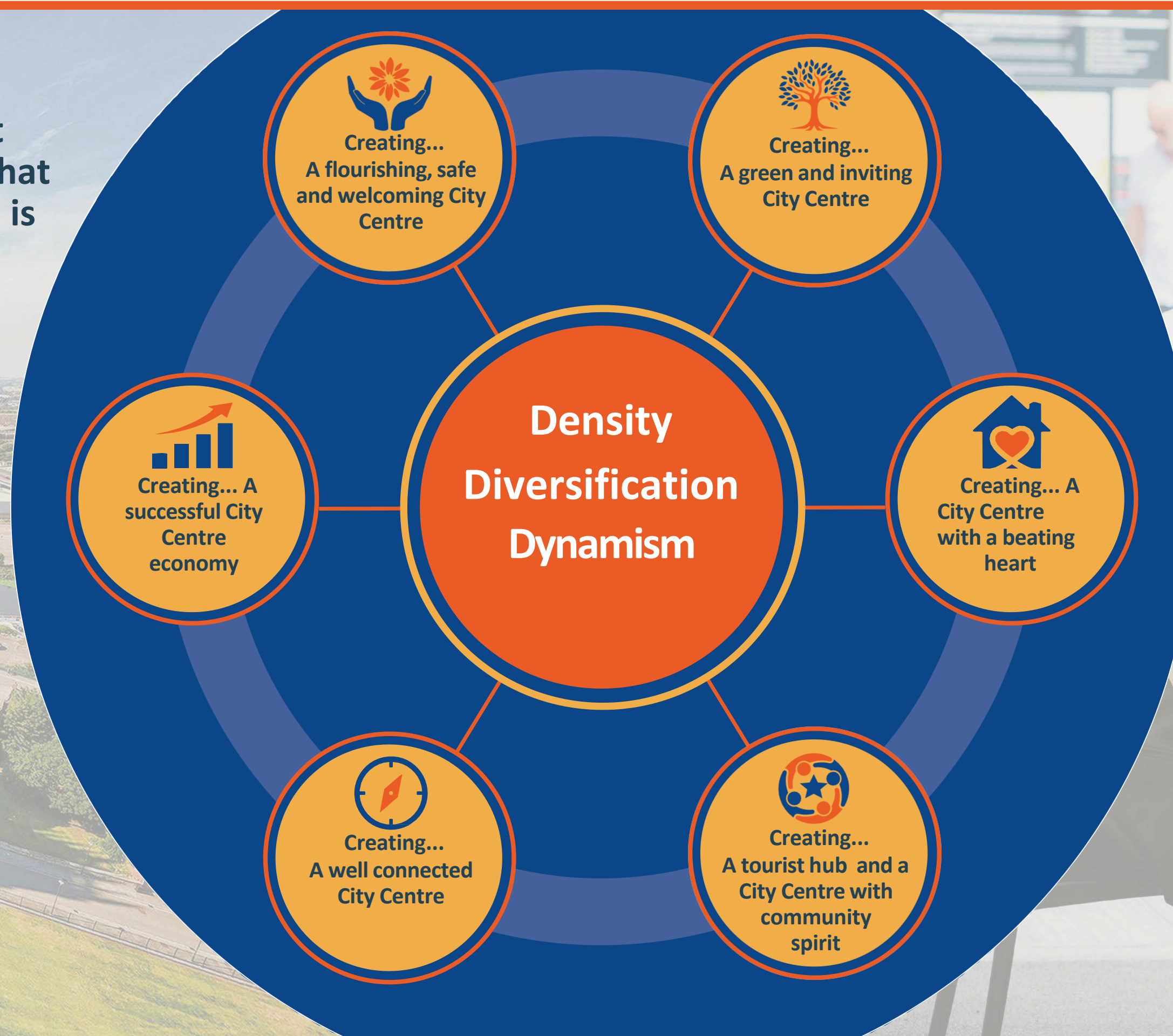
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Regenerating Our City Centre



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The vision for Doncaster is:
“A safe, prosperous, vibrant
and inclusive City Centre that
builds on our heritage and is
fit for the future.”



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A Green City



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- The Masterplan makes a commitment to establishing a green City Centre by improving access to nature and green spaces.
- The Masterplan proposes to enhance existing public areas to better support events, play, and community gatherings.
- Any new developments will consider the use of dedicated green areas to ensure key zones are naturally connected, delivering a healthier, more beautiful, and sustainable environment for everyone in Doncaster.



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Delivery of the Masterplan



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60,000sqm
of new green
space



27ha
Waterfront
Neighbourhood



2,000+
New City Centre
homes



10,000+sqm
of new Grade A
office space



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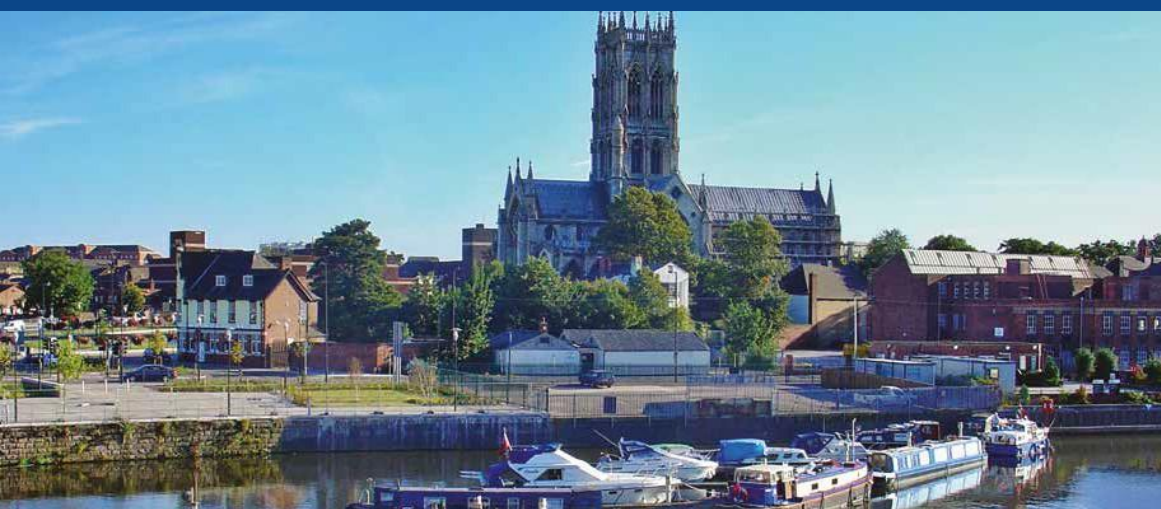
Minster Canalside



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Developing Minster Canalside will strengthen connections between the city centre, waterfront and surrounding neighbourhoods.

- Retaining the historic significance of St George's Minster.
- Creating high-quality public spaces supporting community activity, active travel and access to nature.



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Marketplace & Hall Gate



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Strengthening the role of Marketplace and Hall Gate as the heart of the city centre.

- 16ha site area with 11,079 sqm of mixed development capacity.
- Creating a welcoming, accessible and vibrant destination for everyday activity, events and community life.



16 ha site
with improved
accessibility



**Artist's impression showing a potential future vision for the area. Indicative only and not an exact representation.*



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City Gateway



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↗
↘
↖
↙
7.5 ha site
mixed
development/
commercial
hub

Building on City Gateway enhancements to develop the area and establish a prominent frontage to Doncaster Railway Station.

- 7.5ha site area with 31,845m² of mixed development capacity.
- Creating the potential to become a hub for commercial activity within a significant transport location.



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Retail Core



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Retaining the focus of a central retail core for Doncaster.

- 14.5ha site area with 10,709m² of mixed development capacity.
- Maintaining the key retail offer alongside creating new uses such as experience based leisure, the arts and a cultural offer.



*Artist's impression showing a potential future vision for the area. Indicative only and not an exact representation.



↔
↔
14.5 ha site
with additional
opportunities



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Civic & Cultural Quarter



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Creating a vibrant hub for civic activity and cultural engagement that appeals to both residents and visitors.

- 23ha site area with 48,940m² of mixed development capacity.
- Improving connections between the Civic Quarter and the wider city centre, enhancing public spaces and introducing new homes and green spaces.



Artist's impression showing a potential future vision for the area. Indicative only and not an exact representation.



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Doncaster Waterfront



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27 ha site
in total with
development
capacity

Creating a series of integrated waterfront neighbourhoods that extend and enhance Doncaster city centre, transforming currently underutilised land into dynamic places where people can live, work and socialise.

Waterfront East – 13ha site area with 29,431 m² of mixed development capacity.

Waterfront West and Friars Gate – 14ha site area with 30,003 m² of development capacity.



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