Examination of the Doncaster Local Plan

Harworth Group Plc
Rossington (Site Ref 247) (Representor Ref 05205)

Hearing Statement
in relation to
Matter 6 – Housing Development Requirements

September 2020
Introduction / Context

1. This Statement is submitted on behalf of Harworth Group Plc (‘Harworth’), specifically in relation to land in which it has an interest at Rossington Colliery.

2. This Statement provides Harworth’s response to the Inspector’s Matters, Issues and Questions (INSP4) for consideration during the forthcoming hearing sessions. Harworth does not intend to participate in the hearing session in relation to Matter 6 and understands that these written comments will carry the same weight as any comments made orally.

3. This Statement relates to Matter 6 regarding ‘Housing Development Requirements’ in particular, the following question which is replicated ahead of Harworth’s response.

Question 6.1

Are the development requirements for the housing allocations without planning permission set out in Appendix 2 to the Plan justified? Is there sufficient detail to provide clarity to developers, local communities and other interested parties about the nature and scale of development proposed [PPG ID: 61-002-20190315]? Are the Council’s suggested changes to Appendix 2 relating to sites ref 133 (Thorne) and 247 (Rossington) necessary to make the Plan sound?

Harworth Response

4. As owner and developer of Site 247 at Rossington, Harworth considers that the change to the boundary and land area of Site 247 is essential for the accuracy of the Plan and thereby its ability to be effective in the delivery of development.

5. The change made to the boundary is essential to tie the allocation site in with the restoration landform and housing development already approved at the former Rossington Colliery site.

6. The resultant land area (14.1 ha) then has an influence on the number of dwellings able to be accommodated at the site.

7. Should this change not have been made, then complications would arise at the time of a planning application being submitted which could frustrate the delivery of properly planned development.

8. The change is necessary to ensure the plan is sound and in particular justified on the basis of evidence and effective in its ability to deliver development.