Doncaster Local Plan Examination

Hearing Statement: Matter 3

Longwall Property on behalf of Inherent Property
Q3.2. **Is the broad spatial distribution of development proposed in policies 2 and 3 justified?**

1. For the reasons set out in our Matter 1 Hearing Statement the broad spatial distribution of development is not justified. It takes inadequate account of flood risk and is based on an incorrect application of the sequential test.

Q3.3. **Is the broad spatial distribution of development proposed by the employment and housing allocations in policies 4 and 6 justified having regard to the aims set out in policies 2 and 3? Are any main modifications required to ensure that the Plan is unambiguous and internally consistent in this respect?**

2. Policy 6 (Housing Allocations) is not consistent with Policy 3 (Level and Distribution of Growth). Policy 3 establishes a housing requirement for Tickhill of 165 dwellings. This figure is justified by the Council so as to ensure that local housing need is being met in settlements like Tickhill. The Sustainability Appraisal also notes that delivering development in Tickhill will help minimise the number of homes being delivered in areas of flood risk.\(^1\) However, Policy 6 allocates sufficient land to deliver just 74 homes in the town – just 45% of the target. Consequently, local need in Tickhill will not be met.

3. The explanation provided for this discrepancy is that just a single site in the town is suitable for development. We maintain that is not the case. In our representation at the submission stage, we note at paragraphs 2.9 to 2.19 that a site at Worksop Road

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in Tickhill (referred to as site 930) is, in fact, suitable for development. The site could deliver around 35 new homes and would therefore enable Tickhill to deliver almost 70% of its local need.

4. For the Plan to be sound, we submit that additional deliverable sites in Tickhill should be allocated for development to allow the settlement to meet more of its housing need. This would ensure a greater degree of consistency between Policies 3 and 6 as well as ensuring that the Plan is effective in its goal of enabling Tickhill to meet its own housing need.

5. This will also go some way towards addressing the failing in respect of the treatment of flood risk identified in respect of Q3.3.