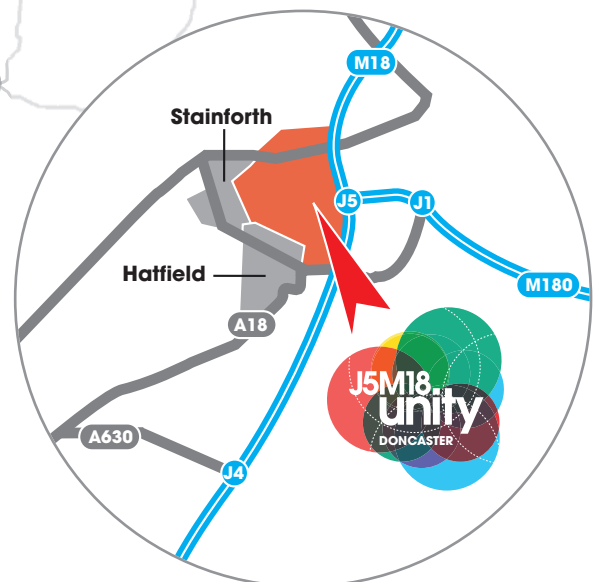




Location:
**Junction 5
M18**



The Team

Waystone



Waystone Limited

Waystone offers specialist expertise in the development of large and complex sites requiring remediation and infrastructure.

www.waystone.co.uk



Business Doncaster

Business Doncaster is a partnership between the public and private sector to secure inward investment and promote growth in to Doncaster.

www.wearedoncaster.co.uk

The developer has appointed a professional project team to take the proposals forward:



Planning consultants



Highways & Transport, Flood Risk & Drainage, Visual Impact, Ecology & Nature Conservation, Land Quality & Geology, Air Quality, Noise



ArcHeritage

Archaeology/Heritage

All enquiries:



Rebecca Schofield
Partner
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Balm Green
Sheffield
S1 2JA
0114 2729750

www.waystone.co.uk

A 650 acre (263 hectares) easily accessible mixed use development

www.waystone.co.uk

**J5M18
unity
DONCASTER**



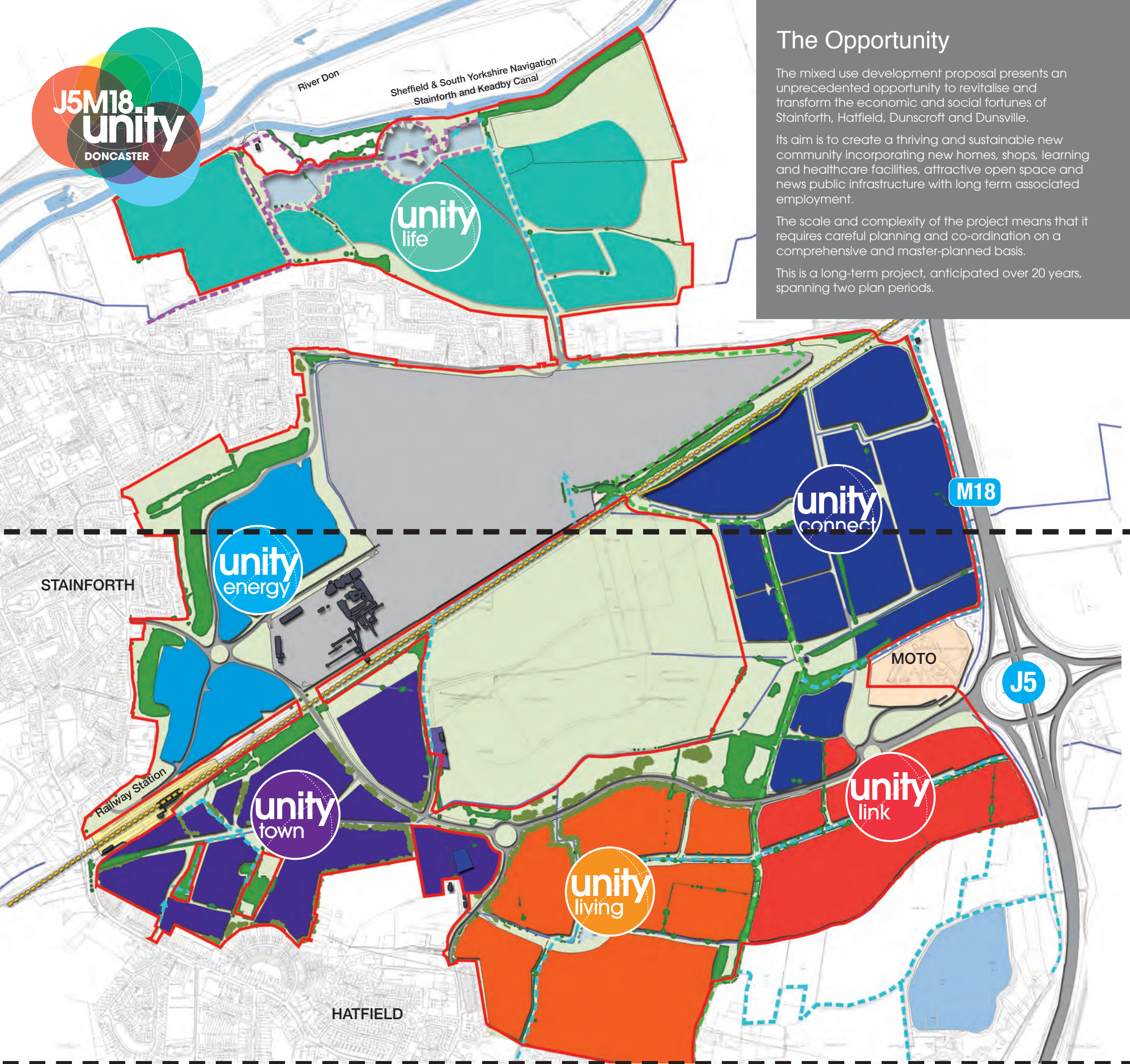
The Opportunity

The mixed use development proposal presents an unprecedented opportunity to revitalise and transform the economic and social fortunes of Stainforth, Hatfield, Dunscroft and Dunsville.

Its aim is to create a thriving and sustainable new community incorporating new homes, shops, learning and healthcare facilities, attractive open space and news public infrastructure with long term associated employment.

The scale and complexity of the project means that it requires careful planning and co-ordination on a comprehensive and master-planned basis.

This is a long-term project, anticipated over 20 years, spanning two plan periods.



- A predominantly residential development surrounding an attractive new Marina to provide a high quality waterside living environment.
- Outline planning consent for a 500 berth Marina with facilities and associated leisure uses was granted in 2010. The detailed design of the first phase, which includes 260 berths and marina facilities building with café, is now being considered by the Local Planning Authority.
- The design of the Marina embraces successful waterside uses to provide a vibrant and diverse place to live.
- The first plan period (to 2028) aims to deliver 400 new homes in Stainforth and up to 1440 homes in the future.

- A quieter, high quality residential area providing larger family homes in a safe, secure and green environment.
- Unity living offers connectivity to Bootham Lane and the new link road which in turn connects to the M18 and the wider motorway network.
- The first plan period (to 2028) aims to deliver 600 new homes in Hatfield.
- In the long-term Unity Living will accommodate up to 1105 residential homes in total.

- Delivering approximately 50 hectares for manufacturing and logistics businesses with excellent connections to the motorway.
- Aims to generate major employment opportunities for the region.
- Potential for circa 51,100m² of manufacturing space and circa 136,400m² of logistics space, creating around 3800 new jobs.
- Potential for rail freight.
- A market led development.

- A true mixed use community and residential area.
- A 'hub' of activity with rail station and bus interchange with a range of community led uses including healthcare and education facilities.
- A mix of new homes and district retail facilities.
- The first plan period (to 2028) aims to deliver 200 new homes in Dunscroft.
- In total Unity Town will provide up to 555 residential homes over the long-term.

- A key development area focussed on renewable energy, carbon capture and advanced technology.
- Already has detailed permission for a 900MW carbon capture power station, materials recycling facility.
- Opportunity for rail freight handling capability.
- Can accommodate circa 138,250m² for employment development.
- Potential for circa 2100 new jobs as well as up to 300 new jobs for a power station.

- Forming a gateway to the development at Junction 5 of the M18.
- Accommodating circa 86,400m² for commercial occupation. Incorporating a Moto MSA and a new 120 bed Hotel.
- Further uses may include specialist research and development energy associated industry, sui generis, trade counters, emergency services depot, high-tech or advanced tech units.
- Potential for circa 2700 new jobs.
- A market led development.