Countryside Properties PLC
Site 139: Land north of Wath Road, Mexborough
05256 Mr & Mrs Hardy
Examination of Doncaster Local Plan
Response to MIQs
M2. Quantity of Development needed in the Borough

Q2.4. Does the Plan clearly establish a housing requirement figure for the Borough for the Plan period as required by national policy?

The Council identify that the housing requirement will be expressed as a range with the bottom of the range being the LHN and the top of the range being the 920dpa. Countryside Properties do not consider that the LHN produced from the Standard Method would provide an appropriate housing requirement, it is evident that the actual housing requirement should be higher. It is also noted that the higher figure should not be a maximum, as housing need could increase and should not be limited by the plan.

Q2.5. Is expressing the housing requirement as a range consistent with national policy or otherwise justified? If so, what should the bottom of the range be (assuming that it must be a fixed figure)?

Paragraph 16 of the NPPF which states that plans should 'contain policies that are clearly written and unambiguous'. A minimum housing requirement within Mexborough of 667 as per Table 2 in the response to Matter 3 Q3.2. This relates to the size, role, and sustainability of the settlement within the borough.

Q2.6. Is the strategic aim in policy 3 to facilitate the delivery of 18,400 new homes in the period 2015 to 2035 (920 dwellings per year) justified and positively prepared? In particular:
   a) Is it appropriate to plan for a higher figure than the standard method indicates (585 homes per year)?

Yes, the Plan should be positively prepared. PPG (2a-010-20190220) states that ‘the government is committed to ensuring that more homes are built and supports ambitious authorities who want to plan for growth’. The PPG is also clear that the standard method is the starting point. Therefore, Doncaster should be supported in looking to provide a higher housing figure.