Please respond by 6pm Monday 30 September 2019.

The Council considers the Local Plan is ready for examination. It is formally “publishing” the Plan to invite comments on whether you agree it meets certain tests a Government appointed independent Inspector will use to examine the Plan (see Guidance Notes overleaf). That is why it is important you use this form. It may appear technical but the structure is how the Inspector will consider comments. Using the form also allows you to register interest in taking part in the examination. All comments received will be sent to the Inspector when the plan is “submitted” for examination.

Please email your completed form to us at

If you can’t use email, hard copies can be sent to:
Planning Policy & Environment Team, Doncaster Council, Civic Office, Doncaster, DN1 3BU.

All of the Publication documents (including this form) are available at: www.doncaster.gov.uk/localplan

This form has two parts: Part A – Personal Details and Part B – Your Comments (referred to as representations)

### Part A

Please complete in full. Please see the Privacy Statement at end of form.

<table>
<thead>
<tr>
<th>1. Personal Details</th>
<th>2. Agent’s Details (if applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title</td>
<td>Miss</td>
</tr>
<tr>
<td>First Name</td>
<td>Clare</td>
</tr>
<tr>
<td>Last Name</td>
<td>Plant</td>
</tr>
<tr>
<td>Organisation (where relevant)</td>
<td>Avant Homes</td>
</tr>
<tr>
<td>Address – line 1</td>
<td>C/O Agent</td>
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<td>Address – line 2</td>
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<td>Address – line 3</td>
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<td>Postcode</td>
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<td>E-mail Address</td>
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<tr>
<td>Telephone Number</td>
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</table>
Guidance Notes (Please read before completing form)

What can I make comments on?

You can comment (make representations) on any part of the Doncaster Local Plan Publication Version and its supporting documents. These include: Sustainability Appraisal, Habitat Regulations Assessment, Topic Papers and other supporting technical (evidence base) documents. The full list of documents is available at: www.doncaster.gov.uk/localplan. However, this stage is really for you to say whether you think the plan is legally compliant and ‘sound’ (see below).

Do I have to use the response form?

Yes please. This is because further changes to the plan are for a Planning Inspector to consider during an Examination in Public and providing responses in a consistent format is important. For this reason, all responses should use this response form.

You can attach additional evidence to support your case – but please ensure it is clearly referenced and succinct. The Inspector will decide if further additional evidence is required before or during the Public Examination.

For the inspector to consider your comments, you must provide your name and address with your response. Additional response forms are available online at www.doncaster.gov.uk/localplan

Can I submit representations on behalf of a group or neighbourhood?

Yes you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be helpful for that group to send a single form that represents that view. In such cases the group should indicate how many people it is representing including a list of their names and addresses, and how the representation was agreed e.g. via a parish council/action group meeting, signing a petition, etc. It should still be submitted on this standard form with the information attached.

Question 3 (below) – What does ‘legally compliant’ mean?

Legally compliant means asking whether or not the plan has been prepared in line with statutory regulations, the duty to cooperate and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at: www.doncaster.gov.uk/localplan

Questions 4/5 (below) – What does ‘soundness’ mean?

Soundness means asking whether or not it is ‘fit for purpose’ and ‘showing good judgement’. The Inspector will explore and investigate the plan against the National Planning Policy Framework’s four ‘tests of soundness’. These are:

- **Positively prepared** - the Plan should be prepared so it meets Doncaster’s objectively assessed needs for housing and other development, including infrastructure and business development.

- **Justified** – the Plan should be based on evidence, and be an appropriate strategy for the Borough when considered against other reasonable alternatives.

- **Effective** – the Plan should be deliverable and based on effective joint-working on cross-local authority boundary matters as evidenced in a Statement of Common Ground.

- **Consistent with national policy** – the plan should enable sustainable development and be consistent with the Government’s National Planning Policy Framework (NPPF).

Question 8 (below) – Do I need to attend the Public Examination?

You can present your representation at a hearing session during the Public Examination but you should note that Inspectors do not give more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion to decide who should participate at the Public Examination. All examination hearings will be open to the public.

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Part B

Please complete this Part to make your comments. After this Publication stage, further submissions will only be at the request of the Inspector, based on the matters and issues she/he identifies for examination.

If after reading the Guidance Notes you don’t know how to answer these questions, please contact us at: _____________________ or _____________________

Name / Organisation Name:

DLP Planning Ltd

1. To which document does your response relate? (Please tick all that apply)

<table>
<thead>
<tr>
<th>Document/Map</th>
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<tbody>
<tr>
<td>Doncaster Local Plan Publication Draft</td>
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<tr>
<td>Sustainability Appraisal</td>
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<td>Topic Paper? If so, which one(s):</td>
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<tr>
<td>Policies Map</td>
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<tr>
<td>Habitats Regulations Assessment</td>
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<td>Other Document(s)? If so, which one(s):</td>
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</tbody>
</table>

2. To which part(s) of the document / map does your response relate?

<table>
<thead>
<tr>
<th>Page No.:</th>
<th>3</th>
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<tbody>
<tr>
<td>Policy Ref.:</td>
<td>3</td>
</tr>
<tr>
<td>Paragraph:</td>
<td>Site Ref.: 432 and 391</td>
</tr>
<tr>
<td>Policies Map:</td>
<td></td>
</tr>
</tbody>
</table>

3. Do you consider the Local Plan is Legally compliant (including with the Duty to Cooperate)? No ☐ Yes ☒

4. Do you consider the Local Plan is Sound? No ☒ Yes ☐ (If yes, go to Question 6)

5. If you consider the Local Plan is NOT SOUND, is this because it is NOT:
   (Please tick all that apply)
   - Positively prepared ☐ Justified ☒
   - Effective ☐ Consistent with National Policy ☐
6. Please give reasons for your answers to Questions 3, 4 and 5 where applicable.
If you believe the Doncaster Local Plan is not legally compliant and/or not sound please provide all the information, evidence and supporting information necessary to justify your comments.

Please also use this box if you wish to comment on any of the documents you marked in Question 1 above.

You can attach additional information but please make sure it is securely attached and clearly referenced.

See Representations Report.

7. What change is necessary to make the Doncaster Local Plan legally compliant and/or sound?
Please set out what change(s) you consider necessary to make the Doncaster Local Plan legally compliant or sound – based particularly on how you answered Question 6 relating to the tests of soundness. You need to say why the change(s) will make the plan legally compliant or sound. It will also be helpful if you put forward your suggested revised wording of any policy or piece of text. Please be as precise as possible.

(If you are suggesting that the Plan is both legally compliant and sound – please go to Question 9)

See Representations Report.

8. If your representation is seeking a change, do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

☐ No, I do not wish to participate at the examination. I would like my representation to be dealt with by written representation.

☒ Yes, I wish to appear at the Examination.

If you have selected No, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

9. If you wish to participate at the hearing sessions, please outline why you feel this is necessary:

To support the Representations Report and the Inspector’s understanding of the site.

Please note: the Inspector will determine the most appropriate way to hear those who wanted to participate at the hearing session.

Your Signature

Date 06/09/2019
Please send your completed form, by no later than 6pm on 30\textsuperscript{th} September 2019, to:

- Planning Policy & Environment Team, Doncaster Council, Civic Office, Doncaster DN1 3BU
- or email: [email protected]

Electronic copies of this form are available to download at [www.doncaster.gov.uk/localplan](http://www.doncaster.gov.uk/localplan)

**Privacy Notice**

The Council is committed to meeting its data protection obligations and handling your information securely. You should make sure you read and understand the Planning Services privacy notice (see link below), which sets out what you need to know about how Doncaster Council will use your information in the course of our work as a Local Planning Authority.


Hard copies are available on request from: [email protected]

The Council reserves the right not to publish or take into account any representations which are openly offensive or defamatory.
Dear Sir/Madam,

Re: Publication of the Doncaster Local Plan (Regulation 19 Version) Consultation

This Local Plan Representation has been prepared by DLP Planning Ltd on behalf of Avant Homes in response to the publication of the Doncaster Local Plan (Regulation 19) for consultation. This representation relates to the ‘Former Wheatley Hills Middle School, Leger Way’ (site ref: 432 & 391). This representation should be read alongside the formal response form that has also been completed and submitted in relation to the site.

Site and Context
The site comprises of land at the Former Wheatley Hill School, to the east of Leger Way, Doncaster and is approximately 5.4 ha in size. The site was formerly occupied by the Wheatley Hills Middle School, which closed in 1997 and has since been demolished, the remaining portion of the site was formerly used as school playing fields.

The site is bound by Leger Way to the west, Wheatley Golf Course to the south and east, and business and industrial units surrounding Shaw Wood Way to the north / north west of the site.

The site is flat, and is located within Flood Zone 1.

The site is currently subject to a live full planning application for the development of 143 dwellings, this application is currently under consideration and due to be determined shortly.
Proposed allocation
The site is proposed to be allocated for housing under site reference 432 and 391 ‘Former Wheatley Hills Middle School, Leger Way’. Policy 6 ‘Housing allocations’ sets out that Housing Allocations will help to deliver the Spatial Strategy, meet the needs for housing and support sustainable communities the Council have suggested an indicative capacity of 134 houses for this proposed allocation. The allocation of this site under policy 6 of the Publication Local Plan is supported, and the delivery of this site for housing is considered to be essential to delivering the spatial strategy for the Borough.

Policy 3 ‘Level and Distribution of Growth’, sets out that the Local Plan’s strategic aim is to facilitate the delivery of 18,400 homes in the period of 2015 – 2035 (920 annum), with sufficient land allocated to deliver 15 years’ supply of housing. To meet the Local Plan’s Spatial Strategy and Settlement Hierarchy, at least 50% of the Borough’s Total Housing will be located within the Doncaster Main Urban Area, which equates to at least 6,805 – 7,315 dwellings. The site is proposed to be located within the development boundary for Doncaster and is therefore included within the Doncaster Main Urban Area, this approach is supported.
However, the site is identified in Table H2 (a) of the Local Plan to be able to accommodate at least 134 dwellings, we object to the indicated capacity of 134 on the grounds that there is an application currently lodged for 143 dwellings with Doncaster MBC. It is requested that this figure in Table H2 (a) is amended to accord with the proposed number of units and that capacity figures are reviewed elsewhere in the Local Plan area.

The allocation of this site for housing meets the objective of paragraph 117 of the NPPF, which sets out that planning policies should promote the effective use of land in meeting the need for homes and that strategic policies should make use of previously developed land as much as possible.

Summary
An application for residential development on the site is currently under consideration by Doncaster MBC and pending decision. The site is proposed to be allocated for residential development under reference 432 & 981, with an indicative capacity for 134 dwellings. The delivery of this site will make the efficient use of previously developed land which is located within the Doncaster Main Urban Area and will make a notable contribution to housing supply in the Borough thereby supporting the spatial strategy for the plan period.

The allocation of this site for residential development and this principle is supported, however, we object to the suggestion that the site can deliver 134 dwellings over the plan period and request that the indicative figure is increased to 143 units.

Should you require any further information regarding the site, please do not hesitate to contact us.

Yours faithfully,

Clare Plant MRTPI AssocRICS
Director