



City of
Doncaster
Council

The Doncaster Local Plan 2015-2035

Update to Regeneration & Housing Overview & Scrutiny
Panel

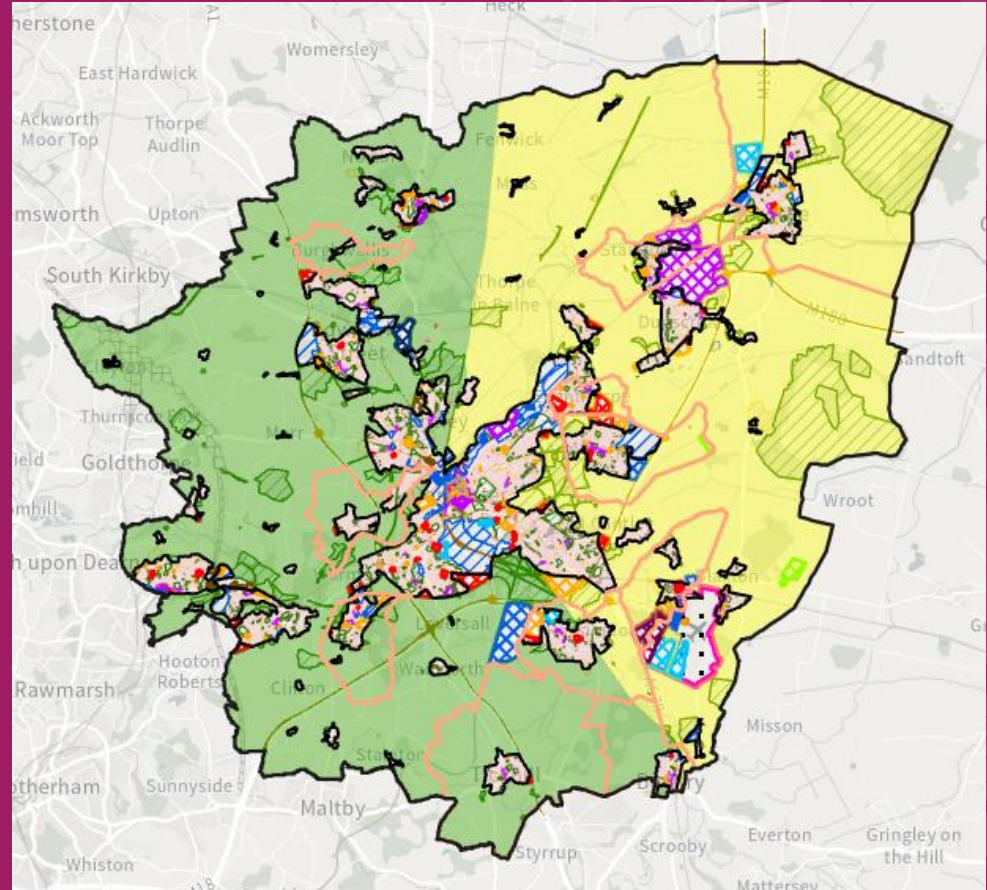
Thursday 9th March 2023

Overview

- **Local Plan Recap;**
- **Local Plan Post Adoption & Implementation to date;**
- **Key Monitoring Indicators for Housing & Regeneration;**
- **Appeals Performance;**
- **Levelling-up and Regeneration Bill: Reforms to National Planning Policy with Respect to Plan-making;**
- **Questions from the Housing & Regeneration Overview & Scrutiny Panel.**



Local Plan Recap...



What is the Local Plan?

- Forms part of the statutory development plan for CDC to determine all planning applications;
- Vision, objectives, strategic and non-strategic policies, and land use allocations and designations;

How was it prepared?

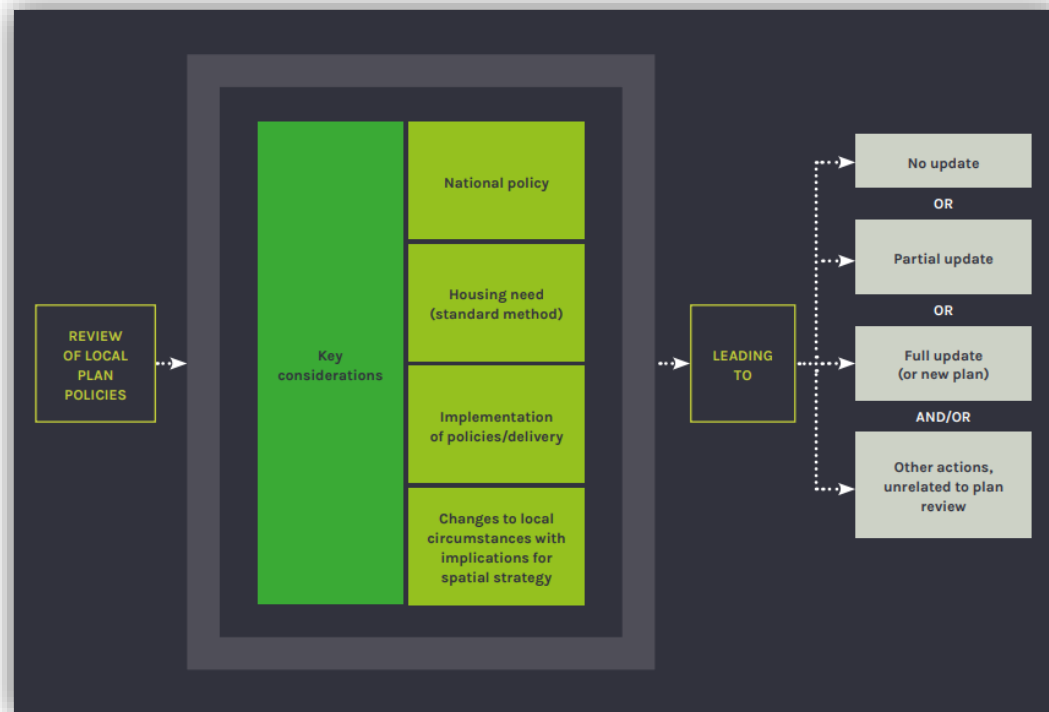
- 7-year process;
- Extensive evidence base;
- Several rounds of full public engagement;
- Independent Examination in Public - found to be legally compliant and sound;

When was it adopted?


- September 2021 via Full Council;
- Legal challenge period post-adoption – none received;
- As at May 2022, less than 1 in 4 LPA's had an up-to-date Local Plan in place;

When must it be reviewed?

- At least 5 years from adoption;
- Full or partial review.



Local Plan Post Adoption & Implementation to date....



Doncaster Council

REVOCATION OF SUPPLEMENTARY PLANNING DOCUMENTS & PUBLICATION OF TRANSITIONAL DEVELOPER GUIDANCE – APRIL 2022

Summary

This position statement confirms that Doncaster Council has, in line with Regulation 15(2) of the Town & Country Planning (Local Planning) (England) Regulations 2012, revoked a suite of Supplementary Planning Documents. It also clarifies the status of a number of transitional Planning guidance documents until new SPDs are adopted in due course.

Background

Following Local Plan adoption in September 2021, the Council has reviewed the following 5 adopted Supplementary Planning Documents (SPDs):

- Developer Guidance and Requirements (2015);
- Development and Flood Risk SPD (2010);
- Residential Backland and Infill Development (2010);
- South Yorkshire Residential Design Guide (2011); and,
- Carr Lodge Design Code (2016).

These are now out of date. Some refer to old Unitary Development Plan and Core Strategy policies and some provide policy which has been superseded or is contrary to the new Local Plan. Using these as formal SPD is no longer appropriate or indeed legal and so they have all been formally revoked in line with Regulation 15 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

In time, the Council will adopt a number of new SPDs. However, during this interim period, there is a need to make clear to applicant's and decision-makers the status of any transitional Planning guidance.

The Council has incorporated some parts of the Developer Guidance and Requirements SPD, Development and Flood Risk SPD, and Residential Backland and Infill Development SPD into a new single Transitional Developer Guidance document, whilst excluding any out-of-date or non-policy compliant content. The South Yorkshire Residential Design Guide and Carr Lodge Design Code have been re-issued as guidance but not edited as a transitional measure. These are available to view on the [Council's website](#).


The Transitional Developer Guidance, Carr Lodge Design Code and South Yorkshire Residential Design Guide should be treated as informal guidance only. They can be treated as a material consideration in decision-making but with only 'limited' weight.

Further Information

For further information on this statement please contact the Planning Policy and Environment Team of Planning Services:

- Email: localplan@doncaster.gov.uk
- Tel: 01302 734 419

Dated: 27 April 2022




Doncaster Council


Doncaster Planning Policy

Transitional Developer Guidance

April 2022



www.doncaster.gov.uk




Doncaster Council

Doncaster Planning Policy


Biodiversity Net Gain

Supplementary Planning Document

September 2022




www.doncaster.gov.uk



Doncaster Council

Report

Annual Monitoring Report 2021



www.doncaster.gov.uk

What's happened since the Local Plan was adopted?

- April 2022 - **Revocation of existing Supplementary Planning Documents (SPDs)**;
- April 2022 - Clarification on **interim Transitional Planning Guidance**;
- April 2022 – **Community Investment Masterplans** completed for Thorne-Moorends; Rossington and Edlington, as well as Doncaster Waterfront;
- July 2022 – **Statement of Community Involvement** Updated;
- **Biodiversity Net Gain SPD** Consultation (April 2022) & Adoption (September 2022);
- Suite of **Local Plan monitoring** documents for both 2020/21 and 2021/22 monitoring years, including employment, housing and minerals (Autumn - Winter each year);
- **Mexborough Town Centre Masterplan** - Further Consultation (November 2022);
- First **5-Year Deliverable Housing Land Supply** Statement published post-adoption (February 2023);
- February – March 2023 – **Doncaster Local Heritage List** Engagement;
- March 2023 – **Next tranche of SPDs** to be published for public consultation with respect to Flood Risk; Technical Developer Requirements; Local Labour Agreements; and, Loss of Community Facilities & Open Space.
- Response to **Government's consultation** on “Levelling-up and Regeneration Bill: reforms to national planning policy” (March 2023);
- Ongoing **support to Neighbourhood Plans** – 8 now adopted, 3 more under preparation, and 1 being reviewed;
- Ongoing **Duty-to-Cooperate** liaisons and correspondence with neighbouring LPAs.

Key Monitoring Indicators for Regeneration & Housing...

The Local Plan Objectives:

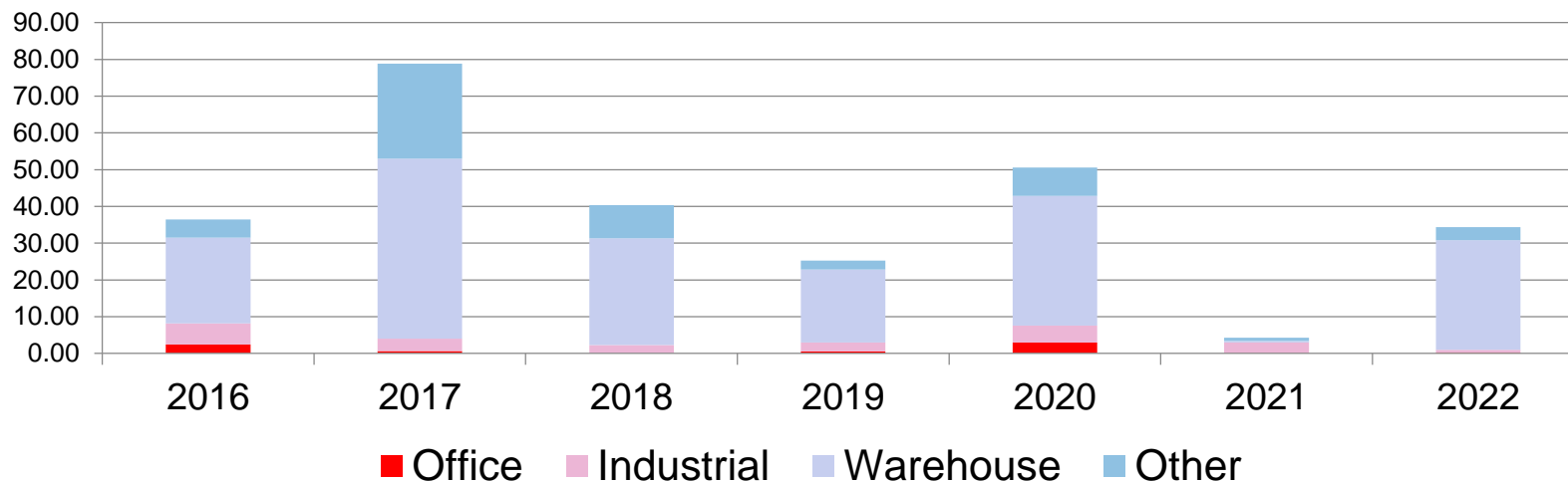
- Supporting the Conditions for Attracting Jobs and Growth;
- Regeneration and Community Pride;
- Quality of Place;
- Transport and Accessibility;
- Homes and Communities;
- Health and Wellbeing;
- Countryside and natural environment;
- Climate change, flood risk and energy;
- Natural resources.

Supporting the Conditions for Attracting Jobs and Growth...

- Over 10,000 FTE new jobs created in Logistics, Health, Manufacturing and Construction sectors;
- Gains tempered by losses in other sectors;
- Significant growth in the number of small business;
- Productivity (GVA) rates per worker have increased;
- Employment Activity rates are higher than the SYMCA average but still 2% lower than the National average;
- Wages are still 2% lower than the Y&H average.



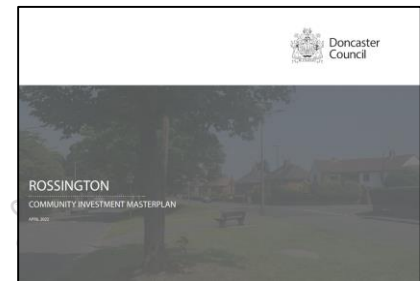
Employment land development by use 2015-2022 (Ha)



- Local Plan sets a plan period requirement of at least 481 hectares of land between 2015 & 2035;
- 270 Ha of land developed;
- 69% of all development is for Warehousing with iPort a major contributor;
- 45% of Local Plan allocated sites have been developed;
- Major developments with permission in the pipeline;
- Positive evidence of post Covid recovery.
- Retail properties and floor space has increased since 2015, but the Covid and lockdown period saw a significant loss of employees (-2,000).

Regeneration and Community Pride & Quality of Place...

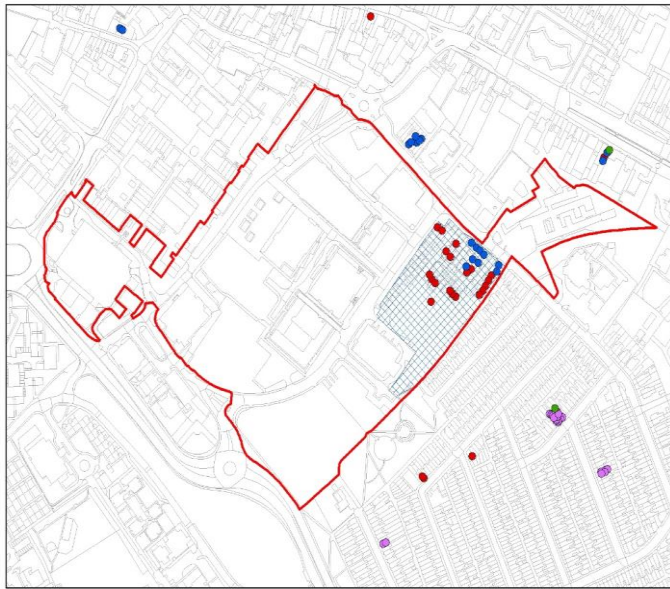
- Doncaster is still amongst the top 20% most deprived Local Authorities in England;
- Doncaster has the highest crime rate in South Yorkshire and is in the top 10% of local authorities in the England for recorded crime;
- Deep rooted issues – multi disciplinary/organisational responses;
- Local Plan has some role to play in turning these around, other strategies, programmes and interventions have a more leading role;
- Masterplans – Thorne-Moorends; Edlington; Rossington; Mexborough Town Centre; and, Waterfront;
- Design policies raising the bar and quality place-making;
- New public art installations.



Homes and Communities...

- Local Plan sets an annual requirement of 920 (net) new homes, or 15,640 in total over the remainder of the plan period between 2018 & 2035;
- Depending on the value area, larger schemes expected to provide 15-23% of units as affordable housing and preferably on site;
- All new homes should be built to Nationally Described Minimum Space Standards, and further requirements for accessibility and adaptability;
- Over 1,000 new homes built per year on average between 2018 and 2022, and currently circa 9% above plan period target at present;
- 70% of these new homes have been built on Brownfield land;
- Just 3% have been built on former garden land;
- There is a demonstrable 7 year housing land supply for current period 2022-2027.





Doncaster
Metropolitan Borough Council

Key :

Legend

Permission Red Line Boundary

Additional Reserved Matters

Housing Completions:

- 2011-12
- 2012-13
- 2013-14
- 2014-15

Notes :

Title : RLA Process

Completed By : Planning

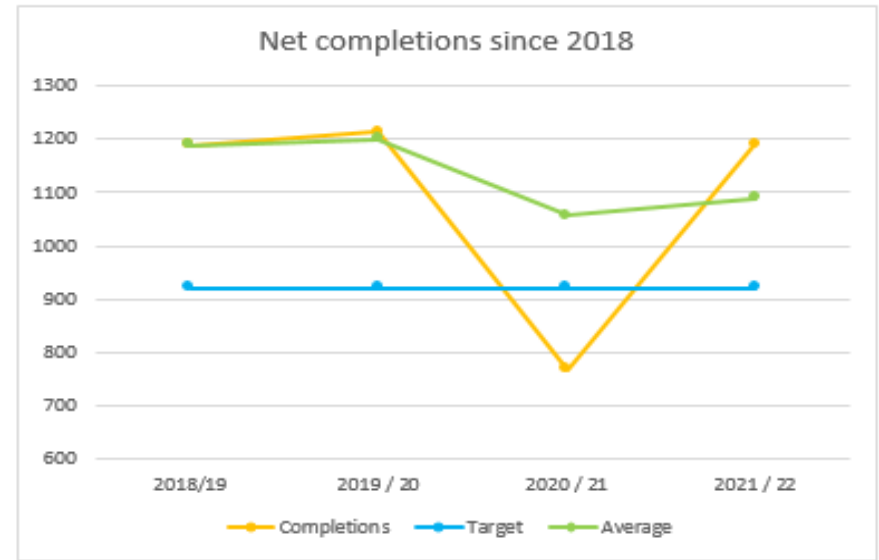
Reference : RLA 2014-15

Date : 24/08/2016

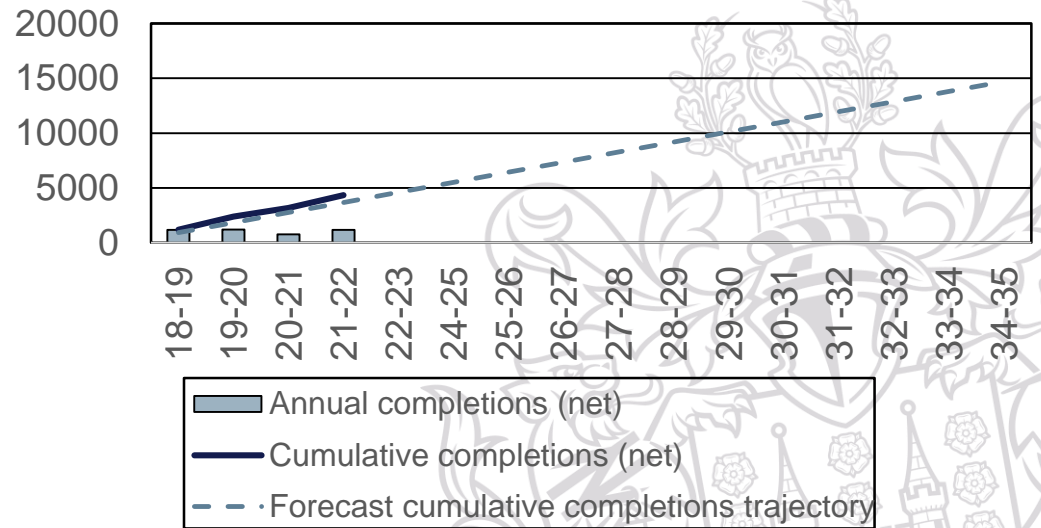
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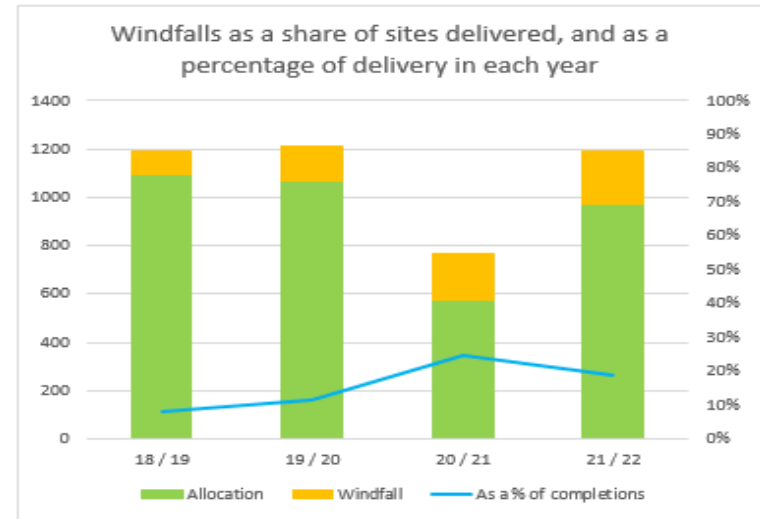
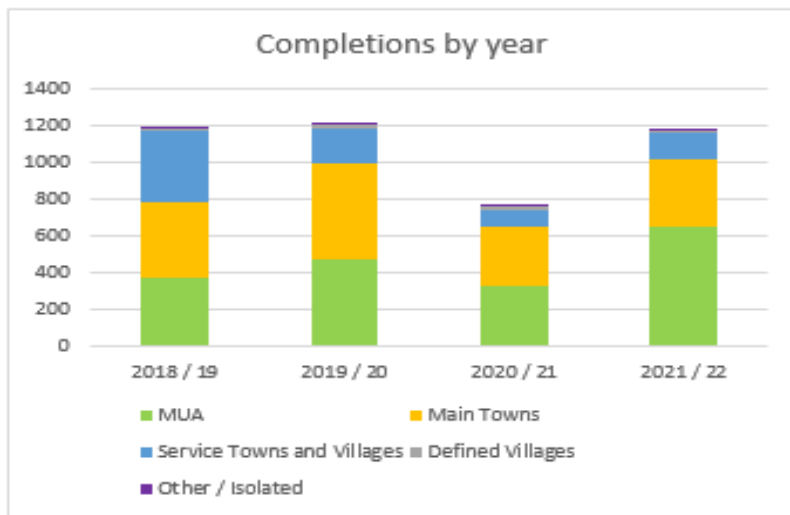
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Year	Gross	Net	Net including backdated completions
2018/19	1,228	1,189	1,189
2019/20	1,251	1,213	1,252
2020/21	799	767	789
2021/22	1,215	1,190	1,190
Total	4,493	4,359	4,420
Average	1,123	1,090	1,105



Housing Completions and development rate





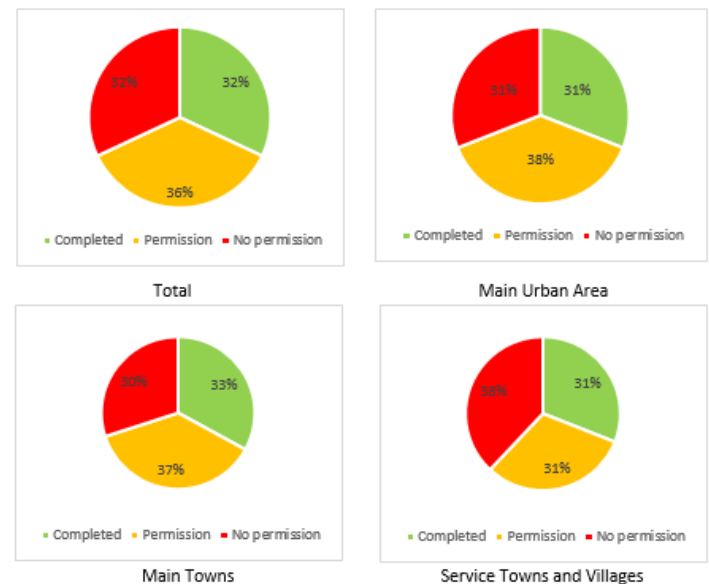
Total completions on brownfield and greenfield land

Year	Completions on brownfield	Percentage of completions	Completions on greenfield	Percentage of completions
2018 / 19	832	70%	357	30%
2019 / 20	854	70.4%	359	29.6%
2020 / 21	504	65.7%	263	34.7%
2021 / 22	724	60.8%	466	39.2%
Total	2,914	66.9%	1,445	33.1%

Completions on garden land

Year	Completions	Percentage of completions
2018 / 19	32	2.7%
2019 / 20	33	2.7%
2020 / 21	41	5.3%
2021 / 22	30 (↓-11)	2.5%
Total	136	3.1%

Percentage of allocated sites which are completed; have permission; or do not have permission by settlement



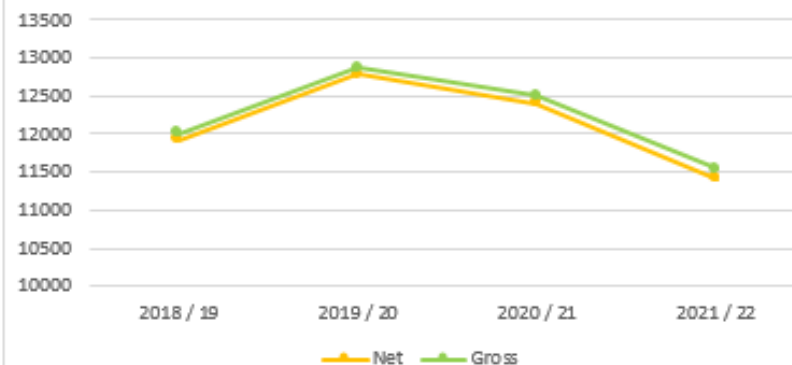
Allocated sites without permission, or have not been developed, and planning permission supply

- 21 sites with a proposed supply of 1,286 dwellings in the Main Urban Area which do not have permission. This is 31% of the 68 sites allocated in the Main Urban Area, or 11.9% of all allocated sites.
- 22 sites with a proposed allocated supply of 1,584 in the Main Towns which do not have permission. This is 30% of the 73 sites allocated in the Main Towns, or 12.4% of all allocated sites.
- 14 sites with a proposed allocated supply of 804 dwellings in the Service Towns and Villages which do not have permission. This is 38% of the 36 sites allocated in the Service Towns and Villages, or 7.9% of all sites allocated.
- 57 allocated sites (32% of all allocated sites) which do not currently have permission. These sites have an allocated supply of 3,674 units.
- In summary, out of the 177 sites allocated in the Local Plan, 56 (32%) have been completed as at 31/03/22; 64 (36%) have permission but have not been completed; and 57 (32%) do not have planning permission.

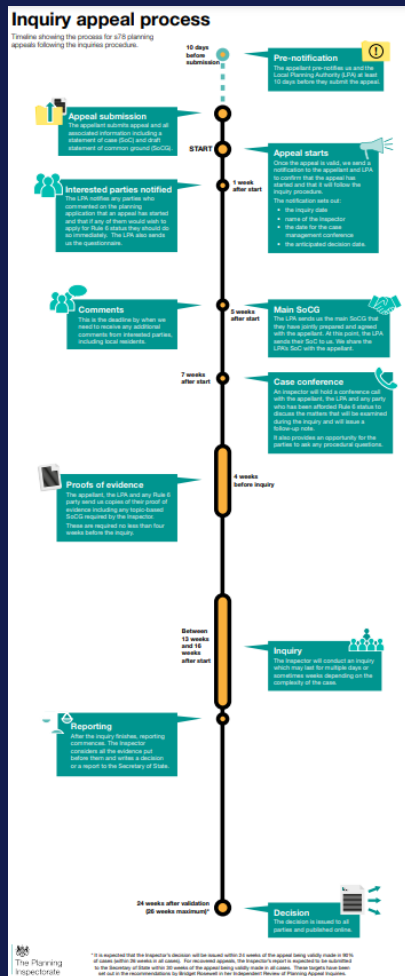
Permission Type	Totals
Gross Planning Permissions	11,541 (↓958)
Net Planning Permissions	11,415 (↓984)

Site ref	Location	Proposed units?	Status
ADW08	Adwick	45	No permission
ARM01	Armthorpe	7	Lapsed 18 / 19
ARM06	Armthorpe	10	Lapsed 19 / 20
ARM10	Armthorpe	163	No permission
CD06	Conisbrough	200	No permission
CD07	Conisbrough	125	No permission
DDHS02	DDHS	7	Lapsed 18 / 19
DDHS03	DDHS	10	Lapsed 18 / 19
DDHS08	DDHS	6	Lapsed 19 / 20
DDHS14	DDHS	36	No permission
MEX04	Mexborough	9	Lapsed 18 / 19
MEX08	Mexborough	13	Lapsed 19 / 20
MEX09	Mexborough	16	No permission
MEX10	Mexborough	112	No permission
MEX11	Mexborough	74	No permission
ROS02	Rossington	349	No permission
ROS03	Rossington	92	No permission
TM14	Thorne	207	No permission
TM15	Thorne	12	No permission
TM16	Thorne	53	No permission
TM18	Thorne	25	No permission
TM19	Thorne	13	No permission
Totals		1,584	22 sites

Gross and net permissions (units) outstanding by year



Appeals Performance...



Appeal Decision

Site visit made on 17 January 2023

by Paul Martinson BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14 February 2023

Appeal Ref: APP/F4410/W/22/3305570

West Lodge, Sutton Road, Campsall, Doncaster DN6 9JX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Chris Scales of Elmfield Doncaster Ltd against the decision of Doncaster Metropolitan Borough Council.
- The application Ref 22/00102/FUL, dated 14 January 2022, was refused by notice dated 7 March 2022.
- The development proposed is Erect detached chalet bungalow and garage.

Decision

- The appeal is dismissed.

Preliminary Matters

- The appellant has provided a Light Impact Report¹ (LIR) as part of the appeal submission in order to address one of the Council's reasons for refusal. An appeal should not be used to evolve a scheme and it is important that what is considered by the Inspector is essentially what was considered by the Council, and on which interested parties' views were sought. The Council has had sight of the LIR and has had the opportunity to comment. It has done so in its appeal statement. Interested parties have also commented. I am therefore satisfied that no party's interest would be prejudiced by the acceptance of this document.

Main Issues

- The main issues are:
 - whether the proposed development would preserve or enhance the character or appearance of the Campsall Conservation Area;
 - the effect of the proposed development on trees;
 - whether the proposed development would provide adequate living conditions for future occupiers;
 - the effect of the proposed development on the living conditions of occupiers of neighbouring properties; and
 - the effect of the proposed development on highway safety.

¹ By Planning for Sustainability, dated April 2022.

<https://www.gov.uk/planning-inquiries>

How have the Policies in the Local Plan stood up at Appeal?

- Planning applications refused have a right of Appeal;
- Reviewed all Appeals that have been issued whereby Local Plan policies have been applied as reason(s) for refusal;
- 48 Appeal decisions issued (as at Feb '23);
 - 83% Dismissed (x40);
 - 13% Allowed (x6);
 - 4% Part Allowed & Part Dismissed (x2).
- Of the 13% Allowed:
 - 50% were Committee overturns;
 - 50% were delegated decisions.
- The policies in the Local Plan are standing up at Appeal – few exceptions are niche (e.g. acoustic fencing) and often detailed matters more suited to SPDs/guidance than Local Plan policy.



Levelling-up and Regeneration Bill: Reforms to National Planning Policy with Respect to Plan-making...



Key points to note...

- Summer 2020 White Paper – many of these proposals have fallen away, such as controversial Growth, Renewal and Protect zoning approaches to plan-making;
- Levelling Up & Regeneration Bill (LURB) now taking forward Planning reforms;
- First Reading May 2022 and DLUCH Policy Paper published alongside;

Bill passage



- December 2022 – DLUCH LURB Bill: Reforms to National Planning Policy published for consultation (2 March 2023 deadline);
 - Short-term changes to NPPF in line with current legislation – Spring 2023;
 - Longer-term changes as part of LURB, including future/separate consultations.

Questions from the Regeneration & Housing Overview & Scrutiny Panel

