Local Plan & Neighbourhood Plans

- Balby is defined as one of the connected districts arranged around the town centre forming part of the 'Main Urban Area' in the local plan.
- It has therefore been allocated a number of housing sites for new homes within the area with some local need also being met by developments nearby in Hexthorpe and Warmsworth.
- This site is inside the existing development boundary, owned by the Council and available as a 100% Affordable Housing to meet the local need as part of the Council New Build programme.
- Balby does not have a Neighbourhood Plan.

Housing Need Study 2019

- Net Affordable Housing Need (AHN) for Balby settlement per year is 63, broken down into 22 for 3 bed houses, 21 for 1 bed flats, 2 for 1 bed bungalows and 18 for 2 bed bungalows). This is the 2nd highest need of all the 90 settlements throughout Doncaster.
- Net AHN (over 5 years) for Older People's Affordable Housing is 57. This is by far the highest need of all the 90 settlements throughout Doncaster; with the second highest need being only 26.

Council stock bidding data (Nov 2020 – Nov 2021)

- 3-bed houses get the most average bids (217.3) – a much higher figure than the average for the whole of Doncaster.
- Second highest was 2-bed flats (135.8) – again a much higher figure than the average for the whole of Doncaster.
- Third highest was 2-bed houses (115.8).

Type	Total Adverts	Total Bids	Avg. Bids	Most Bids	Direct Match	Fewest Bids
Bungalow (1 bed)	30	720	25.7	52	2	6
Bungalow (2 bed)	13	288	57.6	94	8	42
Flat (1 bed)	10	459	65.6	164	3	10
Flat (2 bed)	16	2,172	135.8	186	0	114
House (2 bed)	12	1,389	115.8	234	0	77
House (3 bed)	23	4,564	217.3	474	2	83

Housing Register

- 1,161 households selected Balby South as an Area of Preference, 477 currently live in Balby South and 684 want to move to Balby South (shows high demand).
- Of these, 128 households (11%) would consider Shared Ownership, 21 households are wheelchair users, 147 households (12.5%) have a Physical Disability and 65 households have a Learning Difficulty.
- 260 households (22%) are over 55yrs old.
- 178 households (15%) are single and under 35 and can therefore bid only on a shared property (if they are on benefits).
- Of the 477 households (41%) currently living in Balby, most are eligible to bid on 1 & 2 bed homes. 1 bed: 236 (50%), 2 bed: 184 (38%), 3 bed: 52 (11%) and 4 bed: 5 (1%).
- Priority status/bands: The majority (78%) are low need (bronze or below).
  Platinum: 22 (4%), Gold: 42 (7%), Silver: 56 (11%), Bronze: 277 (56%), General/Open Market: 45 (8%), Transfer: 73 (14%).
- Age Breakdown is weighted towards younger households. 18-34yrs (175, 37%), 35-54yrs (179, 38%), 55-74yrs (88, 18.5%) and 75-94yrs (35, 7%).
- 110 registered households have never bid on any properties (23%), 237 have bid in the last 12 months (49.5%).

Council Housing Allocations data

- In the year to Nov 2021 (of the Households who already live in Balby South) 86 households placed bids on and accepted properties in Balby, with a further 16 households moving into Balby from elsewhere in Doncaster.

Demographic Profiles and deprivation data – Balby South Indices of Multiple Deprivation (IMD) data

- In 2019 the overall IMD Decile was 3.0 out of 10 (1 being most deprived), therefore, Balby South is in the worst 30% of the country. Employment and Living Environment are improving however Access to Housing and Services, Health, Crime, Income, Education, Skills and Training got worse in 2019 compared to 2015.
- The Lower Super Output Areas (LSOAs) in Balby South range from the 6th decile to the 2nd decile (1st = worst and 10th = best).

Affordable Stock

- There are 1,922 social housing properties in Balby South; of which 1,366 are council-owned and 556 are Housing Association homes.
  - 30% are Bungalows
  - 56% are Houses
  - 14% are Flats

Localities Intelligence

Doncaster Talks 2019 Ward-level analysis gave no indication of a wish for a focus on more housing, nor so for a restriction on housing. Resident views focused on making the area cleaner and tackling crime.
- **Like**: Community, Neighbours, Quiet Areas, Green Spaces;
- **Improve**: Cleaner streets, less litter & fly-tipping, ASB (including Motor Cycle nuisance), tackling crime through more visible Policing.
- **Focus**: General Maintenance, litter and cleaning, Regeneration in town centre (Waterdale), ASB including crime, drugs, begging and Help and support for the homeless.