

Chapter 6



Population & Housing





Population and Housing

INTRODUCTION

6.1 The Issues and Directions Report identified 12 issues for consideration in the Population and Housing Chapter. The issues were also set out in relation to policy directions and these have now been translated into the twenty eight policies set out below. Of these, six are Part I policies and provide the strategic context for housing policies and proposals.

6.2 The Part II policies set out the detailed planning framework for development control purposes as well as identifying the housing land commitments brought forward from existing development plans and policy statements plus those identified for the first time through the UDP.



6.3 The population and housing policies reflect the overall themes of the UDP: economic regeneration is pursued in the jobs boost which new house building provides, environmental improvements are

achieved by bringing derelict or poor quality land into housing use and social inequalities are addressed by the recognition of the special needs households.

POPULATION CHARACTERISTICS

SPH 1

THE BOROUGH COUNCIL WILL SEEK TO RETAIN THE EXISTING POPULATION AND ATTRACT KEY WORKERS TO THE BOROUGH.

Replaced by
Core Strategy
Policy 2: Growth
and
Regeneration
Strategy

6.4 The past and earlier projected trends of the Borough's population are documented in the Issues and Directions Report (April 1990 and Draft UDP October 1992). While it is undesirable to base UDP policies and proposals wholly on demographic trends there are key elements of the Borough's population which the UDP will need to focus on. Policy SPH 1 draws on two of these, the migration trends and those in-migrants who are also in employment.

6.5 Recognising and responding to the movement of people in and out of the Borough, and maintaining the characteristics and level of the existing population is central to the Council's approach to the regeneration of the Borough. The provision and type of jobs will in part be tied to the

availability of a pool of key workers. Similarly if key workers already resident in the Borough are leaving because of a lack of employment prospects in the area, a seemingly healthy level of inward migration will conceal losses of key workers the Borough can ill-afford. The opportunities to provide improved

choice and quality of housing, recreation and other facilities, notably shopping, should be increased to offer attractions which will help in retaining and attracting key age groups and workers. The UDP sets the framework within which to realise these opportunities.

Key Fact

The Borough's population fell from 286,924 at the 1981 Census to 283,866 at the 1991 Census. The other three South Yorkshire Districts (Barnsley, Rotherham and Sheffield) also lost population over this period. South Yorkshire's 1991 population stands at 1,238,697, down by over 53,000 on the 1981 figure.

DWELLING REQUIREMENT AND THE OVERALL HOUSING LAND SUPPLY

SPH 2

PROVISION IS MADE FOR A BASIC REQUIREMENT OF AN ADDITIONAL 16,800 DWELLINGS BETWEEN 1986 AND 2003. HOUSING SITES ARE IDENTIFIED TO CATER FOR A WIDE RANGE OF HOUSING IN TERMS OF TYPE, TENURE, SIZE, COST AND LOCATION. SITES IN THE REGENERATION PRIORITY AREAS WILL BE ACTIVELY PROMOTED. SITES IDENTIFIED ON THE EDGE OF URBAN AREAS WILL HAVE REGARD TO THE FORM AND CHARACTER OF THE EXISTING SETTLEMENT, THE SURROUNDING COUNTRYSIDE, AND TO THE EFFECT ON OTHER REGENERATION POLICIES.

Replaced by Core Strategy Policy 10: Housing requirement, land supply and phasing

6.6 The Strategic Guidance for South Yorkshire sets out a basic requirement for an additional 14,000 dwellings between 1986 and 2001. Policy SPH2 of the Draft UDP put forward the basic requirement of 14,000 additional dwellings between 1986 and 2001. However in the light of new information from :-

- * 1991 Census of Population
- * 1991 Mid-year Estimates
- * 1989 based OPCS Projections
- * 1989 based DOE Household Projections
- * NHSCR Migration Data

the basic dwelling requirement has been updated.

6.7 To take into account the Borough Council's recognition of a need for flexibility in assessing housing land requirements and supply policy SPH2 extends the plan period to 2003 with regard to these issues. In doing so it recognises both the considerable amount of time already taken to prepare the UDP, the further period leading up to adoption and will enable a commitment to be made to a continuing 5 year housing land supply beyond 2001.

6.8 The basic dwelling requirement for the period 1986-2003 is 16,800 additional dwellings under policy SPH2. Of this, dwelling completions for the period 1986-1991 account for 4,297 and the allowance for estimated demolitions between 1991-2003 accounts for 269. The demographically projected requirement over the period 1991-2003 is therefore about 12,200 additional dwellings. The Borough's population is projected to increase up to 2001 and this will fuel a significant projected growth in households. The growth in households is also due to a greater number of elderly people living

alone, single people leaving home, householders breaking up through divorce and more one parent families. Demographic trends will continue to be subject to revision as updated information becomes available. (See Appendix 6.1).

6.9 Housing Land Supply is made up of completions, existing commitments, housing sites brought forward in the UDP and allowances made for small and windfall sites. Table 6.1 sets out the details.

6.10 The UDP Housing Land Supply of 18,918 dwellings meets the basic requirement of land available for an additional 16,800 dwellings between 1986 and 2003. The Borough Council is committed to a 5 year supply of

available housing land going further than the Central Government Advice in PPG3 where paragraph 46 states, "local authorities should aim to ensure the availability of five years supply of housing land." The monitoring and review process of the UDP will aim to re-examine housing land supply and its take up around 1998/99.

6.11 The Housing Land Supply set out in the UDP is geared to:-

- (i) offering a wide variety of choice and flexibility in the provision of housing land.
- (ii) catering for the possibility of strong levels of demand.
- (iii) allowing for changing circumstances which would not enable some housing sites to be

Table 6.1 - UDP Housing Land Supply - 1986 2003

a) Allocations	12,175
b) Completions (1.4.86 - 31.3.95)	7,372
c) Previously unidentified sites (1.4.96 - 31.3.2003)	1,773
(i) sites < 10 dwellings at 147pa	
(ii) sites 10 - 25 dwellings at 50pa	
	Sub Total 21,320
Subtract (d) and (e),	
d) Completions on allocations above (a) (at 31.3.95)	1,302
e) Phasing beyond the plan period	1,100
(i) Woodfield Plantation	
(ii) Manor farm	
	Total 18,918 (1986 - 2003)

Explanatory Notes

- * Allocations ((a) in table) include planning consents up to 1.4.96 and sites approved for allocation by the council (July 1997) following the Inspectors Report (January 1997). Policies PH1, PH2, PH3, PH4, and PH5 refer.
- * Completions ((b) in table) recorded from Building Control Returns.
- * Previously unidentified sites ((c) in table) estimated allowance.
- * Completions on allocations ((d) in table) derived from the Doncaster Residential Land Availability Survey dated 1st April 1995.
- * Phasing beyond the plan period ((e) in table) on the two sites covered by policy PH6.

brought forward for development. (iv) taking into account the potential offered by the regeneration impact of housing proposals.

6.12 The consideration of a Borough-wide approach to housing is further underpinned by the following:-

- (i) the contribution housing can make to regional, local, employment-based or environmental regeneration.
- (ii) the requirement to fulfil the purpose and policy requirements of the Green Belt and Countryside Policy Areas.
- (iii) the maintenance of established conservation policies.
- (iv) the logical extension of the settlement pattern and minimisation of the impact of proposed development on the character of both the settlement and adjacent land uses.
- (v) the UDP acting evermore robustly as the framework for considering

housing land allocations following the withdrawal of the special presumption in favour of releasing land for

housing, formerly in Circular 22/84. (vi) the relationship with other UDP policies.

Key Fact

46 Tenants' and Residents' Groups on municipal estates are registered with the Borough Council, and they are provided with professional, financial and material support. The Borough Council is committed to increasing estate based representation, and the training of tenant and resident representatives while evolving strategies of consultation and participation. In the Borough Councils' Design Awards for 1992 special mentions were given to the developments of; Senior Citizen bungalows at Heatherwood Close, Intake; Housing by Northern Counties Housing Association off East Lane, Stainforth, and a single dwelling at Westgate, Tickhill. The awards are aimed at those projects which add to the quality of the environment and promote good design.

PH1

THE FOLLOWING SITES CAPABLE OF ACCOMMODATING 10 DWELLINGS AND OVER IDENTIFIED ON THE PROPOSALS MAP WILL BE DEVELOPED FOR HOUSING PURPOSES:

POLICY REF	LOCATION	AREA(ha)	UNITS
UDP AREA 1			
THERE ARE NO HOUSING SITES IDENTIFIED IN AREA 1			
UDP AREA 2			
PH1(2/1)	ROBERTS ROAD/ORCHARD STREET, BALBY	0.86	21
PH1(2/2)	ST PETERS ROAD, BALBY	0.70	17
PH1(2/4)	OFF GREENFIELD LANE, BALBY	1.20	36
PH1(2/5)	OSWIN AVENUE/GREENFIELD LANE, BALBY	4.33	104
PH1(2/6)	OFF GREENFIELD LANE/OSWIN AVENUE, BALBY	1.13	27
PH1(2/8)	METHODIST CHURCH, HIGHFIELD ROAD, TOWN FIELDS	0.10	24
PH1(2/9)	OFF AUCKLAND ROAD, TOWN FIELDS	0.25	18
PH1(2/10)	ST MARY'S SCHOOL, 65 BAWTRY ROAD, BESSACARR	0.53	13
PH12/11)	OFF CARR LANE, BESSACARR	1.10	16
PH1(2/12)	LAND OFF ROSEHILL RISE, BESSACARR	6.79	170
PH1(2/15)	FORMER SITE OF YORKSHIRE MAIN, EDLINGTON	15.00	450
PH1(2/16)	WEST OF HOWBECK DRIVE, EDLINGTON	2.59	67
PH1(2/18)	OFF NEW LANE/ALSBY DRIVE, ROSSINGTON	1.43	44
PH1(2/19)	ADJ.CHURCH FIELD, ROSSINGTON	7.45	124
PH1(2/20)	LITTLEMOOR LANE/ORCHARD ST. BALBY	4.20	104
PH3	MANOR FARM, BESSACARR	46.0	1000
PH4	CHURCH FIELDS, OFF STRIPE RD. ROSSINGTON	18.60	460
PH6	OFF SPRINGWELL LANE, BALBY	2.2	66

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan.

POLICY REF	LOCATION	AREA(ha)	UNITS
UDP AREA 2			
PH1(2/21)	HOWBECK DRIVE, EDLINGTON	1.34	33
PH1(2/25)	PLUMPTON PARK ROAD, CANTLEY	0.80	30
PH1(2/28)	OFF WARNING TONGUE LANE, BESSECARR	1.46	12
UDP AREA 3			
PH1(3/1)	WOODSIDE VIEW, WOODLANDS	0.40	14
PH1(3/5)	OFF RED HOUSE LANE/FERN BANK, ADWICK LE STREET	9.04	226
PH1(3/6)	COACH DEPOT, VILLAGE STREET, ADWICK LE STREET	1.32	32
PH1(3/7)	SOUTH FARM, SKELLOW ROAD, SKELLOW	0.70	17
PH1(3/8)	BROOK HOUSE FARM, HIGH STREET, ARKSEY	0.50	31
PH1(3/9)	LANGTHWAITE LANE, BENTLEY	6.10	171
PH1(3/11)	SCAWTHORPE FARM, GREAT NORTH ROAD, BENTLEY	0.45	22
PH1(3/12)	LAND OFF CHURCHFIELD LANE, BENTLEY	0.40	10
PH1(3/13)	STONEHILL RISE, SCAWTHORPE	0.40	10
PH1(3/14)	ROMAN RIDGE, SCAWSBY	4.80	134
PH1(3/15)	OWSTON ROAD, CARCROFT	3.40	86
PH1(3/16)	PHASE 1, ROSTHOLME, BENTLEY	8.50	210
PH1(3/17)	PHASE 2, ROSTHOLME, BENTLEY	9.90	205
PH1(3/18)	PHASE 3, ROSTHOLME, BENTLEY	5.30	130
PH1(3/19)	NORWOOD DRIVE, BENTLEY	1.00	25
PH1(3/20)	ARKSEY LANE, BENTLEY	0.70	18
PH1(3/21)	BARNSLEY ROAD, SCAWSBY	0.90	22
PH1(3/22)	BRODSWORTH COLLIERY	13.40	330
PH1(3/24)	EASTERN HALF OF CEMENTATION SITE, JOSSEY LANE, BENTLEY	4.12	103
PH1(3/25)	MILL LANE, SKELLOW	1.60	40
PH1(3/26)	DONS RUGBY GROUND, BENTLEY ROAD, BENTLEY	5.40	135
PH1(3/27)	THE AVENUE, BENTLEY	3.30	90
PH1(3/28)	DAW WOOD LANE, BENTLEY	1.05	26
PH1(3/29)	WEST OF A19, ASKERN ROAD, BENTLEY	1.95	47
UDP AREA 4			
PH1(4/1)	DYON HOUSE FARM, AUSTERFIELD	0.78	13
PH1(4/2)	BAWTRY HALL, PHASE 3, BAWTRY	1.90	36
PH1(4/3)	STATION ROAD, BAWTRY	0.50	23
PH1(4/4)	NORTH OF GAINSBOROUGH ROAD, BAWTRY	1.30	32
PH1(4/5)	HOSPITAL, CROOKHILL RD, CONISBROUGH	2.25	56
PH1(4/6)	IVY HOUSE FARM, OFF MAIN ST. AUCKLEY	0.91	15
PH1(4/7)	PARK LANE, ADJ HILLSBORO HOUSE, BLAXTON	2.09	61
PH1(4/8)	CARDWELL HOUSE, HIGH STREET, BRAITHWELL	0.60	41
PH1(4/9)	OFF THE CLOSE, PHASE 1, BRANTON	1.00	25
PH1(4/10)	OFF THE CLOSE, PHASE 2, BRANTON	1.12	27
PH1(4/11)	DONCASTER RD/BROCKHOLES LANE, BRANTON	1.98	32
PH1(4/13)	RAVEN'S WALK, CONISBROUGH PARKS	1.95	42
PH1(4/14)	OLD RECTORY GARDENS, FINNINGLEY	2.73	37
PH1(4/15)	OS 3849/4850, DONCASTER ROAD, BRANTON	4.80	120

POLICY REF.	LOCATION	AREA(ha)	UNITS
UDP AREA 4			
PH1(4/16)	BEECH AVE. TICKHILL	1.02	28
PH1(4/17)	R/O 21A - 27 NORTHGATE, TICKHILL	0.80	15
PH1(4/18)	MARTIN LANE, BAWTRY	2.10	60
PH1(4/19)	LAND OFF ASHTON LANE, BRAITHWELL	1.70	41
PH1(4/20)	EX DMBC HIGHWAYS DEPOT,	0.34	13
PH1(4/22)	"HORSE AND STAG", OLD BAWTRY RD, FINNINGLEY	1.17	32
PH1(4/23)	R/O ST. OSWALD DRIVE FINNINGLEY	0.75	17
PH1(4/24)	LAND WEST OF STATION ROAD, BAWTRY	1.13	40
PH1(4/25)	WHIPHILL TOP LANE, BRANTON	2.00	50
PH1(4/26)	STATION ROAD/BLAXTON BALK, FINNINGLEY	3.60	120
PH1(4/27)	BRAITHWELL SCHOOL, MICKLEBRING LANE, BRAITHWELL	1.10	27
PH1 (4/28)	LAND OFF GREAT NORTH ROAD, BAWTRY	0.5	13
PH5	OFF GREAT NORTH ROAD, BAWTRY	6.80	142
UDP AREA 5			
PH1(5/1)	CORN HILL, CONISBROUGH	2.26	60
PH1(5/2)	FORMER BRICKWORKS, DONCASTER ROAD, MEXBOROUGH	0.55	14
PH1(5/3)	HILL TOP (PHASE 3), CONISBROUGH	8.00	214
PH1(5/4)	DONCASTER ROAD, CONISBROUGH	0.30	12
PH1(5/5)	DOLCLIFFE ROAD/PARK ROAD, MEXBOROUGH	1.45	33
PH1(5/6)	LESLIE AVENUE, CONISBROUGH	0.40	16
PH1(5/7)	BULL GREEN, MEXBOROUGH	2.50	60
PH1(5/8)	LOWER DOLCLIFFE ROAD, MEXBOROUGH	1.38	40
PH1(5/9)	GARDEN STREET, SOUTH, MEXBOROUGH	0.40	35
PH1(5/10)	WEST VIEW ROAD, MEXBOROUGH	0.10	24
PH1(5/11)	PART OF SCHOFIELD STREET ALLOTMENTS, MEXBOROUGH	0.80	19
PH1(5/12)	PARK ROAD ALLOTMENTS, MEXBOROUGH	0.50	12
PH1(5/13)	"KRYSSARA", ELLERSHAW ROAD, CONISBROUGH	0.48	18
PH1(5/14)	ADWICK ROAD, SCHOOL SITE, MEXBOROUGH ROAD, MEXBOROUGH	0.73	18
PH1(5/16)	CLAYFIELD AVENUE, MEXBOROUGH	1.75	43
PH1(5/17)	LAND AT MEXBOROUGH TRAINING COLLEGE	3.40	83
PH1(5/18)	FORMER NORTHCLIFFE CLUB, DONCASTER ROAD, DENABY MAIN	0.13	18
PH1(5/19)	MEDLEY VIEW, CONISBROUGH	0.30	12
PH1 (5/21)	DONCASTER ROAD, MEXBOROUGH	0.46	11
PH1 (5/22)	CORN HILL, CONISBROUGH PHASE 2	2.20	55
PH1 (5/ 23)	HIGHWOOD RESERVOIR, MEXBOROUGH	0.45	10
UDP AREA 6			
PH1(6/1)	HARLINGTON ROAD, ADWICK UPON DEARNE	0.47	10
PH1(6/3)	DONCASTER ROAD, HARLINGTON	1.77	35
PH1(6/4)	FIR TREE CLOSE, HICKLETON	0.44	12
PH1(6/5)	GROVE FARM, MARR	1.70	12
PH1(6/6)	STONE CROSS DRIVE/ROE CROFT CLOSE, SPROTBROUGH	2.63	40
PH1(6/7)	THE MANOR, MAIN STREET, SPROTBROUGH	1.30	18

POLICY REF.	LOCATION	AREA(ha)	UNITS
UDP AREA 6			
PH1(6/8)	R/O 1A, PARK DRIVE, SPROTBROUGH	3.3	51
PH1(6/9)	OFF RIVERSIDE DRIVE, SPROTBROUGH	4.10	51
UDP AREA 7			
PH1(7/1)	RUSHY MOOR LANE, ASKERN	0.40	11
PH1(7/2)	LAND OFF EASTFIELD DRIVE, ASKERN	0.60	17
PH1(7/3)	OFF SPA TERRACE, STATION ROAD, ASKERN	2.60	65
PH1(7/5)	LAND OFF CAMPSMOUNT DRIVE, CAMPSALL	1.82	35
PH1(7/8)	OWSTON PARK, OWSTON	0.86	22
PH1(7/10)	R/O GREENACRES, HIGHFIELD ROAD, ASKERN	3.10	90
PH1 (7/11)	PRIORY ROAD, NORTON	3.10	65
PH1 (7/12)	SPA FARM, HIGH STREET, ASKERN	2.40	35
UDP AREA 8			
PH1(8/1)	THE MANOR HOUSE, CHURCH STREET, ARMTHORPE	0.40	14
PH1(8/3)	ADJ "DENEHOLME", WHIPHILL LANE, ARMTHORPE	0.69	17
PH1(8/4)	OLD MILL FIELD, PHASE 3, BARNBY DUN	7.30	185
PH1(8/5)	SANDALL LANE, KIRK SANDALL	8.70	216
PH1(8/6)	FAR SANDALL FIELD, KIRK SANDALL/EDENTHORPE, AREA 1	5.20	128
PH1(8/7)	FAR SANDALL FIELD, KIRK SANDALL/EDENTHORPE, AREA 2	6.20	153
PH1(8/8)	CHURCH BALK 1, EDENTHORPE	1.30	34
PH1(8/9)	CHURCH BALK 2, EDENTHORPE	2.10	53
PH1(8/10)	LAND OFF SYCAMORE AVENUE, ARMTHORPE	1.22	55
PH1(8/11)	NUTWELL LANE, ARMTHORPE	7.38	211
PH1(8/13)	LAND AT TRANMOOR LANE, ARMTHORPE	2.34	63
PH1(8/14)	ADJ. GLENDALOUGH, STATION ROAD, BARNBY DUN	0.63	14
UDP AREA 9			
PH1(9/1)	PARK LANE FARM, HIGH STREET, DUNSVILLE	3.49	86
PH1(9/3)	R/O 11, 13 HIGH STREET, DUNSVILLE	0.83	20
PH1(9/5)	RAMSKIN LANE, STAINFORTH	1.60	38
PH1(9/7)	ADJ. HOLME LEIGH, EAST LANE, STAINFORTH	0.47	12
PH1(9/8)	DONCASTER ROAD, STAINFORTH	0.60	16
PH1(9/10)	BLOOM HILL, MOORENDS	3.30	90
PH1(9/11)	SOUTH END/WIKE GATE ROAD, THORNE	2.60	60
PH1(9/12)	SOUTH END, THORNE	1.10	30
PH1(9/15)	NORTH COMMON NURSERIES, MARSHLAND ROAD, MOORENDS	1.60	40
PH1(9/16)	ADJ. 2 WEST STREET, THORNE	0.35	13
PH1(9/17)	R/O 21-53 SOUTH END, THORNE	0.60	12
PH1(9/18)	ST NICHOLAS ROAD, THORNE	0.60	25
PH1(9/19)	LAND REAR OF BROADWAY, DUNSCROFT	1.40	35
PH1(9/20)	BALNE CROFT COMMON, THORNE	1.45	36
PH1(9/21)	ALEXANDER ST./NORTH EASTERN RD, THORNE	11.93	295
PH1(9/22)	ADJ. 46 MARSHLANDS ROAD, MOORENDS	0.50	28
PH1(9/23)	R/O 138-154 MARSHLAND ROAD, MOORENDS	0.60	15

POLICY REF.	LOCATION	AREA(HA)	UNITS
UDP AREA 9			
PH1(9/24)	R/O WYKE WELL, SOUTH END, THORNE, LINDHOLME	0.50	12
PH1(9/26)	LAND EAST OF BOOTHAM LANE, HATFIELD	2.10	50
PH1(9/27)	R/O FINKLE STREET, STAINFORTH	1.76	45
PH1(9/28)	EAST VIEW FARM, MARSHLAND ROAD, MOORENDS	2.22	55
PH1(9/29)	FIELD ROAD, THORNE	0.55	13
PH1(9/30)	WORKS DEPOT, WEST STREET, THORNE	0.50	12
PH1(9/31)	COULMAN STREET, THORNE	1.74	43
PH1(9/32)	R/O 19 - 45 HIGH STREET, DUNSVILLE	0.70	15
THE FOLLOWING ARE HOUSING ALLOCATIONS WITHIN INDIVIDUAL MIXED USE REGENERATION PROJECTS (SEE CHAPTER 16).			
RP2	DONCASTER LEISURE PARK/DONCASTER CARR	6.38	158
RP3	WOODFIELD PLANTATION, BALBY	60.00	1,550
RP4	CADEBY COLLIERY	7.73	190
RP5	LAND SOUTH OF CAMPSALL ROAD, ASKERN	5.80	144
RP5	LAND OFF PIT LANE, ASKERN (SOCIAL HOUSING)	6.20 (2.80)	153 (70)
RP5	LAND WEST OF SELBY ROAD, ASKERN	1.80	45
RP7	DUNSTONS QUAY, UNION ROAD, THORNE	1.40	70
RP7	SOUTH END MARINA AND ADJ. LAND, THORNE	2.38	50
RP7	WHITE LANE/UNION ROAD, THORNE	5.05	30
RP8	MOOR LANE SPORTS GROUND, KIRK SANDALL	2.13	53
THE FOLLOWING LIST OF POLICIES FROM OTHER CHAPTERS ARE CROSS REFERENCED TO HOUSING ALLOCATIONS ABOVE AND ARE PARTICULARLY RELEVANT FOR HOUSING DEVELOPMENT.			
ENV15, ENV35 - 38, ENV42, ENV50, ENV57, ENV61, ENV62			
RL4, RL9,			
T5, T6			
THE NUMBER OF UNITS IDENTIFIED FOR EACH SITE USUALLY CORRESPONDS TO A FIGURE OF 25 UNITS PER HECTARE, IN ACCORDANCE WITH THE FIGURES USED TO CALCULATE THE HOUSING SUPPLY NUMBERS. THE NUMBER OF UNITS FOR ANY GIVEN SITE IN THIS SCHEDULE DO NOT, THEREFORE, NECESSARILY REPRESENT THE CAPACITY OF THAT SITE.			

6.13 Housing sites are identified in the UDP only when they can accommodate 10 or more dwellings. The majority of sites are existing commitments from adopted Local Plans, informal Interim Planning Policy Statements and outstanding planning consents. A much smaller number of sites are brought forward for the first time through the UDP. The background for the consideration of all housing land is provided by:-

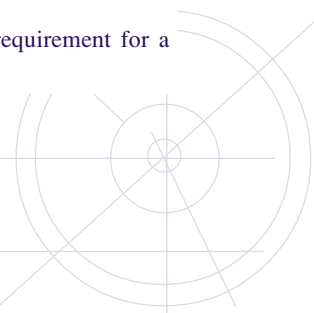
(i) the Doncaster Borough Joint Residential Land Availability Survey, April 1991 - 1996 (October 1993), carried out between the Doncaster Borough Council, the House Builders Federation and the Federation of Master Builders.
(ii) the latest Doncaster Borough Residential Land Availability Survey, 1st April 1996 (July 1996) carried out (annually) by the Borough Council.

(iii) government advice contained in Planning Policy Guidance Notes and Circulars.

6.14 The approach has:

(i) recognised that a significant amount of the borough's basic requirement for new dwellings was already available on committed housing land;

(ii) dealt with the requirement for a



borough-wide housing requirement not tied specifically to any one locality or town;

(iii) assessed the contribution available housing land could make towards the regeneration objectives of the UDP;

(iv) fulfilled the purpose and policy requirements of the Green Belt, and Countryside Policy Area, together with maintaining established conservation policies;

(v) secured a logical extension of the settlement pattern and minimised detrimental impact on the character of both the settlement and adjacent land uses;

(vi) had regard to offering a wide variety of choice and flexibility in the provision of housing land;

(vii) considered the possibility of future strong levels of borough-wide housing demand;

(viii) allowed for changing circumstances which would not enable some housing sites to be brought forward for development;

(ix) identified only sites 0.4 hectares and over.

The assessment was carried out on each site using the following criteria organised into two categories. This represented a rationale for the housing land analysis in determining the housing land allocations in the UDP. The criteria presented here in no particular order of importance were:

(i) Negative Criteria

- * Within a Green Belt policy area
- * Within an area of Open Space or Open Space Deficiency
- * Within a Recreation Policy Area
- * Within an Agricultural Policy Area/Countryside Policy Area where there were no strong circumstances to warrant inclusion for housing.
- * Recent planning appeal decisions against development
- * Sites within 400m of a sewage works
- * Where there is no regeneration involved with the prospective development of the site



Regeneration was defined in terms of:

- a) locally based impact
 - b) Boroughwide regeneration
 - c) regeneration associated with industry or employment proposals
 - d) environment led regeneration
- * Where the form or character of development would not represent a logical extension or addition
 - * Where access problems are a dominant factor
 - * Within a site required for Community facilities, including schools and school playing fields
 - * Where landscape or nature conservation features would be significantly affected or damaged
 - * Where heavy duty power lines cross the site
 - * Development of high quality agricultural land
 - * Development of unserviceable land (statutory services)
 - * Development of land subject to instability e.g., mining subsidence or flooding

(ii) Positive Criteria

- * Sites set out in the Joint Housing Land Study
- * Sites with outstanding planning permission for housing
- * Planning or Development Brief approved by Council or Committee and supporting land for housing
- * Where there are regeneration gains (as defined above under a-d)
- * Where specific site identification

(0.4 hectares and over) is possible within existing Residential or Housing Policy Areas

- * Sites committed for housing in local plans and informal planning statements
- * Where land in the existing Green Belt/Agricultural Policy Area Countryside Policy Area could be considered for development due to:
 - significant regeneration benefits
 - the function, character and uses in and of the policy area is unsupportable
- * Where the geographical definition makes the site potentially suitable for development notwithstanding other criteria
- * Sites in the annual Housing Land Availability Study of 0.4 hectares and over.'

6.14 The assessment of site specific considerations has been carried out in consultation with a variety of technical and specialist organisations following a detailed analysis of the planning issues relevant to each site. The housing sites identified under policy PH1 provide for a wide variety of land for residential development ranging from the take-up of environmentally poor land in Regeneration Priority Areas to the release of greenfield sites. The diversity of location, size and type of site allows the housing market ample scope to meet housing demand and provide a choice of accommodation, in line with Planning Policy Guidance Note (PPG3) Housing.

Housing/Community Benefit Sites

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan.

PH 3

LAND AT MANOR FARM, BESSACARR, WILL BE DEVELOPED FOR HOUSING AND PUBLIC OPEN SPACE AND WILL CONTRIBUTE TO HOUSING NEED WITHIN AND BEYOND THE PLAN PERIOD. A DETAILED PLANNING BRIEF WILL BE PREPARED FOR THE SITE WHICH WILL FORM THE BASIS OF A SECTION 106 PLANNING OBLIGATION PRIOR TO THE GRANTING OF ANY PLANNING PERMISSION ON THE SITE. THE PLANNING OBLIGATION WILL BE REQUIRED TO ADDRESS, TO THE SATISFACTION OF THE BOROUGH COUNCIL, THE FOLLOWING ISSUES:

- ACCESS ARRANGEMENTS TO THE SITE
- THE TRAFFIC IMPACT OF DEVELOPMENT UPON BAWTRY ROAD
- THE PROVISION OF SOCIAL HOUSING ON THE SITE
- THE RETENTION OF EXISTING AREAS OF WOODLAND
- PUBLIC ACCESS ARRANGEMENTS / FACILITIES WITHIN THE SITE AND THE SURROUNDING AREA
- PEDESTRIAN CROSSING ARRANGEMENTS OVER THE EAST COAST MAIN LINE AND THE LINCOLN LINE
- THE SAFEGUARDING OF A SITE FOR A RAILWAY STATION / PARK AND RIDE FACILITY
- THE SAFEGUARDING OF A SITE FOR THE PROVISION OF LOCAL SHOPPING AND COMMUNITY FACILITIES
- THE PROVISION OF APPROPRIATE BUFFER ARRANGEMENTS TO POTTERIC CARR NATURE RESERVE
- THE PROVISION OF NEW AREAS OF WOODLAND, PARKLAND, PUBLIC OPEN SPACE (INCLUDING RECREATION FACILITIES), LANDSCAPING AND SUBSEQUENT MAINTENANCE
- PHASING OF DEVELOPMENT
- A COMMUTED SUM AS APPROPRIATE

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan.

PH 4

LAND AT CHURCHFIELDS, ROSSINGTON, WILL BE DEVELOPED FOR HOUSING AND SPORTING FACILITIES / PUBLIC OPEN SPACE. PRIOR TO THE GRANTING OF ANY PLANNING PERMISSION ON THE SITE A SECTION 106 PLANNING OBLIGATION WILL BE REQUIRED TO SECURE, TO THE SATISFACTION OF THE BOROUGH COUNCIL, THE FOLLOWING ELEMENTS:

- FLOODLIT ARTIFICIAL SURFACED CROWN BOWLING GREEN AND TENNIS / MULTI SPORTS AREA
- PUBLIC OPEN SPACE / SPORTS PITCHES
- SPORTS PAVILION AND CAR PARKING AREA
- EQUIPPED CHILDREN'S PLAY AREA
- A COMMUTED SUM AS APPROPRIATE
- LANDSCAPING AND COMMUTED SUM FOR MAINTENANCE OF LANDSCAPED AREAS
- SOCIAL HOUSING TO BE DEVELOPED BY A HOUSING ASSOCIATION



Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan.

PH 5

LAND OFF GREAT NORTH ROAD, BAWTRY WILL BE DEVELOPED FOR HOUSING AND PUBLIC OPEN SPACE. PRIOR TO THE GRANTING OF ANY PLANNING PERMISSION ON THE SITE A SECTION 106 PLANNING OBLIGATION WILL BE REQUIRED TO SECURE, TO THE SATISFACTION OF THE BOROUGH COUNCIL, THE FOLLOWING ELEMENTS:

- THE DEDICATION TO THE BOROUGH COUNCIL AND THE LAYING OUT FOR PUBLIC OPEN SPACE THE LAND BETWEEN KINGS WOOD AND THE NORTHERN BOUNDARY OF THE RESIDENTIAL DEVELOPMENT
- THE PROVISION OF WIDE LANDSCAPED BUFFERS OF NATIVE WOODLAND SPECIES TO THE BOUNDARY OF THE DEVELOPMENT BOTH TO THE RAILWAY LINE AND TO THE NORTHERN BOUNDARY OF THE DEVELOPMENT AND INCORPORATING PEDESTRIAN ACCESS
- OTHER AMENITY LANDSCAPING
- THE PROVISION OF PLAY AREAS AND KICKABOUT / MULTI-SPORTS AREAS
- THE EXTENSION OF THE KINGS WOOD CAR PARK
- PROVISION OF A FOOTPATH NETWORK INCORPORATING EXISTING RIGHTS OF WAY AND CREATING A NEW NETWORK AROUND THE SITE
- A COMMUTED SUM AS APPROPRIATE
- THE PROVISION OF SOCIAL HOUSING ON THE SITE

6.15 The above sites are identified for particular treatment under their allocation in the UDP in line with their specific policies. The one common element they share concerns the preparation of a Section 106 Planning Obligation prior to the granting of any planning permission. The Borough Council’s approach is consistent with PPG3, PPG12 and Circular 1/97 Planning and Compensation Act 1991, “Planning Obligations”.

6.16 Land at Manor Farm (Policies PH3) is subject to the preparation of a detailed planning brief which will form the basis of the planning obligation. This reflects the current progress in securing the development of the site, the preparation of the obligation and the range and details of the issues raised by the allocation.

6.17 The use of planning obligations in line with Circular 1/97 is supported by the Borough Council on all three sites. Annex B paragraph B3 of the Circular states that the local planning authority can “aim to ensure that.....developmentis facilitated while having regard to the interest of the local environment and other planning considerations”. The

Borough Council shares this view and with respect to these sites, as stated under paragraph B5 of Annex A, sets out, “the circumstances in which certain types of benefit can reasonably be sought in connection with a grant of planning permission”.

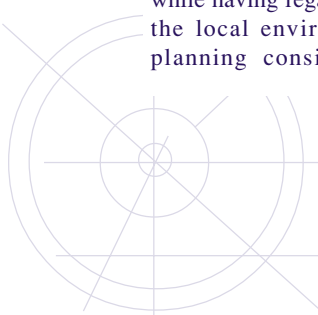
6.18 In the context of Circular 1/97 the Borough Council is also mindful to secure, with these housing allocations, developments which lead to the “implementation of local plan (UDP) policies for a particular area or type of development” (paragraph B8 (4) Annex B). Similarly, the allocations are addressing development and community benefits which are “intended to offset the loss of or impact on any amenity or resource present on

the site prior to the development” (paragraph B8 (5) Annex B). The Borough Council is satisfied there exists a “direct relationship” in respect of the community benefits associated with these allocations, and what is required is “fairly and reasonably related in scale and kind to the proposed development” in line with Circular 1/97.

6.19 The Borough Council is keen to ensure that a systematic approach to the use of planning obligations is adopted. Accordingly, the four policies here are supported by Policies SPH6, PH18 and PH19 covering social and affordable housing, and the general context dealing with community benefits associated with development. In particular, attention is

Public Attitude Survey

39% of residents thought ‘improving existing housing’ was one of the most important things for Doncaster Borough Council to do in the future. Only 19% of residents felt that ‘developing new housing areas’ was in the same category.



Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan.

PH6
 LAND OFF SPRINGWELL LANE, BALBY, WILL BE DEVELOPED FOR HOUSING AND RECREATION PURPOSES AS SHOWN ON THE PROPOSALS MAP.

PRIOR TO THE GRANTING OF ANY PLANNING PERMISSION ON THE SITE A SECTION 106 PLANNING OBLIGATION WILL BE REQUIRED TO SECURE TO THE SATISFACTION OF THE BOROUGH COUNCIL THE FOLLOWING ELEMENTS:-

- PROVISION FOR HOUSING LAND NOT EXCEEDING 2.2 HECTARES AT THE SOUTHERN END OF THE SITE IN A MANNER WHICH RETAINS AN OPEN ASPECT TO SPRINGWELL LANE;
- THE DEDICATION TO THE COUNCIL OF SPRINGWELL PLANTATION TOGETHER WITH AN APPROPRIATE COMMUTED SUM FOR FIVE TIMES THE ANNUAL MAINTENANCE COST;
- THE DEDICATION TO THE COUNCIL OF THE SPORTS FACILITIES TO BE LEASED TO THE PEGLERS SPORTS CLUB;
- MANAGEMENT OF THE SPORTS FACILITIES TO BE UNDERTAKEN FOR THE BENEFIT OF THE LOCAL COMMUNITY AND ON A BASIS TO BE AGREED WITH THE BOROUGH COUNCIL AND WITH APPROPRIATE REPRESENTATION BY THE BOROUGH COUNCIL;
- THE CREATION OF SPORTS FACILITIES CAPABLE OF SUSTAINING ALL CURRENT SPORTS CURRENTLY TAKING PLACE ON SITE, BOTH INDOORS AND OUTDOORS;
- THE EXISTING BUILT FACILITIES TO BE CONCENTRATED ON THE EXISTING PAVILLION SITE SHOULD BE IMPROVED AND EXTENDED TO ACCOMMODATE THE FACILITIES AT THE DOWNLAND CLOSE SITE TO THE SATISFACTION OF THE BOROUGH COUNCIL;
- THE PROVISION OF A CAR PARK IN ASSOCIATION WITH THE PROPOSED SPORTS FACILITIES;
- THE TIMESCALE FOR THE COMPLETION OF ALL THE FACILITIES TO BE PROVIDED TO BE AGREED WITH THE BOROUGH COUNCIL.

drawn to Policy ENV42 where planning obligations may be entered into to offset the loss or impact on amenity or resource in the interest of Nature Conservation in accordance with advice in Circular 16/91.

PPG17 advises that privately owned playing fields normally be protected

except where sport and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site. The current sports facilities at Springwell Lane, Balby are not officially open to the public and are in need of enhancement with the built facilities generally in a poor condition. The policy seeks to

enable a) Limited housing on part of the site. b) The retention of the existing sports facilities. c) Widened public access to the sports facilities and their management. d) Enhancement of the built sporting facilities on the site. e) Retention of the open aspect of the site to Springwell Lane.

Phasing Of Housing Land

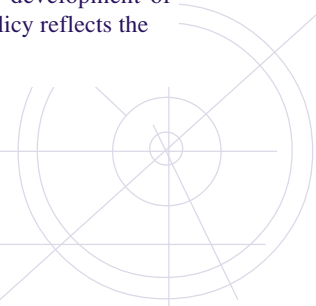
Replaced by Core Strategy Policy 10: Housing requirement, land supply and phasing.

~~**SPH 3**
 THE BOROUGH COUNCIL WILL PROVIDE FOR A PHASED SUPPLY OF AVAILABLE HOUSING LAND. IT IS COMMITTED TO PROVIDING FOR A BOROUGH-WIDE FIVE YEAR SUPPLY OF HOUSING LAND WITHIN THE PLAN PERIOD.~~

6.20 The Borough Council’s approach to the supply of housing land is guided by Central Government Circulars and advice in the form of Planning Policy

Guidance Notes. The Strategic Guidance advocates a broad measure of phasing of housing land. A phased supply recognises the significant

contribution made by the larger housing sites and the often lengthy lead in time to the development of these sites. This policy reflects the



Borough Council's continuing commitment to carrying out Joint Residential Land Availability Surveys with the House Builders Federation

and Federation of Master Builders.

land, is able to put forward its commitment to providing for a Borough-wide five year supply of housing land.

6.21 The Borough Council, aware of the significant allocation of housing

PH 6A
 THE FOLLOWING HOUSING SITES WILL CONTRIBUTE TO THE BOROUGH'S HOUSING LAND SUPPLY BEYOND 2003 :

(i) WOODFIELD PLANTATION
 (ii) MANOR FARM

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan.

6.22 The Strategic Guidance advocates a broad measure of the phasing of the housing land, while Planning Policy Guidance Note PPG 3 Housing, states phasing should not be used as an arbitrary rationing process governing the release of land available for development. This policy reflects a realistic assessment of the likely building rates, based on past trends. Due to the large scale of these sites, it is necessary to recognise that all the available land will probably not be developed by 2003.

Key
Fact

In 1991 the Borough had 36,760 households with pensioners, and these had 49,559 pensioners living in them. Over 16,000 of the total number of the Borough's households consisted of one pensioner living alone. Since 1974 the Borough Council's waiting list for Senior Citizens' accommodation has increased from 2,789 to 10,909 an increase of 391%.

Council Owned Land and Small Scale Housing

PH 7
 THE BOROUGH COUNCIL WILL PROMOTE THE EARLY DEVELOPMENT OF COUNCIL OWNED HOUSING SITES AND, SPECIFICALLY, SEEK TO MEET THE SEVEREST HOUSING NEED ON THESE SITES.

Replaced by Core Strategy Policy 11: Housing renewal and Regeneration

6.23 Council owned housing sites make up a substantial amount of the overall housing land supply in the Borough. In line with government advice that housing land should be capable of being developed in practical terms the Borough Council will endeavour to realise housing

development on its own sites.

choice and quality of accommodation for the Borough's residents. The Borough-wide Housing Needs Survey (1996) provides information and policy guidance in respect of the scale and character of housing need in the area.

6.24 The opportunity to provide housing for those in most need will be actively pursued in the development of Council owned housing sites. This is in line with the Borough Council's objectives to improve the access,

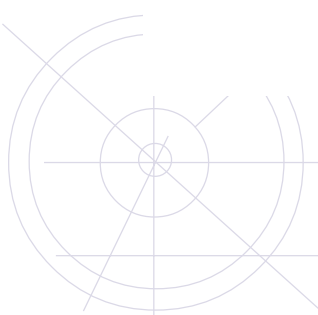
PH 8
 INFILL AND SMALL SCALE HOUSING DEVELOPMENTS WILL NORMALLY BE ALLOWED SO FAR AS THEY CONFORM WITH OTHER POLICIES AND CRITERIA SET OUT IN THE UDP.

Replaced by Core Strategy Policy 10: Housing requirement, land supply and phasing

6.25 Infill and small scale housing developments form a substantial proportion of the Borough's housing land supply. The majority of these will take place within Residential Policy

Areas designated under Policy PH9. Infill and small scale housing in rural areas will contribute towards achieving a choice of housing type and location throughout the Borough.

Infill development within the Green Belt or Countryside Policy Area will only be acceptable where it accords with Policy ENV9



EXISTING RESIDENTIAL AREAS

Residential Uses and Residential Policy Areas

Replaced by Core Strategy Policy 14: Design & Sustainable Construction

SPH 4
~~THE BOROUGH COUNCIL WILL SAFEGUARD RESIDENTIAL LAND USES AND AMENITY AND SEEK TO ENSURE THE HIGHEST STANDARDS AND QUALITY IN NEW RESIDENTIAL DEVELOPMENT.~~

6.26 Residential Policy Areas are shown on the proposals maps and their basic intention is to provide a basis for development control in residential areas in order to safeguard and enhance the residential environment.

Key Fact

There were 112,733 households in the Borough out of a South Yorkshire total number of 508,655 at the 1991 Census. The Borough has 19% of households living in detached houses, 45% living in semi-detached houses, 29% living in terraced houses and 6% living in purpose built flats.

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan.

PH 9
 THE BOROUGH COUNCIL DESIGNATES RESIDENTIAL POLICY AREAS AS SHOWN ON THE PROPOSALS MAP.

PH 10
 WITHIN RESIDENTIAL POLICY AREAS DEVELOPMENT WHICH WOULD RESULT IN AN UNACCEPTABLE LOSS OF RESIDENTIAL ACCOMMODATION OR LAND POTENTIALLY SUITABLE FOR HOUSING PURPOSES WILL REQUIRE APPROPRIATE JUSTIFICATION IF IT IS NOT TO BE DEVELOPED FOR RESIDENTIAL PURPOSES.

PH 11
 WITHIN RESIDENTIAL POLICY AREAS DEVELOPMENT FOR HOUSING WILL NORMALLY BE PERMITTED EXCEPT WHERE:-

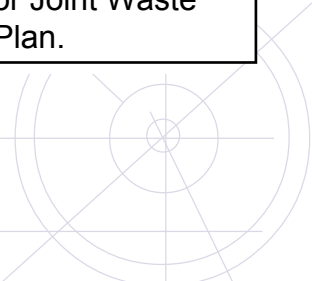
- a) THE DEVELOPMENT WOULD BE AT A DENSITY OR OF A FORM WHICH WOULD BE DETRIMENTAL TO THE CHARACTER OF THE SURROUNDING AREA OR WOULD RESULT IN AN OVER-INTENSIVE DEVELOPMENT OF THE SITE;
- b) THE EFFECT OF THE DEVELOPMENT ON THE AMENITIES OF OCCUPIERS OF NEARBY PROPERTIES WOULD BE UNACCEPTABLE;
- c) TANDEM OR BACKLAND DEVELOPMENT WOULD RESULT IN AN UNSATISFACTORY ACCESS, OVERLOOKING OR OVER-INTENSIVE DEVELOPMENT;
- d) THE DEVELOPMENT WOULD RESULT IN THE LOSS OF SOCIAL, COMMUNITY AND RECREATIONAL OR OTHER LOCAL FACILITIES FOR WHICH THERE IS A DEMONSTRATED NEED.

PH 12
 WITHIN THE RESIDENTIAL POLICY AREAS THE ESTABLISHMENT OR EXTENSION OF NON-RESIDENTIAL USES OF APPROPRIATE SCALE WILL BE PERMITTED PROVIDED THE USE WOULD NOT CAUSE UNACCEPTABLE LOSS OF RESIDENTIAL AMENITY THROUGH, FOR EXAMPLE, EXCESSIVE TRAFFIC, NOISE, FUMES, SMELLS OR UNSIGHTLINESS.

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan.

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan.

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan.



6.27 Policies PH 9 to PH 15 provide the framework for planning control by protecting both the residential land use and residential amenity. The need for complementary social, community,

recreation or other local facilities in residential areas is recognised. While there are other policies in the UDP which attempt to consolidate such uses in Regeneration Priority Areas and

Local Centres, the Borough Council also recognises the existing provision and need in residential areas.

Residential Standards

PH 13
 THE BOROUGH COUNCIL WILL SEEK TO PROMOTE THE HIGHEST STANDARDS OF RESIDENTIAL DEVELOPMENT THROUGH THE FOLLOWING :-

- a) RESISTING NEW DEVELOPMENT WHERE IT WOULD BE AFFECTED BY EXCESSIVE TRAFFIC, NOISE, FUMES, SMELLS, UNSIGHTLINESS OR RISKS TO HEALTH. IN PARTICULAR RESIDENTIAL DEVELOPMENT WITHIN 400 METRES OF A SEWAGE TREATMENT WORKS OR WHERE OVERHEAD POWER LINES COULD HAVE A DETRIMENTAL EFFECT WILL NOT NORMALLY BE ALLOWED;
- b) REQUIRING A COMPREHENSIVE LANDSCAPING TREATMENT AS PART OF MAJOR DEVELOPMENTS OR WHERE THERE IS A SENSITIVE BOUNDARY OR ADJACENT LAND USE;
- c) CONSIDERATION OF THE REQUIREMENTS OF DISABLED PEOPLE;
- d) CONSIDERATION OF SAFETY PARTICULARLY IN RELATION TO THE NIGHT TIME ENVIRONMENT, THE PROVISION OF ADEQUATE AND SAFE ACCESS, AND LIGHTING;
- e) FULL CONSIDERATION OF OTHER DESIGN ISSUES, INCLUDING LAYOUT, PRIVACY, ASPECT, AND THE PROVISION OF PRIVATE AND OR COMMUNAL GARDEN SPACE, AND PARKING / GARAGE SPACE;
- f) CONSIDERATION OF THE PROVISION OF COMMUNITY, RECREATION AND OPEN SPACE FACILITIES IN RELATION TO NEW RESIDENTIAL DEVELOPMENT.
- g) CONSIDERATION AND PROMOTION OF ENERGY CONSERVATION IN RESIDENTIAL DEVELOPMENTS.

Replaced by
 Core Strategy
 Policy 14: Design
 &
 Sustainable
 Construction

6.28 The Borough Council's commitment to achieving high standards of new development is clearly set out in policy PH 13. The Borough Council through its own Design Awards, issued bi-annually, promotes and supports good quality in new residential developments. There is much room for improvement and the Borough Council will prepare further guidance and design codes outside the UDP, so as to encourage the private sector to promote high quality development in the Borough. Landscaping is a priority in new developments as is monitoring landscaping schemes.

6.29 The part good design plays in restricting opportunities for vandalism, (highlighted as a major problem in the Public Attitude Survey) and crime is recognised by the

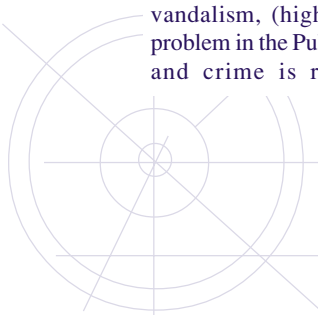
Borough Council. The promotion of community safety is very important and the Borough Council will continue to work with other organisations in this area of concern and intends to prepare a detailed design guide. The detailed design standards in the Supplementary Planning Guidance acknowledges the role planning control has in designing buildings and spaces for use by disabled people. While the Borough Council recognises the limits of planning in being able to provide a satisfactory environment for disabled people the inclusion of this policy underlines the Council's commitment.

6.30 Criteria (a) identifies where new development will be resisted and is in line with guidance offered by the public utility operators. The detrimental impact of a sewage treatment works on the amenities of

adjacent residential uses within 400 metres is considered to be sufficient reason to refuse planning permission. In assessing detrimental impact the Borough Council will have regard to:-

- * local and prevailing wind conditions and direction;
- * the nature of the sewage treatment process;
- * the size and scale of the sewage treatment plant;
- * any works or improvements that could be carried out to alleviate the impact.

The Borough Council in conjunction with the relevant Sewerage Undertakers will continue to monitor the impact of sewage treatment works and seek to limit the impact on the amenity of existing residential land uses. The Borough Council will have



regard to 'Cordons Sanitaire' around sewage works to be defined by Severn Trent Water in the future.

6.31 The Council is concerned about the possibility that there may be a risk

to the health of residents living in close proximity to overhead lines from electromagnetic fields. The Borough Council will therefore have regard to the current advice as given from time to time by the National Radiological

Protection Board concerning the electromagnetic effects of high voltage overhead lines when deciding applications for housing on adjacent sites.

Residential and Nursing Homes

Replaced by Core Strategy Policy 12: Housing Mix and Affordable Housing

PH 14

EXCEPT IN EXCEPTIONAL CIRCUMSTANCES PLANNING PERMISSION WILL ONLY BE GRANTED FOR RESIDENTIAL AND NURSING HOMES WITHIN RESIDENTIAL POLICY AREAS AND BUILT-UP AREAS PROVIDED THAT:

- a) THE USE WOULD NOT BE DETRIMENTAL TO THE AMENITIES OF THE OCCUPIERS OF ADJOINING OR NEARBY PROPERTIES;
- b) THE DEVELOPMENT COMPLIES WITH POLICIES PH10, PH11, PH12 ON RESIDENTIAL POLICY AREAS;
- c) IN APPROPRIATE CASES, THE BOROUGH COUNCIL WILL SEEK TO RESTRICT EXTENSIONS, INCLUDING ADDITIONAL DAYCARE FACILITIES, TO THE PROPOSED DEVELOPMENT AT THE TIME OF THE INITIAL PLANNING APPROVAL;
- d) IN APPROPRIATE CIRCUMSTANCES, THE BOROUGH COUNCIL WILL SEEK TO RESTRICT CHANGES OF USE WITHIN CLASS C2 OF THE USE CLASSES ORDER BY USE OF A SECTION 106 PLANNING OBLIGATION.

6.32 While the Borough Council recognises the important role played by residential homes and nursing homes in meeting the special housing needs of some sections of the community, it is concerned that such establishments should not give rise to any adverse effects on the amenities of an area, or result in over development of the site. The cumulative effect of a concentration of residential homes is an important consideration. The individual siting, design, layout and amenities of the development are also important and the Borough Council expects the highest standards to be achieved through either new build or conversion developments.

6.33 The amenity space available to residents is important in achieving a good quality environment and setting for the homes. The Borough Council will aim to retain around 45% of the total site area as amenity space ; service roads, service areas and ancillary buildings will be excluded from this figure of 45%. The Use Classes Order permits up to 6 people sharing before planning approval is

necessary. The Borough Council considers that a threshold of 90 sq m floorspace below which use for family accomodation and multiple occupation is not encouraged is appropriate

6.34 Control needs to be exercised over both the physical appearance of extensions to homes and the addition of daycare facilities in the form of extensions to the existing development. The Borough Council restricts the numbers of bedspaces in residential homes through their registration standards to a maximum of 40. Experience has shown that residential homes catering for large numbers are unable to provide a satisfactory standard of personal care. Doncaster Health Authority is the registration authority for nursing homes, and here the approach is different. The Health Authority's policy is to restrict the maximum number of beds in one unit to 40 but this would not preclude a larger development, provided it is divided into smaller units, each unit being no larger than 40 beds and possibly linked to a common kitchen and laundry. Both Registration Authorities are also

mindful of the need to locate homes in settings that enable them to integrate into the neighbourhood, with good accessibility to local facilities, community health services and public transport. These in themselves are grounds for refusing registration should these criteria not be met.

6.35 It is recommended that the prospective developers and operators discuss proposals with the Registration and Inspection Unit (Directorate of Social Services) and Doncaster Health Authority, as appropriate, at the earliest possible stage.

6.36 The design criteria and standards set out in the supplementary planning guidance include type of property; neighbouring uses; noise and general disturbance; privacy; amenity space; alterations, extensions and improvements; traffic generation; access; and car parking. Specific mention is made here of the value of both hard and soft landscaping, and dedicated walkways from car parks to the building. The Borough Council will enter into Section 106 Planning Obligations as appropriate.

Houses In Multiple Occupation

Replaced by Core Strategy Policy 12: Housing Mix and Affordable Housing

PH 15
 PROPOSALS FOR THE MULTIPLE OCCUPATION OF DWELLINGS WILL ONLY BE GRANTED PROVIDED:-

- a) THE INTERNAL STANDARDS OF THE PROPERTY ARE SUITABLE FOR MULTIPLE OCCUPATION;
- b) APPROPRIATE OFF OR ON STREET PARKING IS AVAILABLE;
- c) THE IMPACT ON NEIGHBOURING RESIDENTIAL PROPERTIES IS ACCEPTABLE;
- d) THE IMPACT OF A CONCENTRATION OF SUCH DWELLINGS WITHIN A LOCALITY WOULD NOT BE DETRIMENTAL TO THE LOCAL AMENITIES;
- e) THE OVERALL SIZE OF THE DWELLING IS SUFFICIENT TO PROVIDE PROPER AND ADEQUATE ACCOMMODATION FOR THE NUMBER OF RESIDENTS INTENDED TO BE ACCOMMODATED.

6.37 Proposals for Houses in Multiple Occupation (HIMO's) need to be considered within a framework which actively includes and encourages the involvement of other housing and environmental health agencies and legislation in line with planning policies. Planning policies should take full account of housing need but make it clear that the onus to determine need should not rest with prospective applicants. The Council has seen fit not to define areas which might be suitable or otherwise for HIMO's and is keen to take a positive approach to HIMO development while treating each application on its merits against the criteria set out in policy PH11. The draft HIMO Management Guide published by the DOE in January 1992, supports this approach. Within this arrangement the best course of action, be it under planning, housing or environmental health legislation, can be considered in individual cases with the aim to reduce as many potential conflicts as possible. The Council is mindful not to impose unnecessarily restrictive planning constraints.

6.38 The Council acknowledges the housing needs of the growing numbers of smaller households in the Borough. A positive corporate approach to HIMO's can seek to provide HIMO accommodation in the Borough, subject to the planning and other legislative considerations being met. The Council's Directorate of Environmental Services has prepared a set of standards for HIMO's which is cross-referenced in the UDP to Supplementary Planning Guidance.

6.39 In considering proposals the Council will have regard to the type of HIMO, and the size of both the property and the garden area. Where external alterations are proposed the residential and visual amenity of the area will be safeguarded under other relevant UDP policies. The provision of local services such as public transport is also an important consideration.

6.40 Criteria (a) under PH15 is dealt with under Supplementary Planning Guidance. Criteria (b) determines that the development must have regard to

the adequacy of both the site and the wider environment to accommodate car parking. Criteria (c) requires the examination of the impact on neighbouring residential properties. In assessing acceptability the Council will examine the impact on the local living environment from increased levels of activity and noise, loss of privacy through overlooking and the availability of private amenity space. Criteria (d) considers that local concentrations of HIMO's should not have a detrimental impact on local amenities. Criteria (e) relates to the overall size of the dwelling and is not tied explicitly to the internal standards set out in the Supplementary Planning Guidance and referred to under Criteria (a). There is a real rather than a perceived need in the Borough for small cheap family accommodation and a size limit of approximately 90m² below which properties are generally not considered suitable for conversion is promoted.

6.41 Appendices 7.2 and 18.1 also refer.

PRIORITY TREATMENT IN EXISTING RESIDENTIAL AREAS

Priority Residential Policy Areas

Replaced by Core Strategy Policy 11: Housing renewal and Regeneration

SPH 5
 THE BOROUGH COUNCIL WILL DESIGNATE PRIORITY RESIDENTIAL POLICY AREAS WHERE POOR HOUSING (IN NEED OF REFURBISHMENT OR IMPROVEMENT) AND ENVIRONMENT COMBINE TO WARRANT SPECIAL ATTENTION.

6.42 The bulk of all the Borough's housing is in defined Residential Policy Areas (see Policy PH9). Improvement and upgrading of domestic properties undertaken through the public and private sector are not based on a purely area or land use approach; the Borough's Housing Strategy outlines the Council's position. This is set out in the annual Housing Investment Programme

submission (HIP); it considers the Borough Council's existing and programmed commitments for the provision of housing services and appraises future policy and programme opportunities. Policy SPH5 sets the context for the interpretation of the land use implications of these policies and programmes in recognising the priority treatment necessary in certain

areas. In light of the policy approach set out here, further work will be carried out to examine the nature and characteristics of the Borough's housing stock - both public and private - and identify necessary treatment which can be carried out by public or other agencies during the lifetime of the plan.

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan.

PH 16

THE FOLLOWING HAVE AREAS WHICH HAVE BEEN DESIGNATED AS PRIORITY RESIDENTIAL POLICY AREAS AND ARE SHOWN ON THE PROPOSALS MAP:

ARMTHORPE	LOWER WHEATLEY/TOWN FIELD
BALBY	MOORENDS
BENTLEY	NEW ROSSINGTON
CONISBROUGH	STAINFORTH
DUNSCROFT AND DUNSVILLE	THORNE
HYDE PARK	WHEATLEY
INTAKE	WOODLANDS

6.43 The identification of these Priority Residential Policy Areas has been undertaken by locating areas where particularly bad conditions of Council housing stock and degraded or poor environment co-exist. These are in areas where there are concentrations of Council owned pre-war unimproved dwellings (3,104 throughout the Borough at July 1991)

associated with major repair work, as identified in the HIP. When these are combined with vandalised and badly laid out garage and public areas a significant problem presents itself. The Borough Council is committed to establishing higher environmental and housing standards on a priority basis. The Borough Council will consider other areas for inclusion as Priority

Residential Policy Areas to reflect programme delivery when they come forward in the Housing Strategy, such as the Private Sector Area Strategy referred to in the Strategy Statement 1996 - 1999.

6.44 As part of a ubiquitous approach to total housing needs the Council wishes to seek works to improve environmental standards on estates and upgrade further certain areas which have been noted as being in decline through particularly poor communal areas. This may be achieved through:

- * Estate Action
- * Challenge Fund Programmes
- * Discretionary Renovation Grants
- * Council House Improvement Programme
- * Commercial and Housing Association involvement

This approach is backed by the objective to assist and make available resources to those in genuine need.

Public Attitude Survey

Nearly 65% of residents felt that 'houses and gardens are clean and well maintained', while 86% believe their 'neighbourhood' to be 'a friendly place'. 'Residents owning their own houses' were asked whether they felt their 'houses and gardens were clean and well maintained'. 79% said they were. This contrasted with local authority housed residents views - 43% of who disagreed

Residents were asked where they had previously lived. Most (46%) said they had lived elsewhere in the same area of the Borough. When taken with residents who had lived in another area of the Borough they accounted for over three quarters of previous residences. Nearly 50% of residents have 'lived at the same address' for at least ten years.

66% of residents felt they were well served with 'houses to buy' in the Borough. This was not shared by those asked about 'rented sector' provisions - 44% of residents thought they were



PH 17

WITHIN PRIORITY RESIDENTIAL POLICY AREAS WHEN OPPORTUNITIES FOR THE IMPROVEMENT OF EXISTING HOUSING AREAS ARISE OR INVOLVE NEW DEVELOPMENT (AS APPROPRIATE) SPECIAL ATTENTION WILL BE GIVEN TO:-

- a) THE IMPROVEMENT OF DWELLING STOCK;
- b) ENVIRONMENTAL IMPROVEMENTS, INCLUDING LANDSCAPING;
- c) IMPROVED LAYOUT AND LAND USE ARRANGEMENTS IN THE LOCALITY;
- d) BETTER ACCESS TO RECREATION, SHOPPING AND COMMUNITY FACILITIES;
- e) THE POTENTIAL FOR A COMMUNITY BASED APPROACH IN INTRODUCING NEW DEVELOPMENT PROPOSALS AND INITIATIVES;
- f) THE AVAILABILITY OF PROGRAMME, GRANT AIDED AND PROJECT BASED FUNDING.

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan.

6.45 Wherever appropriate, the Borough Council will try to secure an improved layout and land use arrangement when improvements or new developments are proposed. Many of the existing estates and housing developments in the Borough suffer from a poorly planned layout and a revision of land uses can often improve the residential environment as well as giving a boost to the locality. This may involve improving access to existing or new recreation and other facilities. Priority Residential Policy Areas are still covered by other UDP policies as applicable.

6.46 The Borough Council is keen to continue its successful community based approach to housing and area improvements. An active role for the public is regarded as the cornerstone of such work in consulting and informing on proposals. The Run-Down Estate Initiative and the Estate Action Scheme at Stainforth are evidence of this approach. When an integrated series of proposals are required to tackle a multitude of problems this type of approach is essential to their successful implementation. Where unimproved properties do not form identifiable cohesive areas, an area based approach, such as Priority Residential Policy Areas may not be efficient. In such cases, the Council will seek to make available and encourage the use of discretionary renovation grants, community and other initiatives,

subject to those financial resources being available.

6.47 The availability of grant aid and programme funding in Priority Residential Policy Areas can provide direct monies and also act as a stimulus to other environmental and housing improvements. The integration of grants to aid the working up of individual projects and other related activities will be important in achieving successful action in these areas.

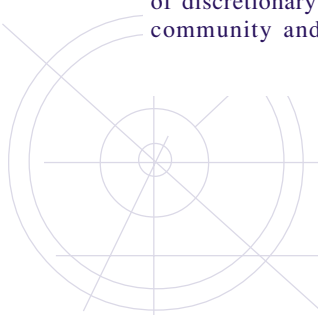
6.48 The Borough Council recognises

the poor physical condition of many other categories of Council and private sector dwellings and their surroundings. As scheduled repairs to such properties arise and monies become available, consideration will be given to developing a similar area based approach to the whole environment. Where possible, further work will be undertaken to identify and co-ordinate relevant action within designated and other areas where appropriate. Designations will be reviewed over the plan period and further areas may be identified where an area based approach is applicable.



Public Attitude Survey

When asked about the most serious problems that Doncaster Borough Council should tackle in future 'poor housing' was cited by 11% and 'too few houses for locals' referred to by 12% of residents.



SOCIAL NEEDS HOUSEHOLDS

Replaced by Core Strategy Policy 12: Housing Mix and Affordable Housing

SPH 6

~~THE BOROUGH COUNCIL RECOGNISES THE GROWING DEMANDS FROM SOCIAL NEEDS HOUSEHOLDS AND AS A PRIORITY WILL:-~~

- ~~a) WHERE APPROPRIATE NEGOTIATE WITH DEVELOPERS AND SEEK TO SECURE THE PROVISION OF AFFORDABLE HOUSING;~~
- ~~b) ENDEAVOUR TO MEET THE DEMANDS ON COUNCIL OWNED SITES AS APPROPRIATE;~~
- ~~c) IN NEW OR REFURBISHED HOUSING DEVELOPMENTS ENCOURAGE DEVELOPERS TO PROVIDE HOUSING, ACCESS AND FACILITIES FOR USE BY PEOPLE WITH DISABILITIES AND THE LESS MOBILE;~~
- ~~d) CONTINUE TO FULFIL ITS RESPONSIBILITIES TOWARDS PROVIDING GYPSY CARAVAN SITES AND FACILITIES;~~
- ~~e) WORK TOWARDS RELIEVING HOMELESSNESS, INCLUDING THE PROVISION OF TEMPORARY ACCOMMODATION, WITH OTHER INTERESTED AGENCIES;~~
- ~~f) ENCOURAGE THE DEVELOPMENT OF LOW COST / AFFORDABLE HOUSING.~~
- ~~g) ENCOURAGE THE USE OF INFILL SITES IN RURAL VILLAGES FOR LOW COST/AFFORDABLE HOUSING.~~

6.49 The total number of applications on the Borough Council's Housing Waiting List at March 1993 was 19,607. This represents a significant rise, since in 1987 there were under 12,000 applications. Applications on the general needs (family) list and on the single persons list have risen over the past four years and now account for nearly 38% of all applications. The biggest single increase is in applications for senior citizens dwellings which now form 57% of all applications and has risen from around 8,000 in 1987 to over 11,000 in 1993.

6.50 The rise in homelessness in the Borough follows a similar pattern. In 1986/87 there were 208 registered homeless applications compared to a 1992/93 figure of 1,156.

6.51 The Borough has a significant and

serious housing need to be addressed. Policy SPH6 sets out the land use planning framework within which the Borough Council, Central Government, Housing Agencies and the private sector can operate to meet these needs. It should, of course, be recognised that planning policies represent just one of many measures necessary to tackle the pressing issue of homelessness. The Council's Annual Housing Strategy sets out the range of policies to tackle homelessness within the Borough.

6.52 The Government's Planning Policy Guidance states that, "Planning policies must make adequate provision for general needs and the wide variety of market demand, together with an allowance for special needs households, such as housing for disabled people". Local authorities are restricted in their ability to provide

such accommodation and the Borough Council seeks to share the responsibility with the private sector and other appropriate agencies.

6.53 The range of social needs households set out in Policy SPH6 often require different responses in both their policy treatment and how their implementation can be secured or encouraged. The following policies detail the Borough Council's approach.

6.54 Care will be taken to ensure that the location and siting of accommodation for social needs households integrates them well with local facilities and both the existing and planned developments.

Social Housing and Housing Association Development

PH 18

~~THE BOROUGH COUNCIL WILL THROUGH THE HOUSING ASSOCIATION BUSINESS PLAN PROVIDE LAND FOR AFFORDABLE HOUSING ON SITES IDENTIFIED IN POLICY PH1, AND THE SCHEDULE OF HOUSING SITES.~~

Replaced by Core Strategy Policy 12: Housing Mix and Affordable Housing

6.55 The provision of social needs accommodation, including that for special needs households is a priority for the Borough Council. The Strategy Statement and Development Programme in the Borough Council's Housing Association Business Plan 1994-1997 identifies the main characteristics of housing need, priority needs groups and details the Borough Council's enabling role. The Business Plan itself, produced in

conjunction with the Housing Corporation has identified sites for Housing Association development. It reflects a strategy also underlined in Policy SPH6, that seeks to ensure that the available resources are targeted to these areas and groups of the population in greatest housing need.

6.56 The Borough Council will continue to explore ways in which this type of accommodation can be

provided and endeavour to involve the private sector and other agencies or institutions such as Health Authorities. The housing implications of policies and proposals in the Borough Council's 'Care in the Community' initiative will continue to be carefully monitored. A partnership approach to secure social needs housing between the Borough Council, private sector and other agencies/institutions will be encouraged.

PH 19

THE BOROUGH COUNCIL WILL SEEK TO SECURE THE PROVISION OF AFFORDABLE HOUSING ON SUITABLE HOUSING SITES. THE BOROUGH COUNCIL WILL ACHIEVE THIS THROUGH NEGOTIATION AND THE USE OF PLANNING CONDITIONS AND SECTION 106 PLANNING OBLIGATIONS. THE SPECIFIC PROVISION WILL BE BASED ON AN ASSESSMENT OF LOCAL HOUSING NEEDS AND THE DEVELOPMENT POTENTIAL OF THE INDIVIDUAL SITE. THE BOROUGH COUNCIL ENCOURAGES THE INVOLVEMENT OF REGISTERED HOUSING ASSOCIATIONS OR OTHER SOCIAL HOUSING AGENCIES APPROVED BY THE BOROUGH COUNCIL. THE PROVISION CAN BE MADE AS:

- a) BUILT UNITS;
- b) A COMMUTED SUM;
- c) SERVICED LAND;
- d) A COMBINATION OF (A), (B) AND (C) ABOVE.

Replaced by Core Strategy Policy 12: Housing Mix and Affordable Housing

6.57 Affordable and social needs accommodation/housing is defined as that specifically made available for particular groups of people including the elderly, people with physical disabilities, the mentally ill, people on low incomes, the homeless, single people and lone parents. A profile of the character and scale of these groups is set out in Appendix 6.1 of the UDP and the latest Housing Strategy. The assessment of local housing needs focuses on these groups and their particular local requirements.

6.58 The provisions of the Draft Explanatory Note on Planning and Affordable Housing (December 1992) published by the Department of the Environment, and PPG3 'Housing' as they apply to affordable housing have been taken account of in Policy PH19 above.

6.59 Paragraph 38 of PPG3 and paragraph 4 of circular 13/96 state that the need for affordable housing is a material planning consideration. The Borough Council's view that substantial housing developments

should include a reasonable mix and balance of house types is similarly supported by Government guidance. The Borough Council seeks to provide for an affordable housing contribution in the case of suitable sites and developments, which include:

- i) Any development of 40 or more dwellings or development on a site of 1.5 ha or more.
- ii) On sites within settlements with a population of 3,000 or less, any development of 25 or more dwellings or development on a site of 1 ha. or more.
- iii) Any site (or part of site) identified in schedule 1 of policy PH1 as having an affordable housing requirement.

These thresholds are in accordance with the guidance contained within Circular 13/96.

6.60 Individual site specific target requirements are framed from an up to date assessment of local housing needs, expected population of the development site, household size and dwelling capacity. This approach conforms with paras. 16-22 of the

Draft Explanatory Note on Planning and Affordable Housing (December 1992). It is also supported by the Borough Council's Housing Strategy and the UDP's objective to reduce social inequality.

6.61 The use of planning conditions and Section 106 planning obligations to secure affordable housing provision is central to Policy PH19. The exact nature and form of this provision is subject to negotiation with the developer/applicant and the nature of the local housing need. Similarly, the involvement of registered housing associations while not mandatory is supported by the Borough Council and developers/applicants are encouraged to involve them at an early stage. The Borough Council will seek to ensure that housing remains affordable by investigating appropriate provision for securing long term occupancy and tenure in line with the development.

6.62 The Borough Council's target requirements can be met by Criteria (a)-(d) of the Policy. It is considered inappropriate to specify quotas for affordable housing provision either

on a Borough wide basis or locally. Site by site negotiation and a willingness by the developer/applicant to meet the specified target

requirement is likely to both ensure that provision comes forward and that it is targeted at those in most need. Supplementary Planning Guidance

will be prepared to cover the detailed aspects and working practice, and reflect on the most recent experience in implementing this policy.

Private Residential Caravan Sites

Replaced by Core Strategy Policy 12: Housing Mix and Affordable Housing

PH 20
 THE BOROUGH COUNCIL WILL TREAT PERMANENT PRIVATE RESIDENTIAL CARAVAN SITES IN THE SAME WAY AS OTHER RESIDENTIAL DEVELOPMENT AND ENSURE THAT RESIDENTIAL AMENITY IS SAFEGUARDED. PARTICULAR ATTENTION WILL BE GIVEN TO THE SCREENING OF THE SITES AND ANY POTENTIAL ADVERSE AFFECT ON THE SURROUNDING AREA.

6.63 The Borough has a number of well managed and laid out permanent private residential caravan sites many of which are well located and blend in well with their neighbouring land uses. The Borough Council recognises the demand for this type of accommodation particularly in meeting a requirement for low cost homes. Policy PH20 seeks to maintain good standards of internal residential amenity in terms of private amenity

space, gardens, car parking and bin stands, as appropriate, on such sites. For similar reasons - to improve the residential environment and appearance - sites will not be acceptable adjacent to bad neighbour uses such as manufacturing industry, scrap yards or car breaker yards. To reduce the impact of caravans on the local environment comprehensive landscaping and screening will be sought when planning permission is

applied for. Supplementary Planning Guidance addressing the issue of residential caravan sites will be prepared. The detailed design and layout of mobile home parks is controlled through the licensing procedures, administered by the Council’s Caravan Sites licensing procedures. Through this procedure, model standards are applied to new sites.

Gypsy Caravan Sites

PH 21
 THE BOROUGH COUNCIL SUPPORTS THE RETENTION AND DEVELOPMENT OF THE FOLLOWING GYPSY CARAVAN SITES IDENTIFIED ON THE PROPOSALS MAP. THE BOROUGH COUNCIL WILL SEEK TO ENSURE A HIGH STANDARD OF ENVIRONMENT AND ONLY USES WHICH WOULD BE ACCEPTABLE WITHIN RESIDENTIAL AREAS WILL BE ACCEPTABLE ON THESE SITES.

- (1) WHITE TOWERS, ARMTHORPE ROAD, DONCASTER
- (2) NURSERY LANE, SPROTBROUGH
- (3) LANDS END ROAD, THORNE
- (4) GIBBON LANE, HATFIELD
- (5) LITTLE LANE, LONG SANDALL
- (6) HOLMEWOOD LANE, ARMTHORPE
- (7) TILTS FARM, TILTS LANE, BENTLEY
- (8) STOCKSBRIDGE LANE, BENTLEY
- (9) HALL VILLA LANE, BENTLEY
- (10) WHITEGATES, STATION ROAD, DUNSCROFT
- (11) GLEN BUNGALOW, SUTTON ROAD, ASKERN
- (12) MILLFIELDS, DONCASTER ROAD, STAINFORTH
- (13) BOOTHAM LANE, DUNSCROFT

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan.



PH 22

IN CONSIDERING THE LOCATION OF FURTHER GYPSY CARAVAN SITES AND SITES FOR TRAVELLING SHOW PEOPLE THE BOROUGH COUNCIL WILL HAVE PARTICULAR REGARD TO:-

- a) THE PROXIMITY TO THE URBAN AREA(S) PARTICULARLY RESIDENTIAL AREAS;
- b) THE IMPACT ON THE COUNTRYSIDE, AGRICULTURE, VISUAL IMPACT AND LANDSCAPING TREATMENTS, INCLUDING SCREENING;
- c) THE SELF CONTAINED NATURE OF THE PROPOSED DEVELOPMENT;
- d) THE AVAILABILITY OF PUBLIC SERVICES/ UTILITIES AND ACCESS TO COMMUNITY FACILITIES AND SHOPS;
- e) ACCESS ARRANGEMENTS;
- f) THE RELATIONSHIP WITH OTHER SITES PARTICULARLY THE EXISTING LEVEL OF PROVISION IN THE BOROUGH AND ITS TAKE UP;
- g) OTHER POLICIES OF THE UDP AS THEY AFFECT THE PROPOSED DEVELOPMENT.

**Core Strategy
Policy 13:
Gypsies
and Travellers**

6.64 On 27 December 1989 Doncaster Metropolitan Borough Council was granted Designation Status under the provision of Section 12 of the Caravan Sites Act 1968. Designated Status was granted by the Secretary of State on the basis that although adequate provision has not been made for gypsies it was not expedient to make adequate provision for gypsies residing in or resorting to its area.

6.65 The Borough Council will continue to meet its responsibilities under the Caravan Sites Act 1968 and seek to encourage appropriate measures in line with impending changes to legislation, notably from the Criminal Justice Bill (Draft February 1994). It will have particular regard to Circular 1/94, (Gypsy Sites and Planning), Circular 28/77 (Gypsy Caravan Sites) and PPG12 (Development Plans and Regional Guidance).

6.66 The Borough Council recognises the changing emphasis being placed by Central Government on the provision of gypsy caravan sites by Local Authorities. Paragraph 3 of Circular 1/94 signifies the intention to repeal the statutory duty of local authorities to provide accommodation for gypsies residing in or resorting to their areas. This is expected to lead to more applications for the development of private gypsy sites. This change will come into being when the Criminal

Justice Bill is placed onto the legislature.

6.67 A greater reliance on the identification of appropriate sites and relevant criteria against which to determine applications for new sites in Local Authorities development plans is afforded by Circular 1/94.

6.68 Policy PH21 identifies both existing and proposed authorised gypsy caravan sites. Sites (1) to (6) are Council sites. The Borough Council has had regard to recent reports published by the Department of the Environment entitled 'Gypsy Site Provision and Policy' and 'Good Practice Guidelines for Gypsy Site Provision for Local Authorities'. The Borough Council recognises that, in the past, standards of public and residential amenity and environment have often been poor on gypsy caravan sites. Policy PH21 endeavours to improve matters and to this end will seek a standard of environment and amenity as high as that in residential areas through planning and other empowering legislation.

6.69 In line with Circular 1/94 (paragraphs 6 and 16) the Borough Council is aware of the occupational needs of gypsies and will have regard to its statutory duties, including those in respect of homelessness under Part III of the Housing Act. The Borough Council will consider the

appropriateness of either identifying mixed sites for residential and business use or separate sites for such uses in close proximity.

6.70 Consultation with representative bodies of gypsies as set out in Annex A to Circular 1/94 will continue.

6.71 Policy PH22 provides the criteria against which to assess the location of any further gypsy caravan sites. The Borough Council, mindful of Circular 1/94 (paragraph 17) will consider how best to meet future requirements for the three main types of sites referred to, namely sites for settled occupation, temporary stopping places and transit sites, in line with Policy PH22.

6.72 The context for the site criteria set out under Policy PH22 concerns the role and provision of the Development Plan. A recent High Court Ruling (1) held that no entitlement or concessions conferred by the relevant Circulars on the occupation of sites by gypsies was sufficient to set aside the provisions of the Development Plan. The inclusion of Policies PH21 and PH22 need to be viewed with this in mind.

6.73 Criteria (a) (PH22) puts emphasis on the relationship and proximity of existing built up areas. Every effort should be made to ensure a compatible land use arrangement which would result in minimising or eradicating detrimental impact in locating gypsy

caravan sites close to urban areas. The visual impact and impact on the countryside set out in criteria (b) need to be considered and appropriate landscaping and screening to a high standard will be required to ease the impact (as appropriate). The self-contained nature of the proposed development is one of the site selection criteria (criteria (c) here) identified by the Association of County Councils. It is desirable to ensure sites are self-contained in their own right. The availability of services to support gypsy sites and their residents (criteria (d)) is important to provide an adequate level of such facilities. Satisfactory access arrangements will need to be made (criteria (e)). Finally, dependant on the location and site there will be other UDP policies on which gypsy site proposals will have an impact (criteria (g)). Of particular importance are policies on residential amenity outlined in Residential Policy Areas.

6.74 Policy PH22 should be regarded

in line with the Borough Council's status as a Designated Authority under the Caravan Sites Act 1968. The Borough Council's experience in fulfilling the requirements of Designated Status in providing adequate accommodation for gypsies will be put forward in considering the development of new sites. Criteria (f) refers here.

6.75 The Borough Council has an excellent track record in accommodating gypsies and providing specific sites for their occupation. Since 1985 there has been a marked increase in the gypsy population. In 1987 the monthly mean was 176 caravans on all sites, a figure which rose to 287 in 1993. A national comparison illustrated the pressure on the Borough in dealing with gypsy caravans. A nationwide increase of 10% between 1987 and 1993 compares to a Borough wide increase of 79% over the same period. At a local level the combined total for Barnsley, Rotherham and Sheffield in January

1993 was 135. The Borough Council by the end of 1993 provided permanent accommodation for 103 caravans on its own sites and has continually met its legal and statutory commitments in this respect.

6.76 The Borough Council considers that there are no general dispensations or presumptions in favour of allowing the development of otherwise unsuitable sites on the grounds that the occupiers would be gypsies. This view has been recently supported by a High Court ruling (1).

6.77 The Borough Council will continue to monitor the situation concerning new and amended central government legislation, guidance and advice in respect of gypsy caravans and sites.

6.78 The Borough Council has considered the provisions and requirements of Circular 22/91 (Travelling Show People) in preparing these policies.

(1) The case of Varey v Secretary of State for the Environment.

ERRATUM:

Policy PH 23 below was omitted in error from the printed document. It does, however, form part of the Adopted UDP approved by the Council and subject to the statutory adoption procedures.

POLICY PH 23

SURPLUS LAND ON THREE SITES AT THE FORMER BENTLEY COLLIERY, BENTLEY WILL BE DEVELOPED FOR HOUSING. PRIOR TO THE GRANTING OF ANY PLANNING PERMISSION ON THE THREE SITES KNOWN AS THE AVENUE, DAW WOOD LANE AND WEST OF THE A19 THE RECLAMATION AND RESTORATION WORK TO THE FORMER OPERATIONAL AREA AT BENTLEY COLLIERY WILL BE COMPLETED TO THE SATISFACTION OF THE BOROUGH COUNCIL. PARTICULAR ATTENTION WILL BE GIVEN TO BOUNDARY TREATMENT AND THE RETENTION OF INDIVIDUAL GROUPS OF TREES WITHIN THE SITE.

6.79 Since the closure of Bentley Colliery the future reclamation and restoration of the former pithead area and colliery spoil is a priority for the Borough Council. It also provides the opportunity to reappraise the land use in the locality. A mixture of agricultural, woodland, informal open space and countryside uses are planned for most of the colliery site.

