

# DONCASTER SECTION 106 AGREEMENTS ANNUAL MONITORING REPORT 1<sup>st</sup> April 2017 – 31<sup>st</sup> March 2018



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## Contents

<b>S106 Vision for Doncaster</b>	<b>3</b>
<b>Introduction</b>	<b>4</b>
<b>Background</b>	<b>5</b>
<b>Planning Activity</b>	<b>6</b>
<b>Financial Position</b>	<b>7</b>
<b>Implementation</b>	<b>12</b>
<b>Moving Forward</b>	<b>19</b>
<b>Case Studies</b>	<b>20</b>
<b>Further Information</b>	<b>23</b>



## S106 VISION FOR DONCASTER

“ To be a UK leading Authority in the implementation and governance of Section 106, working in partnership with Developers to continually improve and provide attractive neighbourhoods for Doncaster’s residents ”



# INTRODUCTION

This Annual Monitoring Report describes Section 106 activity for the period 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018.

It sets out:

- background information on Section 106 Agreements.
- information on the volume of planning activity resulting in Section 106 Agreements.
- the Council's Section 106 budget position.
- information on the number, location and types of projects implemented.



## BACKGROUND

Planning obligations, commonly known as Section 106 Agreements are legal agreements negotiated between a Local Authority and developers. They are intended to make a development proposal acceptable which would be unacceptable without such an Agreement, thus allowing planning permission to be granted. An Agreement must be fairly and reasonably related in scale to the proposed development and be relevant to planning, and should only be used where planning conditions attached to a planning permission would not provide an alternative approach.

In Doncaster, Section 106 Agreements have been used for a wide range of developments. Generally, it is possible to classify planning obligations in Doncaster into five specific categories:

Category
Affordable Housing
Public Open Space
Highways
Education
Miscellaneous

The projects delivered through Section 106 Agreements are usually undertaken by either:

- the planning applicant or developer as an integral part of the overall development.
- the Local Authority (or other statutory Authority, e.g. South Yorkshire Passenger Transport Executive (SYPT), if a commuted sum is provided.



## PLANNING ACTIVITY

During 2017/18 a total of 27 Section 106 Agreements were successfully negotiated between the Local Authority and developers. Of these

For a number of reasons developers do not implement all planning permissions and therefore if a planning permission is not implemented, the associated Section 106 Agreement will not be implemented.

A Section 106 Agreement may contain provisions for more than one category. Table 1 below shows details of the 51 provisions required by category, for the 27 Section 106 Agreements signed during 2017/18.

The following table highlights that the vast majority of provisions included within Section 106 Agreements signed during 2017/18 involved a financial contribution to the Council. There are 9 provisions to be delivered directly by the developer and a further 5 provisions where it is not yet known whether delivery will be directly by the developer or in-directly via commuted sum.

**TABLE 1: AGREEMENTS SIGNED IN 2017/18**

Categories	Direct Provision by Developer	In-Direct Provision by Statutory Authority via commuted sum	Yet to be Agreed whether Direct or In-Direct Provision	Total Number of Provisions
Affordable Housing	1	3	5	9
Public Open Space	3	7	0	10
Highways	5	19	0	24
Education	0	6	0	6
Miscellaneous	0	2	0	2
<b>Total</b>	<b>9</b>	<b>37</b>	<b>5</b>	<b>51</b>



# FINANCIAL POSITION

## Income

During 2017/18 Doncaster Council received cash income (including internal interest) of £3,423,615 from 28 Section 106 agreements. This income relates in part to some of the 16 Section 106 Agreements signed in 2017/18, but the majority relates to Agreements made in earlier years for developments that were being delivered and hitting financial trigger points in 2017/18. Table 2 provides a summary by category, of the income received in 2017/18. Tables 3 - 7 provide a detailed breakdown of that income.

**TABLE 2: SUMMARY OF INCOME RECEIVED FROM SECTION 106 AGREEMENTS DURING 2017/18**

Categories	Income from Debtors raised (£)	Income from Phased Payments (£)	Income from Interest earned (£)	Total (£)
Affordable Housing	2,069,339	0	6,809	2,076,148
Public Open Space	683,976	100,970	6,471	791,417
Highways	496,292	0	2,709	499,001
Education	45,742	0	0	45,742
Miscellaneous	10,380	0	927	11,307
<b>Total</b>	<b>3,305,729</b>	<b>100,970</b>	<b>16,916</b>	<b>3,423,615</b>

**TABLE 3: AFFORDABLE HOUSING**

Planning Reference	Development	Amount Received (£)
06/02512/FULA	Plots 8 and 9, Lakeside	507,253
13/01639/FULM	Belle Vue, Bawtry Road	412,512
15/01796/FULM	Land at Former Library, McConnell Crescent, New Rossington	37,000
08/00563/OUTM	Station Road, Blaxton	423,672



14/02981/FULM	Former Earth Centre, Craggs Road, Denaby Main	140,600
09/02048/OUTA	Hayfield Green, Aukley	500,000
17/01369/FULM	Chase Park, Malton Way, Woodlands	48,302
<b>Total</b>		<b>2,069,339</b>

**TABLE 4: PUBLIC OPEN SPACE**

Planning Reference	Development	Amount Received (£)
14/00413/WCC	Badger's Holt, Doncaster Road, Branton	8,585
08/02535/OUTM	Chequer Road, Hyde Park – Phase1	49,338
15/02091/FULM	Land on the South West Side of St Oswald's Drive, Finningley	118,148
13/02635/FULM	Green Lane, Scawthorpe	54,946
13/01520/OUTM	Old Bawtry Road, Finningley	54,163
13/01639/FULM	Belle Vue, Bawtry Road	360,682
16/01430/FULM	Rosedene Services, Sunnyside, Edenthorpe	38,113
05/03319/FULM	Station Court, North Eastern Road, Thorne	35,804
06/01095/FULM	Roy Dean, Whiphill Lane, Armthorpe	1,610
06/01095/FULM	Doncaster Road, Denaby Main	14,450
06/01869/FULM	6 – 8 Crookesbroom Lane, Hatfield	6,500
07/01081/FULM	The Circle, Rossington	7,500
03/4659/P	Doncaster Industrial Park, Amersall Road, Scawthorpe	22,180
14/02849/FULM	Former Youth Club, Kirkby Avenue, Bentley	12,928
<b>Total</b>		<b>784,947</b>





**TABLE 5: HIGHWAYS**

Planning Reference	Development	Amount Received (£)
01/1201/P	Manor Farm, Bessacarr	322,042
09/00190/OUTA	Inland Port, Rossington	130,000
13/01639/FULM	Belle Vue, Bawtry Road	21,511
13/01905/OUTM	Doncaster Industrial Park, Watch House Lane, Bentley	19,000
11/01056/OUTM	Doncaster Industrial Park, Watch House Lane, Bentley	23,479
15/03006/FULM	Capitol Park, Omega Boulevard, Thorne	15,750
16/01076/FUL	Centurion Retail Park, Bentley	10,000
06/02512/FULA	Payment of income accrued from the return of transport bond relating to Plots 8 and 9, Lakeside	-45,490
<b>Total</b>		<b>496,292</b>

**TABLE 6: EDUCATION**

Planning Reference	Development	Amount Received (£)
17/01369/FULM	Chase Park, Malton Way, Woodlands	45,742
<b>Total</b>		<b>45,742</b>

**TABLE 7: MISCELLANEOUS**

Planning Reference	Development	Amount Received (£)
98/2734/P	Hatfield Moors 1 & 3 Production Site	10,380
<b>Total</b>		<b>10,380</b>



## Expenditure

During 2017/18 Doncaster Council spent £2,498,165 of the Section 106 budget on projects. A summary is shown below in Table 8 and a full breakdown can be seen under Section 5.

**TABLE 8: 2017/18 COMMUTED SUM EXPENDITURE BY DONCASTER COUNCIL**

Categories	Spend (£)
Affordable Housing	1,600,000
Public Open Space	623,993
Highways	46,059
Education	134,551
Miscellaneous	93,562
<b>Total</b>	<b>2,498,165</b>

## Balance Held

At the end of March 2018, £9,070,017 of resources were held by the Council. Of this, 49% was available for affordable housing projects, 39% for public open space, 10% for Highways activity, 1% for education and 1% for miscellaneous projects. Table 9 provides a break down by category, of the income held at the end of 2017/18.



**TABLE 9: SUMMARY POSITION AS AT 31ST MARCH 2018**

<b>Categories</b>	<b>Income held at 31.3.18 (£)</b>	<b>Committed Income at 31.3.18 (£)</b>	<b>Allocated to Projects not yet developed</b>	<b>Uncommitted Income 31.3.18 (£)</b>
Affordable Housing	4,442,549	545,778	0	3,896,771
Public Open Space	3,500,584	1,748,527	128,902	1,623,155
Highways	950,754	17,351	933,314	89
Education	60,692	14,950	45,742	0
Miscellaneous	115,438	89,205	16,307	9,926
<b>Total</b>	<b>9,070,017</b>	<b>2,415,811</b>	<b>1,124,265</b>	<b>5,529,941</b>

All of the unspent uncommitted income is earmarked for a range of developments including older people's affordable housing, improving public open spaces which may include installing new play equipment and improving parks and woodland areas which will be developed in consultation with Ward Members and the community. Often when Section 106 funding comes in smaller chunks we combine these contributions over time to invest in larger projects with greater impact in the community.



## IMPLEMENTATION

In 2017/18 a total of 83 projects have been delivered as follows:

### Affordable Housing

19 affordable housing units were delivered through Section 106 Agreements in 2017/18, however this Annual Monitoring Report includes 29 units delivered in previous years which haven't been reported. These were through direct provision by the developer rather than through a commuted sum and are shown in Table 10 below. Table 11 shows how the affordable housing commuted sum has been spent in 2017/18.

**TABLE 10: DIRECT PROVISION BY A DEVELOPER DURING 2017/18**

Ward	Project	Number of Units
Balby South	Carr Lodge (Dominion)	8
Bentley	Watchhouse Lane	7
Finningley	Old Bawtry Road	4
Edenthorpe	Athelstane Crescent	6*
Edenthorpe	Church Balk	12**
Finningley	Bury Farm	11***
<b>Total Number of Units</b>		<b>48</b>

\*Units reported in 2017/18, however actually delivered in 2014/15

\*\*Units reported in 2017/18, however actually delivered in 2016/17

\*\*\*Units reported in 2017/18, however actually delivered in 2013/14

**TABLE 11: IN-DIRECT PROVISION BY DONCASTER COUNCIL VIA COMMUTED SUM DURING 2017/18**

Ward	Project	Spend (£)
Balby	Ivor Grove	250,000



Thorne	Willow Estate	350,000
Thorne	Extra Care Scheme	1,000,000
<b>Total Spend</b>		<b>1,600,000</b>

## Public Open Space

Public Open Space projects are implemented through direct provision by developers or in-directly by the Council following receipt of a commuted sum. In 2017/18 there was 1 direct provision of projects delivered by developers as shown in table 12 below:

**TABLE 12: DIRECT PROVISION BY DEVELOPERS DURING 2017/18**

Ward	Project	Number
Tickhill & Wadworth	Carr Lodge, Balby	1
<b>Total</b>		<b>1</b>

Table 13 shows the projects delivered in-directly by Doncaster Council using S106 commuted sums:

**TABLE 13: IN-DIRECT PROVISION BY DONCASTER COUNCIL VIA COMMUTED SUM DURING 2017/18**

Ward	Project	Spend (£)
Adwick & Carcroft	Improvements at Highfields Country Park and Woodlands Squares and purchase of nomad CCTV cameras	9,946
Adwick & Carcroft	Roman Ridge Play Area Improvements	900
Adwick & Carcroft	Maintenance of Multi-Use Games Area & Skate Park, Carcroft	1,330
Adwick & Carcroft	Maintenance of nomad CCTV Cameras Highfields Country Park	4,789
Armthorpe	Maintenance of Sandall Moore Development (Pit Top), Armthorpe	18,913
Armthorpe	Maintenance of Multi-Use Games Area, Briar Road, Armthorpe	3,760



Armthorpe	Installation of boundary fence at St Leonards and St Mary's churchyard, Armthorpe	1,840
Armthorpe	Grounds Maintenance & Maintenance of Multi-Use Games Area and CCTV at Wickett Hern Road and Holme Wood Lane, Armthorpe	4,000
Balby South	Grounds Maintenance & Maintenance of Multi-Use Games Area, Mallard Primary School, Balby	5,350
Bentley	Maintenance of the public open space, Linden Walk, Bentley	1,000
Bentley	Grant to AFC Bentley & Bentley Miners Welfare towards replacement clubhouse, Bentley	10,000
Bentley	Maintenance of CCTV cameras, Bentley	730
Bentley	CISWO Land, The Avenue, Bentley	64,313
Bentley	Maintenance of CISWO land, The Avenue, Bentley	2,586
Bentley	Maintenance of public open space land and play area at Askern Road, Toll Bar	1,900
Bessacarr	Landscaping & Play Area at Lakeside	19,858
Bessacarr	Maintenance of Play Area, Lakeside	6,000
Bessacarr	Grounds Maintenance, Cornflower Drive, Off Eilers Road, Bessacarr	5,050
Bessacarr	Cantley Park Skate Park, Cantley	80,606
Bessacarr	Maintenance of Multi-Use Games Area at Bolton Hills, Bessacarr	1,000
Bessacarr	Maintenance of Play Area at Acacia Road, Bessacarr	1,000
Conisbrough	Maintenance of public open space and footpath at Moat House Way, Low Road, Conisbrough	3,600
Conisbrough	Installation of bins, Conisbrough	1,000
Conisbrough	Adult Gym Equipment (purchase contribution), Denaby Memorial Park Denaby	3,000



Edenthorpe & Kirk Sandall	Public Open Space improvements, Far Field/Church Balk, Edenthorpe	11,231
Edenthorpe & Kirk Sandall	Public Open Space improvements, Mere Lane, Edenthorpe	2,285
Edenthorpe & Kirk Sandall	Maintenance of public open space land at Applehaigh Drive, Kirk Sandall	610
Edlington & Warmsworth	Guest Lane hardstanding with bench-table, Warmsworth	1,000
Edlington & Warmsworth	Installation of CCTV equipment, Martinswell Lake, Edlington	12,714
Finningley	Playing Field Improvement Scheme, Kilham Lane, Branton	128,876
Finningley	Zebra Crossing, Doncaster Road, Branton	7,694
Finningley	Maintenance of on-site public open space, Badger's Holt, Branton	950
Finningley	Maintenance of Playing Field Improvement Scheme Kilham Lane, Branton	1,500
Hatfield	Grounds Maintenance of Quarry Park, Dunsville	400
Mexborough	Schofield Park Play Area, Mexborough	32,088
Mexborough	Maintenance of Schofield Park Play Area, Mexborough	1,020
Mexborough	Maintenance of play equipment at Pitt Street, Mexborough	1,000
Roman Ridge	Maintenance and Play Equipment Inspections, Amersall Road, Scawthorpe	5,820
Rossington & Bawtry	Bawtry Memorial Sports Ground, Bawtry	22,847
Rossington & Bawtry	Maintenance of Children's Play Area at Holmes Carr Centre, Rossington	1,000
Rossington & Bawtry	Maintenance of Planters, Rossington	4,572
Rossington & Bawtry	Maintenance of Youth Play Area at West End Lane, Rossington	1,810
Rossington & Bawtry	Maintenance of Public Open Space, Pemberton Grove, Bawtry	1,718
Sprotbrough	Zebra crossing, Melton Road, Sprotbrough	11,110



Sprotbrough	Maintenance of Protected Woodland and 3m buffer, Park Drive, Sprotbrough	3,017
Sprotbrough	Improvements to public open space, including pathways, benches, planting and natural play elements at New Lane, Sprotbrough	14,238
Stainforth & Barnby Dun	Maintenance of Polton Toft Play Area, Stainforth	1,000
Stainforth & Barnby Dun	Grounds Maintenance, White House View, Barnby Dun	280
Stainforth & Barnby Dun	Grant to Barnby Dun with Kirk Sandall Parish Council relating to The Maltings, Kirk Sandall	24,056
Thorne & Moorends	Wike Gate Play Area Improvements, Thorne	49,320
Thorne & Moorends	Grounds Maintenance & Maintenance of play area at Wike Gate Road, Thorne	2,300
Thorne & Moorends	Maintenance of public open space land at Coulman Street, Thorne	2,020
Thorne & Moorends	Maintenance of public open space at Ex Dunstan's shipyard, off Union Street/Rope Walk, Thorne	1,470
Tickhill & Wadworth	Grounds Maintenance & Maintenance of Multi-Use Games Area and Play Equipment, Woodfield Plantation	16,315
Tickhill & Wadworth	Annual payments to Friends of Tickhill Mill Field, Tickhill	971
Town	Grounds Maintenance and maintenance of play area at Bloodstocks Play Area, Intake	2,000
Town	Maintenance of public open space land (Phase 1) at Chequer Road, Hyde Park	3,290
Wheatley Hills & Intake	Maintenance of Multi-Use Games Area, Intake	1,000
<b>Total Spend</b>		<b>623,993</b>





## Highways

Table 14 shows through in-direct provision by Doncaster Council following receipt of a commuted sum, 7 projects were implemented in 2017/18. There was no direct provision of projects delivered by developers.

**TABLE 14: IN-DIRECT PROVISION BY DONCASTER COUNCIL VIA COMMUTED SUM DURING 2017/18**

Ward	Project	Spend (£)
Bessacarr	Interest returned to the developer in relation to the Transport Bond, Plots 8 & 9, Lakeside	924
Bessacarr	Bus Shelter and Hardstanding at Lakeside Boulevard, Lakeside	1,285
Edenthorpe & Kirk Sandall	Bus Shelter and Hardstanding at Church Balk Gardens, Edenthorpe	1,367
Mexborough	Maintenance of Signalised Crossing at Cliff Street, Mexborough	2,950
Sprotbrough	Road Widening, Sprotbrough Road, Sprotbrough	17,208
Town	Toucan Crossing, Bawtry Road	21,511
Wheatley Hills & Intake	Bus Shelter and Hardstanding at Unit 6, Crompton Business Park, Crompton Road, Wheatley	814
<b>Total Spend</b>		<b>46,059</b>

## Education

Table 15 shows there was 1 education project delivered through the use of Section 106 commuted sums in 2017/18.

**TABLE 15: IN-DIRECT PROVISION BY DONCASTER COUNCIL VIA COMMUTED SUM DURING 2017/18**

Ward	Project	Spend (£)
Edenthorpe & Kirk Sandall	Grant to Kirk Sandall Academy Trust, Kirk Sandall	134,551
<b>Total Spend</b>		<b>134,551</b>



## Miscellaneous

Details are shown in Table 16 of how the Council's miscellaneous commuted sums have been spent in 2017/18. There have been no miscellaneous projects delivered directly by developers on-site during 2017/18.

**TABLE 16: IN-DIRECT PROVISION BY DONCASTER COUNCIL VIA COMMUTED SUM DURING 2017/18**

Ward	Project	Spend (£)
Bessacarr	Biodiversity Offsetting at Doncaster Common, on-going maintenance relating to Plot 5B, Lakeside Boulevard, Lakeside	1,000
Edenthorpe & Kirk Sandall	Improvements and maintenance of Glass Park, Kirk Sandall	2,290
Edenthorpe & Kirk Sandall	Biodiversity works at Quarry Park	3,232
Finningley	Take off at the Airport scheme	3,808
Norton & Askern	Biodiversity works at Campsall Country Park, Campsall	2,415
Rossington & Bawtry	Inland Port training initiatives	67,920
Stainforth and Barnby Dun	Payment to Thorpe in Balne Parish Council	2,517
Thorne & Moorends	Payment to Edinburgh University relating to Hatfield Moors 1 and 3 Production Site	4,750
Thorne & Moorends	Payment to Natural England relating to Hatfield Moors 1 and 3 Production Site	2,502
Thorne & Moorends	Payment to Thorne & Hatfield Moors Conservation Forum relating to Hatfield Moors 1 and 3 Production Site	3,128
<b>Total Spend</b>		<b>93,562</b>



## MOVING FORWARD

The Council has kept its position on the Community Infrastructure Levy (CIL) under review since the CIL Regulations were first published in 2010. Viability testing was undertaken in 2012 which informed a Full Council decision in summer 2012 not to proceed with the formal statutory stages of implementing the Levy at that point in time. This decision was due largely to viability challenges in large parts of the borough, as well as further revisions to the CIL Regulations at the time. Full Council committed to keeping the evidence under review and to reconsider the position on a periodic basis. For example, further viability testing was undertaken in 2014 as part of the Local Development Framework, but this largely concluded the same challenges as per the 2012 evidence base. During this time therefore, the Council has continued with its approach to developer contributions through Section 106, but mindful of the legal scaling back and restrictions of their use as set out by the CIL Regulations.

Following a period of speculation that the Levy would be replaced by another mechanism for collecting developer contributions, in light of the findings of a [Government Review](#) into the Levy last year, the Government has now confirmed its commitment to keeping the Levy, but with a number of changes.

The Council is in the process of preparing a new [Local Plan](#) and informal consultation has taken place on the [Draft Policies & Proposed Sites](#) in September 2018. Alongside the consultation, the Council has published independent [viability testing](#) to demonstrate that the policies and proposed sites included in the consultation are generally viable. Since this evidence base was commissioned, the Government has also now published further policy reforms and guidance covering both viability testing and the Levy. As well as an evidence base on viability, there also needs to be a sufficiently detailed understanding of the borough's infrastructure requirements which the Levy may be looking to (part) fund. Again, the Council has now published its [evidence base on infrastructure](#) in support of the new Local Plan.

The emerging Local Plan evidence base therefore provides a strong starting point for the requirements of introducing the Levy, and the viability of CIL will be further considered once the Local Plan has reached a sufficiently advanced stage of its preparation. Should the Council choose to implement CIL, then the legislation requires at least two rounds of full consultation followed by an independent examination into the Draft Charging Schedule before CIL can be adopted and used in relation to planning applications.



## CASE STUDIES – Public Open Space

### Wike Gate Road, Thorne



Wike Gate Road Play area and open space area is an informal open space area which is situated within a well-populated residential area within near to Moorends.

Prior to the improvements that has been delivered using some £58,200 of Section 106 monies the site already offered grassed pitches, large multi-use games area, skate board / BMX ramps and some pieces of play equipment for older children though very minimal provision for younger children.

The improvements to the site included new toddler play equipment, improvements to the access point on the site and much needed tarmac footpath to assist with access for buggies and mobility scooters.

The improvements that have been made to the site have made the site much more aesthetically pleasing but most importantly it has made the site and the fantastic facilities it offers more inclusive for all age groups to be able to utilise.

*“ The children’s play equipment on Wike Gate 1 Recreation Ground has provided an enhanced provision for younger children. Additional works that were carried focusing on the entrance to the area has allowed the opportunity for increased family engagement with easier access for prams and buggies. The project was completed with excellent partnership working involving Doncaster Council, Thorne and Moorends Town Council, Ward Councillors and our local Safer Neighbourhood Teams. A great Asset for the community ”*



Ward Member, Cllr Mark Houlbrook



Kilham Lane Recreation Ground



Kilham Lane Recreation Ground falls under the responsibility of Cantley with Branton Parish Council. Situated just off Whiphill Top Lane, the open space is considered one of the main open spaces in the local area for both passive and active recreation.



Following consultation with the Parish Council and local Ward Members the site was chosen for investment using Section 106 resources associated with the local area. A public consultation was carried out by the Parish Council with support from the Council's area team to identify the most popular ideas for improvements.

At the request of the Parish Council, project design and management of the scheme was undertaken by Doncaster Council led by the Stronger Communities Manager. A funding agreement was entered into with the Parish Council to formalise the details including confirmation that the Parish Council would take on responsibility for the improvements and future maintenance at the time of project completion.

The project has resulted in the following improvements to the area being realised:

- Cable rider (zip wire)
- Basket swing
- Table tennis table
- Climbing wall
- Outdoor gym equipment
- Additional seating
- Hard surfaced perimeter track for exercise walks and butterfly trail



- Interpretation signage
- New replacement climbing net
- Painting of existing play equipment

“ *The zip wire is ace!* ”

**Local Resident**

The project has been completed and delivered on budget and based on the degree of use the improvements are attracting already, the project overall has been overwhelmingly appreciated by the local community and visitors further afield.

“ *It’s nice to see the children enjoying the new equipment and there is something for everyone – I might try and be brave and even have a go on the gym stuff!* ”

**Local Resident**



The project was funded using £138,169 of Section 106 resources which included a £3,000 maintenance sum.



## FURTHER INFORMATION

Please contact the following people for details of projects delivered during 2017/18 or for projects planned for 2018/19:

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