

Local Plan & Neighbourhood Plans

- Hatfield is defined as one of the seven Main Towns in the Local Plan.
- It has therefore been allocated a number of housing sites for new homes within the area.
- This site is inside the existing development boundary, owned by the Council and available as a 100% Affordable Housing site to meet the local need as part of the Council New Build programme.
- Hatfield does not have a Neighbourhood Plan.

Housing Need Study 2019

- Net Affordable Housing Need (AHN) per year for the settlement is 14, broken down into 4 for 3 bed houses, 6 for 1 bed bungalows and 3 for 3+ bed bungalows. This is the 2nd highest need from all of the seven Main Towns in Doncaster.
- Net AHN (over 5 years) for Older People's Affordable Housing is only 1.

Council stock bidding data (Nov 2020 – Nov 2021)

- 3-bed houses get the most average bids (135) – a much higher figure than the average for the whole of Doncaster.
- Second highest was 2-bed houses (61) – again a higher figure than the average for the whole of Doncaster.
- Third highest was 2-bed bungalows (36.7).

Type	Total Adverts	Total Bids	Avg Bids	Most Bids	Direct Match	Fewest Bids
Bungalow (1 bed)	6	141	23.5	34	0	12
Bungalow (2 bed)	8	110	36.7	53	5	15
Flat (2 bed)	2	25	12.5	17	0	8
House (2 bed)	3	183	61	73	0	51
House (3 bed)	10	1,215	135	249	1	46

Housing Register

- 1,048 households selected Hatfield as an Area of Preference.
- Of these 125 households (12%) would consider Shared Ownership, 25 households are wheelchair users, 143 households (14%) have a Physical Disability and 45 households have a Learning Difficulty.
- 335 households (32%) are over 55yrs old.
- 97 households (9%) are single and under 35 and can therefore bid only on a shared property (if they are on benefits).
- Of the 278 households (26.5%) currently living in Hatfield, most are eligible to bid on 1 & 2 bed homes. 1 bed: 151 (55%), 2 bed: 93 (34%), 3 bed: 31 (11%).
- Priority status/bands: The majority are low need (bronze or below) – 72%.
Platinum and Gold: 39 (14%), Silver: 39 (14%), Bronze: 142 (51%), General/Open Market: 38 (14%), Transfer: 20 (7%).
- Age Breakdown is weighted towards younger households 18-34yrs (99, 36%), 35-54yrs (77, 28%), 55-74yrs (82, 29%), and 75-94yrs (20, 7%).
- 88 registered households have never bid on any properties (32%), 115 have bid in the last 12 months (41%).

Council Housing Allocations data

- In the year to Nov 2021 (of the households who already live in Hatfield) 10 households placed bids on and accepted properties in Hatfield with a further 22 households moving into Hatfield from elsewhere in Doncaster.

Demographic Profiles and deprivation data

- In 2019 the overall IMD Decile was 4.0 out of 10 (1 being most deprived), therefore, Hatfield is in the worst 40% of the country. Living Environment, Income and Employment are improving however Housing & Services, Health, Crime, Education and Skills & Training got worse in 2019 compared to 2015.
- The Lower Super Output Areas (LSOAs) in Hatfield range from the 2nd decile to the 5th decile (1st = worst and 10th = best).

Affordable Stock

- There are 817 social housing properties in Hatfield; of which 750 are council-owned and 67 are Housing Association homes.
 - 28% are Bungalows
 - 67% are Houses
 - 5% 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 improving children's activities, transport links and more enforcement on dropping litter.
- **Like:** Great Community Spirit, Quiet Place to Live, Access to the Countryside and Parks, Good transport links.
 - **Improve:** Improvement to road conditions and safety, Cleaner streets and littering, Fly-tipping enforcement, public transport and Community activities/events including youth provisions.
 - **Focus:** Provision of activities for children and youth people, more and better quality jobs, cleaning up streets – including town centre, more visible policing.