Examination of Doncaster Local Plan

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INSPECTOR’S NOTE NO. 8:
SUPPLEMENTARY QUESTIONS FOR MATTERS 1, 2 AND 3

Introduction

I have read all of the written statements for matters 1 to 3 which are due to be considered at the first week of hearing sessions. In order to inform the discussion at those sessions, the Council is requested to submit a brief written response to the following supplementary questions to the Programme Officer by midday on Thursday 24 September 2020.

M1. Legal and procedural requirements and other general matters

No supplementary questions at this stage.

M2. Quantity of development needed in the Borough

Housing requirement for the plan period

Paragraph 4.38 in the Plan refers to local housing need of 585 based on the standard method and an additional 327 homes per year being needed to support economic growth giving a total of 912. Those figures are based on the Economic Forecasts and Housing Needs Assessment dated June 2018\(^1\). That document indicates that the 912 figure relates to the period 2016-2026.

Strategic policy-making authorities should calculate their housing need figure at the start of the plan-making process and revise it where appropriate, for example to reflect changes to the inputs to the standard method. Local housing need calculated using the standard method can be relied upon for a period of 2 years from the time that a plan is submitted for examination. The standard method provides an annual number, based on a 10 year base line, which can be applied to the whole plan period\(^2\).

SQ2.4. If I were to decide that the plan period should be 2018 to 2035 (rather than 2015 to 2035) and the housing requirement should be expressed as a single figure for that period calculated at the time that the Plan was submitted for

\(^{1}\) SDEB44.

\(^{2}\) PPG ID:2a-008 and 012-20190220.
examination using the standard method with an uplift to take account of economic growth, what would it be? The requirement should be expressed as the total number of net additional homes between 2018 and 2035 and an annual average, with no adjustment for completions before the start of the plan period (ie 2018).

**M3. Strategic approach**

*Spatial strategy: proposed distribution of new homes*

The Council’s written statement refers to the following distribution of new homes proposed in the Plan:

- Doncaster main urban area 7,333 (53%)
- Main towns 8,496 (38%)
- Service towns and villages 2,382 (9%)

The addendum to the sustainability appraisal\(^3\) refers to the following:

- Doncaster main urban area 7,361 (46%)
- Main towns 6,171 (39%)
- Service towns and villages 2,339 (15%)

**SQ3.3.** What are the correct figures for the distribution of new homes between Doncaster main urban area, main towns, and service towns and villages based on the number of dwellings expected to be built between 2018 and 2035 on the allocations listed in tables H1 and H2 in the Plan?

**William Fieldhouse**

INSPECTOR

18 September 2020

\(^3\) CSD7 (March 2020) table 3.3