



City of
Doncaster
Council

The Doncaster Local Plan 2015-2035

Update to Regeneration & Housing Overview & Scrutiny
Panel

Thursday 7 March 2024

www.doncaster.gov.uk

Jonathan Clarke
Planning Policy & Environment Manager

Overview

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



Local Plan Recap...



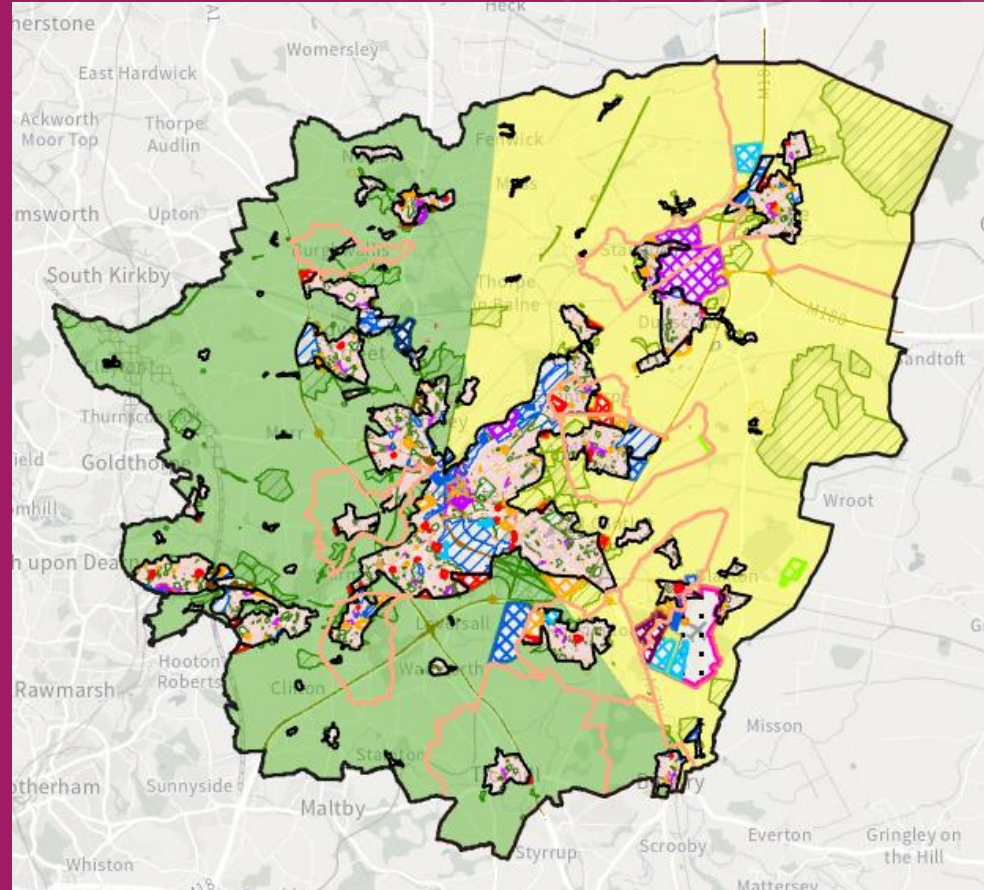
Doncaster Local Plan
2015-2035



Adopted September 2021



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



Flood Risk
Supplementary Planning Document



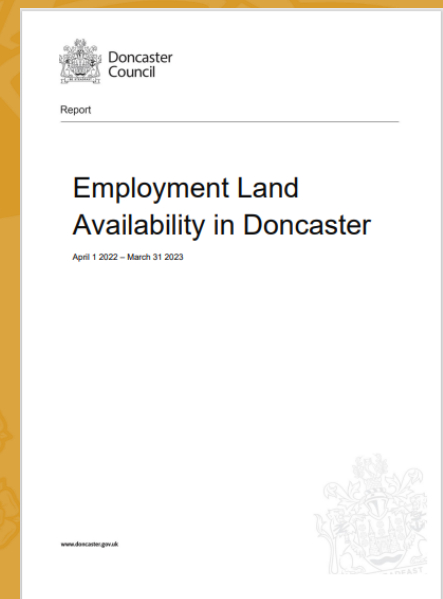
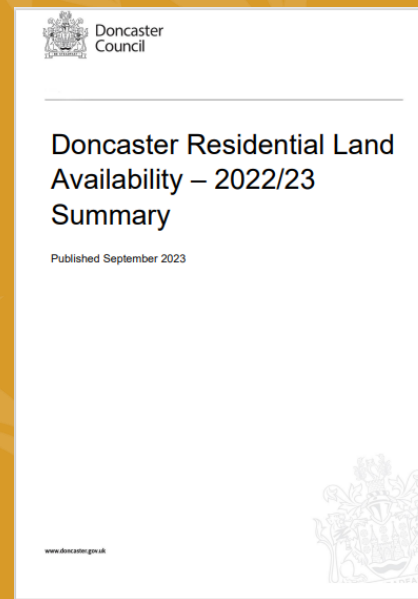
Adopted August 2023



Technical & Developer Requirements
Supplementary Planning Document



Adopted August 2023



What's happened since the Local Plan was adopted?

- **Flood Risk SPD, Technical and Developer Requirements SPD, Loss of Community Facilities and Open Space SPD, and Local Labour Agreements SPD** consultation (March 2023) & adoption (August 2023);
- August 2023 – Updated **Transitional Planning Guidance**;
- November 2023 – **Statement of Community Involvement** Updated;
- Suite of **Local Plan monitoring** documents for 2022 – 2023 monitoring years, including employment, housing and minerals (Autumn - Winter each year);
- **Mexborough Town Centre Masterplan** – published July 2023;
- **5-Year Deliverable Housing Land Supply Statement** - published post-adoption (February 2023);
- 28 sites are included on the **Doncaster Local Heritage List**;
- February 2024 – **Rural Development SPD** published for public consultation;
- Responses sent to **Government consultation** on Permitted Development Rights consultation (September 2023) and Plan Making Reforms consultation (October 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.

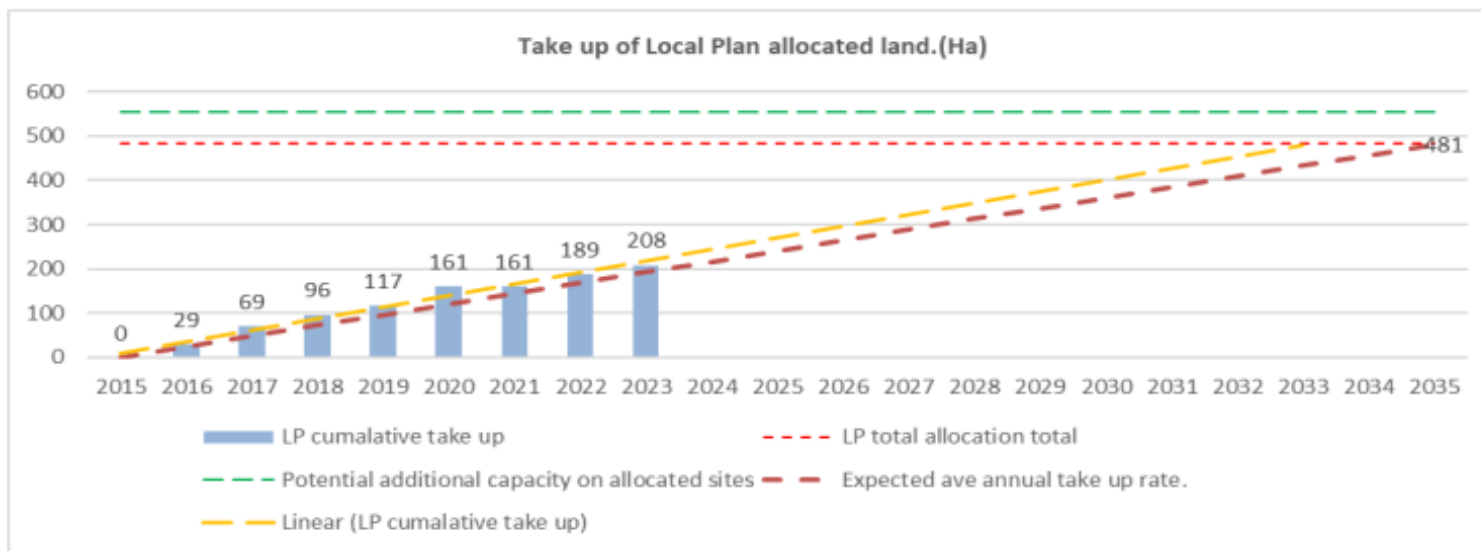
Key Monitoring Indicators for Regeneration & Housing...

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, Construction sectors;
- Losses in public admin, business admin and education;
- Significant growth in the number of small business;
- Employment Activity rates are higher than the SYMCA average but 2% lower than the national average;
- Wages are still 2% lower than the Y&H average.
- Plan period requirement of at least 481 hectares of land between 2015 & 2035;
- 292 ha of land developed – 84% was for warehousing;
- 43% of allocated sites have been developed – trajectory below shows ahead of target.



Regeneration and Community Pride & Quality of Place...

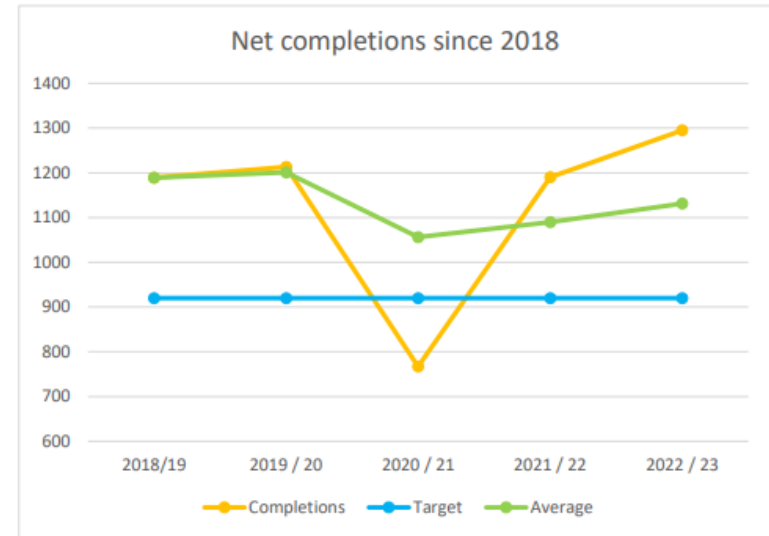
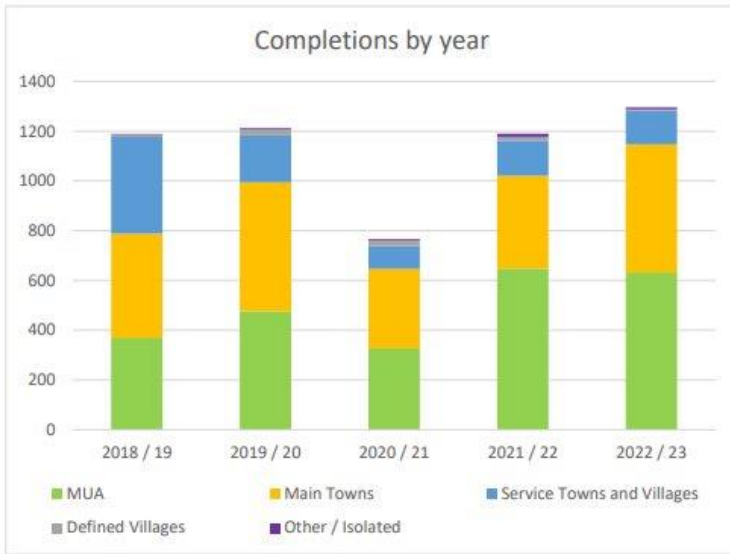
- Retail businesses have increased since 2015, but mainly in the 'mail order or via internet sector;
- Retail in Doncaster City Centre is in decline but it is stable in Thorne and Mexborough.
- Doncaster is still amongst the top 20% most deprived Local Authorities in England;
- Doncaster has the highest crime rate in South Yorkshire and is in the top 5% 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;
- Design policies raising the bar and quality place-making;



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;
- 1,295 net new homes built (up 105 since previous year) and a record for not just plan period but since the turn of the millennium;
- On average 1,131 new homes built per annum since 2018 (total 5,654), which is above the plan period target by 23%;
- 63% 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.

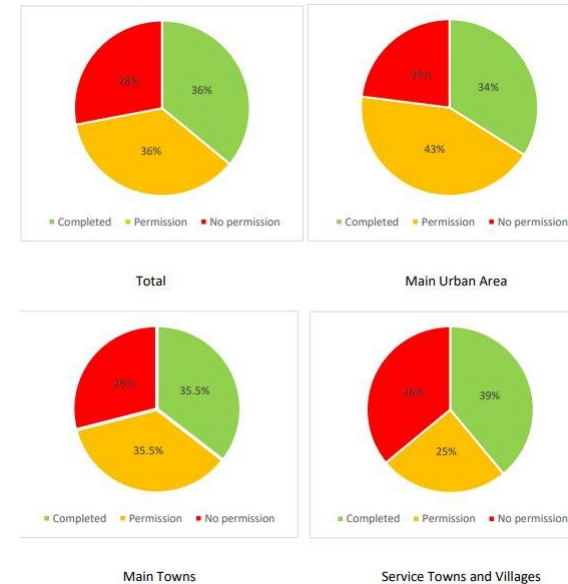




Year	Gross	Net	Net including backdated completions
2018/19	1,228	1,189	1,189
2019/20	1,251	1,213	1,252
2020/21	799	767	789
2021/22	1,215	1,190	1,216
2022/23	1,325	1,295	1,295
Total	5,818	5,654	5,741
Average	1,164	1,131	1,148

Figure 9. Completions per annum

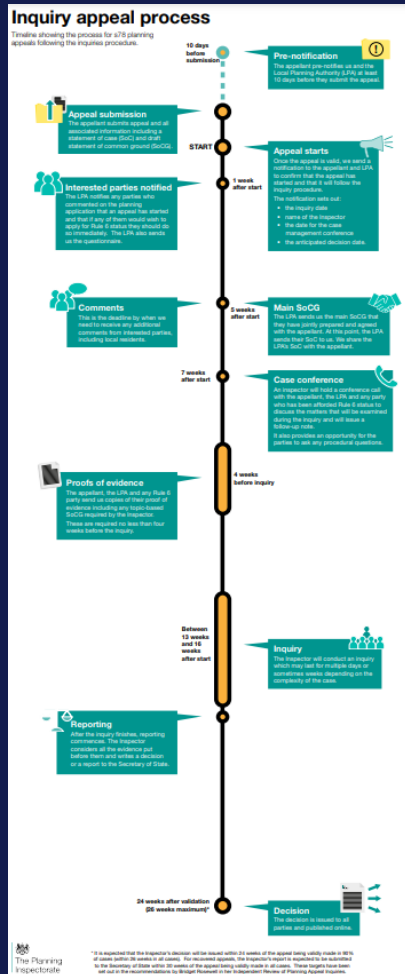
Percentage of allocated sites which are completed; have permission; or do not have permission by settlement



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%
2022 / 23	643	49.7%	652	50.3%
Total	3,557	62.9%	2,097	37.1%

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 Syles 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

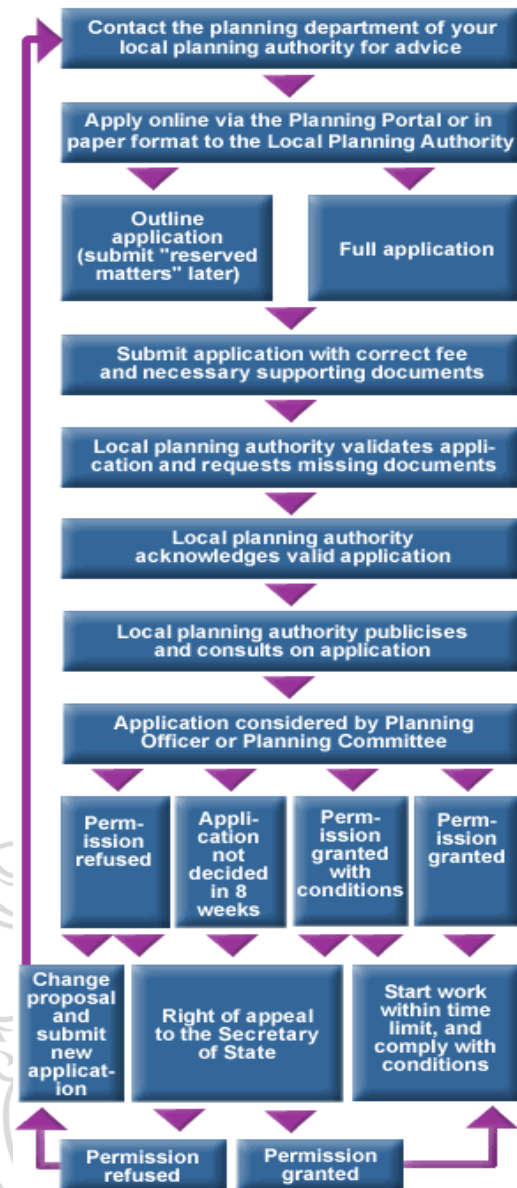
- The main issues are:
 - whether the proposed development would preserve or enhance the character or appearance of the Campsall Conservation Area;
 - the effect of the proposed development on trees;
 - whether the proposed development would provide adequate living conditions for future occupiers;
 - 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-inspectorate>

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;
- 78 Appeal decisions issued (as at Jan '24);
 - 85% Dismissed (x66);
 - 13% Allowed (x10);
 - 3% Part Allowed & Part Dismissed (x2).
- Of the 13% Allowed:
 - 30% were Committee overturns;
 - 70% 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.

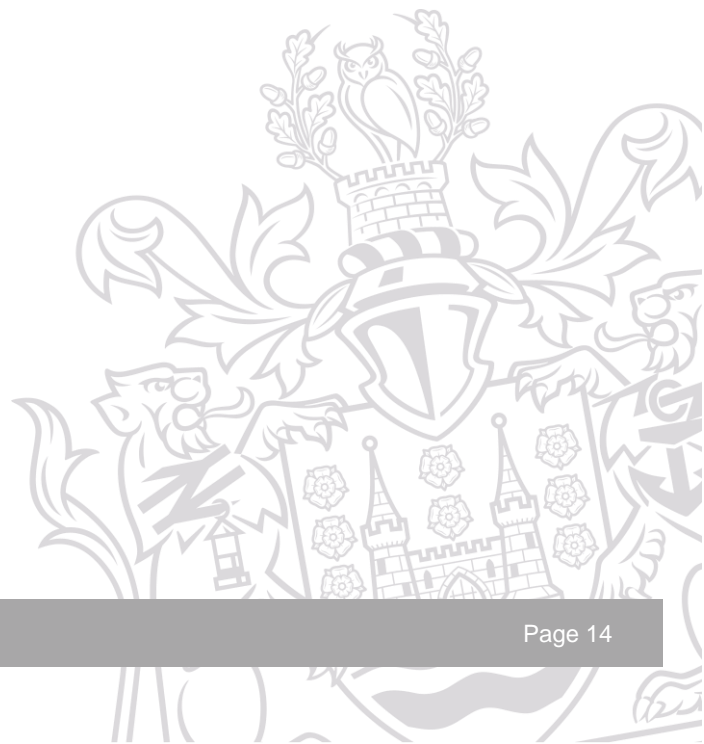


Levelling-up and Regeneration Act: Reforms to National Planning Policy with Respect to Plan-making...



Key points to note...

- Consultation on proposed reforms since summer 2020 – many of these proposals have been amended, scaled down or dropped altogether;
- Levelling Up & Regeneration Act (LURB) received Royal Assent in October 2023 – contains Planning reforms;
- Some of the key measures will require secondary legislation before they come into effect;
- Some key measures will require separate consultation;
- Government has published a revised National Planning Policy Framework (NPPF) (December 2023).



Questions from the Regeneration & Housing Overview & Scrutiny Panel

