

# **Doncaster 5-Year Deliverable Housing Land Supply**

**Development & Planning  
Doncaster MBC**

Position Statement December 2009

## **DONCASTER 5-YEAR DELIVERABLE HOUSING LAND STATEMENT** **DECEMBER 2009**

This statement sets out the 5-Year Deliverable Housing Land Supply Position in Doncaster. In accordance with DCLG guidance August 2008 it provides a forward look covering the 5-year period 1 April 2010 to 31st March 2015 and identifies those sites which are:

- Suitable for housing now
- Available for development now
- Achievable i.e. there is a reasonable prospect of development within that 5 year period

It draws upon two other DMBC published reports:

- Residential Land Availability (RLA) in Doncaster March 31<sup>st</sup> 2009 (as amended –see Appendix 5 of this Report)
- Strategic Housing Land Availability Assessment (SHLAA) December 2008 and its December 2009 update

It has regard to

- Planning Policy Statement PPS3
- DCLG Guidance: 5 Year Land Supply-Developing and Sharing Best practice (August 2008)
- Advice Produced by The Department for Communities and Local Government: Demonstrating a 5 Year supply of Deliverable Sites

This Statement supersedes previous 5-Year land supply statements including that set out in the Interim Planning Position Statement H2.

### **The Housing Requirement**

The Regional Spatial Strategy (RSS) was adopted May 2008. Its housing requirement for Doncaster is:

- 855 dwellings net per annum 2004-2008
- 1230 dwellings net per annum 2008-2026.

The current five-year requirement is therefore  $5 \times 1230 = 6150$  dwellings plus a requirement making good the shortfall in net delivery 2004-2009 annualised over the remaining plan period (to 2026).

#### Shortfall calculation

Requirement 2004 – 2009 =  $4 \times 855 + 1230 = 4650$

Net completions 2004-2009 = 3061 (source RLA)

Shortfall 2004-2009 =  $4650 - 3061 = 1589$

1589 annualised over remainder of plan period (2009-2026 = 17 years) =  $93.4$

$93.4 \times 5 = 467$

**5-Year Requirement** therefore =  $6150 + 467 = 6617$

### **Sources of Housing Land Supply**

Sources of housing land supply which (in accordance with government guidance) contribute to the 5-year deliverable supply comprise:

- Planning permissions as at March 31<sup>st</sup> 2009 as detailed in the Residential Land Availability (RLA) Report - total capacity of 5252. A small number of errors in the RLA 09 Report have been identified or changes resulting from the SHLAA update and these are set out at **Appendix 5**. The effect of these changes is to increase the overall capacity of permissions to 5400. A table of those sites with permission that are individually assessed in SHLAA is set out at **Appendix 1**;
- UDP Allocations without permission (source: RLA 09) –total capacity 6101. These are assessed in SHLAA and are set out in **Appendix 2**. A small number of errors or changes resulting from the SHLAA update in respect of Allocations in the RLA are set out at **Appendix 5**. The effect of these changes is to decrease the overall allocations capacity to 5590.
- Sites approved subject to S106 Agreements are set out at **Appendix 3** (source: DMBC on-line planning applications system-“Uniform”);
- Unallocated brownfield sites without permission identified as suitable, available and achievable and which are the subject of current proposals – mainly DMBC transformational projects and housing renewal programme sites). These are set out at **Appendix 4**. (Source: SHLAA and various public documents and public consultation on master planning etc.).

This potential housing supply has been discounted as set out below.

Numerous urban potential sites identified through SHLAA (many of which are the subject of LDF representations) that may be suitable, available and achievable have not been included in this 5-year deliverable supply statement because they are not currently subject to proposals (i.e. have not made sufficient progress through the planning system).

In accordance with Government guidance no allowance has been made for projected future windfalls on unidentified sites even though these have accounted for 49% of all completions over the last eleven years (source RLA); windfalls are nevertheless likely to continue to form a significant additional supply of housing opportunities in Doncaster over the next 5 years.

### **Doncaster’s Strategic Housing Land Availability Assessment (SHLAA)**

This 5-Year Statement has been informed by Doncaster’s SHLAA 2008 and its 2009 update (published concurrently with this report) which was produced by a stakeholder group that included the Regional Assembly; Home Builders Federation; Environment Agency; South Yorkshire Passenger Transport Executive; Natural England; CPRE; and Transform South Yorkshire. SHLAA identifies a greater than 5-year deliverable land supply.

However SHLAA is “policy-off” and includes sites that have no current planning status and takes a view of deliverability on some sites which is quite different to deliverability in a “policy-on” context. This 5-year statement and SHLAA are therefore conceptually different but both identify a greater than 5-year supply of deliverable land.

This 5-year statement has however been developed in the context of SHLAA in the following ways:

- SHLAA provides a commentary on each SHLAA site. It assesses suitability, availability, achievability, site opportunities and constraints and provides details of representations made by landowners and developers and includes other information and comments by the HBF, DMBC and other stakeholders. Allocations and other sites without permission (mainly LDF/SHLAA representations) were individually assessed through SHLAA. Some of the larger sites with permission were also assessed
- No sites which have been found by SHLAA to be unsuitable or unavailable or not developable have been included within the 5 year supply i.e. these sites (including several UDP allocations) are completely discounted.
- SHLAA estimates of deliverability are used for the SHLAA sites with planning permission
- SHLAA standard lead-in times and build-out rates agreed as part of the SHLAA methodology have been used as the discount rates applied to sites without planning permission. These are set out below.
- It is not appropriate to apply SHLAA estimates of deliverability to sites without permission because these estimates are “policy-off”; in this context (and a land supply under consideration which was more than 12 times the deliverable land requirement) the Stakeholder Group inevitably reached very different conclusions about achievability than if the context had been “policy-on”.
- For the same reason, sites other than allocations, permissions and brownfield urban potential sites subject to current proposals have not been included in the 5-year assessment even where SHLAA assessed them as being deliverable within 5 years. SHLAA identifies a potential additional deliverable supply of over 2600 units on sites that are policy-off; this 5-year position statement discounts these completely.

### **SHLAA Build-Out Rates and Lead-in Times**

These were agreed as part of the SHLAA methodology:

- Assume average-build out rate of 40 per annum per developer per site (being an average based on an assumption of 25-35 dwellings or 35-50 where an element of flats is involved)
- Assume larger sites (200+ units) will be built out by 2+developers and that the average build out rate will be doubled i.e. 80 per annum

Lead-in times will be influenced by planning status and by size of site; the following assumptions are made:

- Site with permission (6 months)
- Small urban potential site or allocation without permission (up to 50 units) (1 year)
- Larger urban potential site or allocation without permission (50+ units) (18 months)
- Urban extension site with no planning status (2 years). Such sites are included in SHLAA but do not form part of the 5-year supply.

Applying the above, an allocation without permission with a capacity of 1000 dwellings would have an assumed lead-in time of 18 months (leaving a development time of three and a half years within the five years) and a build out rate of 80 per annum over this period giving a discounted rate of 280.

### **Discounting applied to sites with permission which have not been assessed through SHLAA**

Those sites with planning permissions that have not been individually assessed through SHLAA have been discounted by 2.4% reflecting the lapse rate in 08/09 as a % of the total permissions granted in the year 08/09 (2326); if applied to the total extant permissions the lapse rate would be just 1%. The lapse rate over the last 5 years has been 2%. There is currently no evidence base therefore for assuming a further increase in the lapse rate in future not least because the LPA has the powers (and Government support) to approve time extensions to permissions (acknowledging that such applications would need to be assessed under current policies).

### **The Current Housing Market**

The downturn in housing completions in 2008/9 is a nation-wide (and wider) phenomenon that is expected to continue over the next year and possibly longer. It is due to the fall in demand due in turn to the availability of credit and other market factors and is not due (at least in Doncaster) to lack of supply of deliverable housing land. It is a Government requirement that a 5-year supply of deliverable land is available at all times to meet the RSS housing requirement (including any shortfall in completions over the plan period i.e. since 2004). It is not necessary to grant permissions on sites contrary to current policy to further increase deliverable supply as this would not address lack of demand but would undermine other national, regional and local planning objectives (for example those relating to flood risk, urban renaissance, regeneration, housing renewal, deprivation and the prioritisation of brownfield and urban potential sites). The sites identified in this 5-year supply are deliverable i.e. there is a reasonable prospect that housing will be delivered within the 5 years under normal market conditions.

### **Flood Risk & Sequential Approach**

In February 2008 DMBC published its Interim Planning Position Statements. IPPS H2 responds to (amongst other things) PPS3 5-year housing land requirement and PPS25 flooding sequential test. The IPPS clarifies how the two national planning policies will work together and support each other. The IPPS states that Doncaster will maintain a 5-year supply of deliverable housing land and will not release land in flood zones 2 or 3 whilst there is a Borough-wide 5-year supply on land in flood zone 1 (or with permission). If deliverable supply would otherwise fall below a 5-year supply then allocations (and windfalls) in flood zones 2 and 3 could be released (subject to satisfying the exceptions test). Doncaster's Strategic Housing Market Area Assessment has confirmed that Doncaster Borough comprises one self-contained housing

market and therefore the application of a Borough-wide approach is appropriate. However In the Doncaster Main Urban Area, Mexborough and Thorne (which are named settlements prioritised for growth in the RSS) the IPPS allows for the application of the sequential test area of search to be confined to sequentially preferable reasonably available sites in that town rather than the Borough-wide 5-year land approach. The Council is currently consulting on a Flooding SPD which sets out more detail on this approach.

This 5-year land statement identifies a greater than 5-year supply of deliverable land without the need to release land in the green belt or countryside policy area or (at the present time) use land in flood zones 2 or 3 and therefore the Council will maintain the approach set out in the IPPS and emerging SPD.

### **Demolitions**

The vast majority of demolitions over the last 5 years (1034 units) have been on housing renewal programme sites as part of Pathfinder or DMBC housing renewal programmes. The majority of the programmed demolition has now taken place and the remaining planned demolition has been netted-off the proposed replacement units on the major sites set out at Appendix 4.

Demolitions on non-renewal programme sites have been 189 over the last 5 years and have been exclusively part of windfall developments which are discounted as a potential 5 year supply. It is not proposed on this basis therefore to reduce the 5-year supply by an allowance for such demolitions.

### **Net V Gross Permissions**

Planning permission capacity set out in RLA is gross rather than net although in the vast majority of cases the gross and net figures are the same. There are 71 sites (none of them SHLAA sites) where there is a difference with a total net capacity difference of 93 dwellings; for example a proposal for two dwellings (gross) following demolition of 1 giving a net figure of 1. The net difference of 93 is therefore deducted from the total capacity of sites with permission not assessed through SHLAA.

### **Note on Site Capacities**

This 5-Year Statement includes latest known or estimated capacities from permissions or SHLAA. Site capacities are liable to change. Allocations capacities in the Feb 09 5-Year Statement reflected those in the RLA 2008. SHLAA 2008 updated some of these and these updates were then used for RLA 09. This Statement reflects these or in a few cases SHLAA 09 updates.

### **Conclusion**

Table1 sets out the current “policy-on” land supply in Doncaster and identifies a total housing land supply with a capacity for **15,052** units (over 11 years supply before discounting). After discounting, the 5-year deliverable supply is

**10,389 (or 7.8 years supply).** Excluding sites in Flood Zones 2 and 3 (without permission) the deliverable supply is **8,937 (or 6.8 years supply).**

**Table 1: Housing Land Supply**

Source	Published Data source	Discounting	Assessed through SHLAA?	Total Capacity	Discounted 5 year capacity All Flood Zones	Discounted 5 year capacity FZ 1 & permissions)
Permissions as at 31/3/09 excluding SHLAA assessed sites	Residential land Availability (RLA)	5-year deliverable capacity discounted by 2.4% (lapse rate)	No	2365	2308	2308
Permissions as at 31/3/09 on SHLAA assessed sites	RLA/ SHLAA	5 year capacity discounted in accordance with SHLAA findings on deliverability	Yes	3035	2575	2575
Approvals subject to S106 as at 1/02/09	DMBC on-line applications system- "Uniform"	5 year capacity discounted in accordance with SHLAA findings on deliverability	Yes	506	506	506
UDP Housing Allocations without planning permission	RLA/ SHLAA	5 year capacity discounted in accordance with SHLAA lead-in times and build-out rates	Yes	5590	2809	1637
Brownfield urban potential sites of 10+ units with proposals	SHLAA	5 year capacity discounted in accordance with SHLAA lead-in times and build-out rates	Yes	2,865	1500	1220
Major Housing Renewal Programme Sites	SHLAA/latest DMBC Renewal Programme	All assessed to be deliverable within 5 years through DMBC Housing Renewal Programme	In SHLAA but not assessed	691	691	691
Estimated Windfalls on sites of 1-9 units	RLA	Totally discounted in line with Government guidance	No	187 per an but count 0	0	0
SHLAA policy-off sites assessed as deliverable in 5 years	SHLAA	Totally discounted in line with Government guidance	Yes	2645 but count 0	0	0
<b>Total</b>				<b>15,052</b>	<b>10,389 (7.8 years)</b>	<b>8,937 (6.8 years)</b>

## Appendix 1: Sites with planning permission individually assessed through SHLAA

The RLA Report 2009 identifies a total capacity of planning permissions as 5252. To this must be added the additional capacity of 148 arising from amendments to the RLA set out at Appendix 5 to give a new total of combined total of 5400. The following sites with permission were individually assessed through SHLAA and have a combined capacity of 3035. Sites with permission not assessed through SHLAA therefore total 2365.

RLA site reference/Address	Site Capacity	SHLAA Assessment	Discounted 5 year capacity
31 Brodsworth Colliery, Woodlands	<b>400</b>	Suitable-yes; available-0-5years; achievability-highly likely 0-5 years; overall deliverability in 5 years <b>280</b>	<b>280</b>
32 Askern Colliery (BF part), Askern	<b>249</b>	Suitable-yes; available-0-5years; achievability-highly likely 0-5 years; overall deliverability in 5 years- <b>249</b>	<b>249</b>
37 Earth Centre Car Park, Conisbrough	<b>300</b>	Suitable-yes; available-0-5years; achievability-highly likely 0-5 years; overall deliverability in 5 years- <b>300</b>	<b>300</b>
65 Highwood Reservoir, Mexborough	<b>21</b>	Suitable-yes; available-0-5years; achievability-highly likely 0-5 years; overall deliverability in 5 years- <b>21</b>	<b>21</b>
51 Sandford Rd, Balby	<b>125</b>	Suitable-yes; available-0-5years; achievability-highly likely 0-5 years; overall deliverability in 5 years- <b>125</b>	<b>125</b>
24 Woodlands Terrace, Edlington	<b>151</b>	Suitable-yes; available-0-5years; achievability-highly likely 0-5 years; overall deliverability in 5 years- <b>151</b>	<b>151</b>
251 Field Rd, Thorne	<b>22</b>	Suitable-yes; available-0-5years; achievability-highly likely 0-5 years; overall deliverability in 5 years-17 (capacity subsequently increased to <b>22</b> to reflect permission)	<b>22</b>
77 Land off East Lane Stainforth	<b>21</b>	Suitable-yes; available-0-5years; achievability-highly likely 0-5 years; overall deliverability in 5 years-59 (capacity subsequently reduced to reflect permission to <b>21</b> )	<b>21</b>
56 Wright business Park, Stevens Rd, Balby	<b>196</b>	Suitable-yes; available-0-5years; achievability-highly likely 0-5 years; overall deliverability in 5 years- <b>196</b>	<b>196</b>

58 Kirk St, Hexthorpe	<b>700</b>	Suitable-yes; available-0-5years; achievability-highly likely 0-5 years; overall deliverability in 5 years <b>360</b>	<b>360</b>
109 Off Ravens Walk, Conisbrough	<b>9</b>	Suitable-yes; available-0-5years; achievability-highly likely 0-5 years; overall deliverability in 5 years- <b>9</b>	<b>9</b>
42 West of Bury Farm, Finningley	<b>44</b>	Suitable-yes; available-0-5years; achievability-highly likely 0-5 years; overall deliverability in 5 years <b>44</b>	<b>44</b>
73 Grove farm, Kirk Sandall	<b>136</b>	Suitable-yes; available-0-5years; achievability-highly likely 0-5 years; overall deliverability in 5 years-114 (capacity subsequently increased to reflect permission to <b>136</b> )	<b>136</b>
80/81 The Avenue & Daw Wood sites, former Bentley Colliery	<b>180</b>	Suitable-yes; available-0-5years; achievability-highly likely 0-5 years; overall deliverability in 5 years-165 (capacity subsequently increased to reflect permission to <b>180</b> )	<b>180</b>
307 Land off Doncaster Rd, Barnby Dun (Kirk Sandall)	<b>39</b>	Suitable-yes; available-0-5years; achievability-highly likely 0-5 years; overall deliverability in 5 years-165 (capacity subsequently increased to reflect permission to <b>39</b> )	<b>39</b>
285 Council Depot, Leach Lane, Mexborough	<b>47</b>	Suitable-yes; available-0-5years; achievability-highly likely 0-5 years; overall deliverability in 5 years-165 (capacity subsequently increased to reflect permission to <b>47</b> )	<b>47</b>
66 Land off Broomhouse Lane, Edlington	<b>200</b>	Suitable-yes; available-0-5years; achievability-highly likely 0-5 years; overall deliverability in 5 years-165 (capacity subsequently increased to reflect permission to <b>200</b> )	<b>200</b>
84 Doncaster Industry Park, off Amersall Rd, Bentley	<b>165</b>	Suitable-yes; available-0-5years; achievability-highly likely 0-5 years; overall deliverability in 5 years-165 (capacity subsequently increased to reflect permission to <b>165</b> )	<b>165</b>
303 White House Farm, Church Street, Armthorpe	<b>30</b>	Suitable-yes; available-0-5years; achievability-highly likely 0-5 years; overall deliverability in 5 years-165 (capacity subsequently increased to reflect permission to <b>30</b> )	<b>30</b>
<b>Total</b>	<b>3035</b>	<b>2575</b>	<b>2575</b>

**Appendix 2 UDP Housing Allocations (& the housing element of UDP Mixed-use Allocations) without planning permission as at 31<sup>st</sup> March 2009.**

**BROWNFIELD ALLOCATIONS**

<b>Site Ref</b>	<b>UDP Ref</b>	<b>Address</b>	<b>Flood comments/ Other identified constraints</b>	<b>Ownership</b>	<b>Estimated Capacity</b>	<b>Discounted 5 year capacity</b> Based on SHLAA standard lead-in times & build out rates
64	PH1 (3/26)	Former Dons Rugby Ground, Bentley	FZ3	Private (Housing Developer)	<b>155</b>	<b>155 (FZ3)</b>
41	PH1 (3/12)	Land off Churchfield Lane, Bentley		Private	<b>12</b>	<b>0</b> SHLAA finding that site is not developable in plan period
12	PH1 (2/1)	R/O Roberts Rd/Orchard St, Balby		Private	<b>30</b>	<b>0</b> SHLAA finding that site is not developable in plan period
83	PH1 (5/7)	Bull Green, Mexborough (BF part)		Private	<b>20</b>	<b>0</b> SHLAA finding that site is not developable in plan period
9	PH1 (5/9)	Garden Street South, Mexborough		DMBC	<b>16</b>	<b>16</b>
71	PH1 (9/18)	St Nicholas Rd, Thorne	FZ3	Private	<b>20</b>	<b>0</b> SHLAA finding that site is not developable in plan period
10	PH1 (8/1)	The Manor House, Church Street, Armthorpe		Private	<b>15</b>	<b>0</b> Not assessed by SHLAA
9	PH1 (2/8)	Methodist Church, Highfield Rd		Private	<b>4</b>	<b>0</b> Not assessed by SHLAA
<b>Total</b>					<b>272</b>	<b>171</b>
<b>Total excluding sites in FZ2 &amp;3</b>						<b>16</b>

## GREENFIELD ALLOCATIONS IN FLOOD RISK ZONE 1

<b>Site Ref</b>	<b>UDP Ref</b>	<b>Address</b>	<b>Flood comments/ Other identified constraints</b>	<b>Ownership</b>	<b>Estimated Capacity</b>	<b>Discounted 5 year capacity</b> Based on SHLAA standard lead-in times & build out rates
18	PH1 (7/03)	Off Spa Terrace, Station Road, Askern		Private	<b>84</b>	<b>84</b>
25	PH1 (2/12)	Land off Rosehill Rise, Bessacarr	Relocation of Golf Club House issue	DMBC	<b>254</b>	<b>0</b> (site is unavailable)
27	PH1 (2/20)	Littlemoor Lane, Balby		DMBC	<b>48</b>	<b>48</b> (capacity reduced to reflect SSI on part of site)
29	PH1 (2/23)	Ivor Grove, Balby		DMBC	<b>51</b>	<b>51</b>
30	PH3	Manor Farm, Bessacarr	Small area (less than 5%) in FZ2&3.	Private	<b>1100</b>	<b>280</b>
31	RP3	Woodfield Plantation,		HCA	<b>1060</b>	<b>280</b>
37	PH1 (4/19)	Land off Ashton Lane, Braithwell		Private	<b>14</b>	<b>14</b>
38	PH1 (4/23)	Off St. Oswald's Drive, Finningley		Private	<b>30</b>	<b>30</b>
40	PH1 (4/28)	Land off Great North Road, Bawtry		Private	<b>19</b>	<b>19</b>
41	PH1 (5/03)	Hill Top (phase 4), Denaby		DMBC	<b>125</b>	<b>125</b> Capacity reduce in SHLAA Update to reflect green infrastructure requirements for this site
42	PH1 (5/04)	Doncaster Road, Conisbrough	Small area (less than 5%) in FZ2&3	Private	<b>11</b>	<b>11</b>
43	PH1 (5/11)	Pt of Schofield St. Allots, Mexborough		DMBC	<b>28</b>	<b>0</b> SHLAA finding that site is not developable in plan period
44	PH1 (5/12)	Park Road Allots, Mexborough		DMBC	<b>27</b>	<b>0</b> SHLAA finding that site is not developable in plan period
45	PH1 (5/16)	Clayfield Avenue, Mexborough		DMBC	<b>63</b>	<b>0</b> SHLAA finding that site is not developable in plan period

46	PH1 (7/10)	R/O Greenacres, Highfield Road, Askern	75% FZ1, 25% FZ2	Private	<b>107</b>	<b>107</b>
48	PH1 (8/08)	Church Balk 1, Edenthorpe		DMBC	<b>52</b>	<b>52</b>
49	PH1 (8/09)	Church Balk 2, Edenthorpe		DMBC	<b>80</b>	<b>80</b>
58	PH1 (9/32)	R/O 19-45 High Street, Dunsville		Private	<b>28</b>	<b>0</b> SHLAA finding that site is not developable in plan period
59	RP7	White Lane/Union Road, Thorne		Private	<b>93</b>	<b>93</b>
417	RP5	Askern Colliery (GF)		HCA/DMBC	<b>147</b>	<b>147</b>
458	PH1 (2/16)	West of Howbeck Drive, Edlington		DMBC	<b>50</b>	<b>50</b>
418	PH1 (9/21)	Alexander Street/North Eastern Road, Thorne (GF part)	45% FZ3, 15% FZ2, 40% FZ1	Part DMBC, Part Private	<b>386</b>	<b>280</b> FZ 1 element is <b>150</b>
<b>Total</b>					<b>3857</b>	<b>1751</b>
<b>Total excluding Flood Zone 2/3 element</b>						<b>1621</b>

## GREENFIELD ALLOCATIONS IN FLOOD RISK ZONE 2

<b>Site Ref</b>	<b>UDP Ref</b>	<b>Address</b>	<b>Flood comments/ Other identified constraints</b>	<b>Ownership</b>	<b>Estimated Capacity</b>	<b>Discounted 5 year capacity</b> Based on SHLAA standard lead-in times & build out rates
33	PH1 (3/16)	Phase 1, Rostholme, Bentley		DMBC	<b>316</b>	<b>280</b>
34	PH1 (3/17)	Phase 2 (b), Rostholme, Bentley	95% FZ2, 5% FZ 3	DMBC	<b>144</b>	<b>0</b> (2 <sup>nd</sup> phase of above site)
35	PH1 (3/18)	Phase 3, Rostholme, Bentley	95% FZ2, 5% FZ 3	DMBC	<b>228</b>	<b>0</b> (3 <sup>rd</sup> phase of above site)
36	PH1 (3/19)	Norwood Drive, Bentley	95% FZ2, 5% FZ 3	Private	<b>46</b>	<b>46</b>
<b>Total</b>					<b>734</b>	<b>326</b>
<b>Total excluding Flood Zone 2/3 element</b>						<b>0</b>

### GREENFIELD ALLOCATIONS IN FLOOD RISK ZONE 3

<b>Site Ref</b>	<b>UDP Ref</b>	<b>Address</b>	<b>Flood comments/ Other identified constraints</b>	<b>Ownership</b>	<b>Estimated Capacity</b>	<b>Discounted 5 year capacity</b> Based on SHLAA standard lead-in times & build out rates
21	PH1 (9/22)	Adj. 46 Marshland Road, Moorends		Private	<b>20</b>	<b>20</b>
50	PH1 (9/08)	Doncaster Road, Stainforth		Private	<b>23</b>	<b>23</b>
51	PH1 (9/15)	North Common Nurseries, Marshland Road, Moorends		Private	<b>58</b>	<b>0</b> SHLAA finding that site is not developable in plan period
52	PH1 (9/19)	Land R/O Broadway, Dunscroft		Private	<b>52</b>	<b>52</b>
53	PH1 (9/24)	R/O Wyke Well, South End, Thorne	site now landlocked	Private	<b>25</b>	<b>0</b> SHLAA finding that site is not developable in plan period
56	PH1 (9/27)	R/O Finkle Street, Stainforth		Private	<b>66</b>	<b>66</b>
57	PH1 (9/28)	East View Farm, Marshland Road, Moorends		Private	<b>83</b>	<b>0</b> SHLAA finding that site is not developable in plan period
60	(3/15)	Owston Road, Carcroft		Private	<b>131</b>	<b>131</b>
64	RP7	South End Marina, Thorne		Private	<b>202</b>	<b>202</b>
416	PH1 (5/07)	Bull Green, Mexborough (GF part)	85% FZ3, 15% FZ2	Private	<b>67</b>	<b>67</b>
<b>Total</b>					<b>727</b>	<b>561</b>
<b>Total excluding Flood Zone 2/3 element</b>						<b>0</b>

### Summary of Supply from UDP Allocations

	Total Capacity	Discounted Capacity	Discounted Capacity in Flood Zones 2/3	Capacity in Flood Zone 1
Brownfield Allocations	<b>272</b>	<b>171</b>	<b>155</b>	<b>16</b>
Greenfield Allocations in FZ1	<b>3857</b>	<b>1751</b>	<b>130</b>	<b>1621</b>
Greenfield Allocations in FZ2	<b>734</b>	<b>326</b>	<b>326</b>	<b>0</b>
Greenfield Allocations in FZ3	<b>727</b>	<b>561</b>	<b>561</b>	<b>0</b>
Total	<b>5590</b>	<b>2809</b>	<b>1172</b>	<b>1637</b>

### Appendix 3: Approvals subject to S106 Agreement as at 31<sup>st</sup> March 2009

Address	SHLAA findings	Site Capacity	Discounted 5 year capacity
Plots 8 & 9 Lakeside (S106 subsequently signed)	Suitable-yes; available-0-5years; achievability-highly likely 0-5 years; overall deliverability in 5 years <b>258</b>	<b>258</b>	<b>258</b>
Coultran Products 17-31 Church St, Mexborough07/02778/OUTM	Suitable-yes; available-0-5years; achievability-highly likely 0-5 years; overall deliverability in 5 years <b>132</b>	<b>132</b>	<b>132</b>
Land at Cross Bank, Balby07/03929/OUTM	Suitable-yes; available-0-5years; achievability-highly likely 0-5 years; overall deliverability in 5 years <b>78</b>	<b>78</b>	<b>78</b>
Red House Garage, Great North Rd, Woodlands07/026668/OUT	Not assessed through SHLAA (assume SHLAA standard lead-in time and build out rate)	<b>38</b>	<b>38</b>
Total		<b>506</b>	<b>506</b>

**Appendix 4: Identified Brownfield urban potential sites of 10+ units that are the subject of current proposals. (Excludes numerous sites identified through SHLAA and the subject of LDF representations)**

<b>UDP Policy</b>	<b>Address</b>	<b>Comment</b>	<b>SHLAA Findings</b>	<b>Est. Capacity</b>	<b>Estimated 5 Year Deliverable Supply</b>
Mixed use Allocation	Former Rovers Ground	DMBC owned. Master plan + pre-app consultation	Suitable-possible; available 6-10 years; achievability-6+ years; developable 6-10 years <b>240</b>	<b>240</b>	<b>240</b>
Residential Policy Area	Blood Stocks Belle Vue	DMBC owned. Planning brief and marketing undertaken.	Suitable-possible; available 0-5 years; achievability-6+ years; developable 6-10 years <b>100</b>	<b>100</b>	<b>100</b>
Office Policy Area	CCQ Waterdale)	DMBC owned (with private developer partners). Master plan work complete. Site clearance is substantially complete 09. Developer Agreement in place. Planning permission granted 09	Suitable-yes; available 0-5 years; achievability-0-5 years onwards; deliverable in 5 years <b>360</b>	<b>449</b>	<b>360</b>
MURP	Lakeside Plot 6	DMBC owned (with private developer partner). Developer Agreement in place. Planning permission now granted 09	Suitable-yes; available 0-5 years; achievability-0-5 years; deliverable in 5 years <b>308</b>	<b>308</b>	<b>308</b>
Town Centre Policy	Waterfront	DMBC/private owned. Some site prep works complete. Master plan. Application on private part of site	Suitable-possible; available 0-5 years; achievability-0-5 years onwards; deliverable in 5 years <b>280</b>	<b>1556</b>	<b>280 (Flood Zone 3)</b>
Mixed use Allocation	Mexboro' Power Station site	Private site. Received permission in 2009	Suitable-yes; available 0-5 years; achievability-0-5 years onwards; deliverable in 5 years <b>212</b>	<b>212</b>	<b>212</b>
Total				<b>2865</b>	<b>1500</b>
Total FZ1					<b>1220</b>

**Appendix 4 continued: DMBC Housing Renewal Programme: Major Sites**

Demolition/site clearance substantially complete; developer agreements in place; public consultation & master plan work undertaken; new build proposals resourced and programmed

<b>UDP Policy</b>	<b>Address</b>	<b>Owner-ship</b>	<b>Est. Net Capacity</b>	<b>Estimated 5 Year Deliverable Supply</b>
Residential Policy Area	Six Streets, Hyde Park, Doncaster	DMBC	<b>128</b>	<b>128</b>
Residential Policy Area	Granby Estate	DMBC	<b>233</b>	<b>233</b>
Residential Policy Area	Kirkby, Mexborough	DMBC	<b>37</b>	<b>37</b>
Residential Policy Area	Willow Estate, Thorne	DMBC	<b>115</b>	<b>115</b>
Residential Policy Area	Kingsway Estate, Stainforth	DMBC	<b>178</b>	<b>178</b>
Residential Policy Area	Windhill Phase 1, Mexborough	DMBC	<b>TBC</b>	<b>0</b>
Residential Policy Area	Thompson & Dixon, (Woodlands Terrace) Edlington	DMBC	<b>151</b>	151 (but already accounted for under SHLAA sites with permission in Appendix 1)
Total			<b>842</b>	<b>691</b>

## Appendix 5: Amendments to the Residential Land Availability Report March 31<sup>st</sup> 2009

The following errors or SHLAA update changes to the 2009 RLA Report have been identified; they will also be corrected in the 2010 version of the RLA Report

RLA Site Ref/ Address	RLA 09	Correction	Net change in capacity of Allocations without permission	Net change in capacity of SHLAA sites with permission	Net change in capacity of non-SHLAA sites with permission
80/81 Bentley Colliery sites –The Avenue & Daw Wood	Allocation (capacity 170)	Reserved matters were submitted in time and so these sites have permission; they were assessed through SHLAA	-170	+180	0
79 West of A19, Bentley	Allocation (capacity 74)	Site now developed with non-residential use; not assessed through SHLAA	-74	0	0
100 Hill Top, Denaby	Allocation (capacity 244)	Site assessed in SHLAA update to have reduced capacity of 125 due to green infrastructure requirements	-119	0	0
60 Land East of Bootham Lane, Hatfield	Allocation (capacity 27)	Site is residue of allocation mostly built out and so has permission; undeveloped capacity is 15 not 27;	-27	0	+15
Field Rd, Thorne	Allocation (capacity 17) and windfall (capacity 22)	Replace both entries with Allocation with permission (capacity 22) and deduct 17 to correct double counting	-17	0	0
Adj Homeleigh, East Lane, Stainforth	Allocation capacity 20) and windfall (capacity 21)	Replace both entries with Allocation with permission (capacity 21) and deduct 20 to correct double counting	-20	0	0
37 Earth Centre Car Park	Allocation with permission (capacity 254)	Capacity correction to reflect permission 300; site assessed through SHLAA	0	+46	0
Littlemoor Lane	Allocation (capacity 32)	Capacity correction to reflect SHLAA assessment 48	+16	0	0
Allocated Greenfield Sites	Total = 5622	Manual calculation error: should be 5522 before above adjustments	-100	0	0
Net V Gross permissions capacity	Total capacity of permissions is gross	Difference between gross and net in terms of capacity is 93 dwellings	N/A	0	-93
Total Net Change			-511	+226	-78

