



Doncaster
Council

Doncaster Residential Land Availability – 2022/23 Summary

Published September 2023



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- The data has been collected and published for the purposes of monitoring housing permissions and completions across the Borough, but should not be used as the authoritative legal position in respect to individual planning permissions e.g. formal starts on site.
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- For further information regarding Residential Land Availability or Planning Policy, including the Doncaster Local Plan 2015-2035, please contact:

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1. Introduction

- 1.1. This report summarises the findings of the 2022/23 Doncaster Residential Land Availability (RLA) assessment. This detailed assessment which monitors housing permissions, completions and demolitions is published on an annual basis in the form of an excel spreadsheet which can be interrogated in several ways. This report will summarise the main findings of this year's RLA and should be read in conjunction with both the 2022/23 RLA spreadsheet and the RLA methodology.
- 1.2. This report will summarise for Doncaster (as at 31/03/2023; and for the year 2022/23):
- The number of planning permissions;
 - The number of planning permissions by settlement;
 - The total number of housing completions;
 - The total number of housing completions by settlement;
 - Completions by windfall, greenfield / brownfield and garden land;
 - Permissions and completions on sites allocated in the Doncaster Local Plan; and
 - Allocated sites without permissions or starts;
- 1.3. Every year, a new summary report will be available, and where relevant running totals will also be published for certain datasets to allow the Council to provide snapshots of the most salient housing data across the plan period. For greater detail, the RLA excel sheets should be referred to.

2. Permissions data

a) Number of units with planning permission in the borough

- 2.1. The total number of units with planning permission as at 31/03/2023 is as follows:

Permission Type	Totals
Gross Planning Permissions	10,840 (↓701)
Net Planning Permissions	10,694 (↓721)

Figure 1 - Planning permissions in the Borough

- 2.2. This is decrease of 701 units (gross) or 721 (net), or an approx. 6% decrease in the amount of units with permission in the Borough since 2021/22.

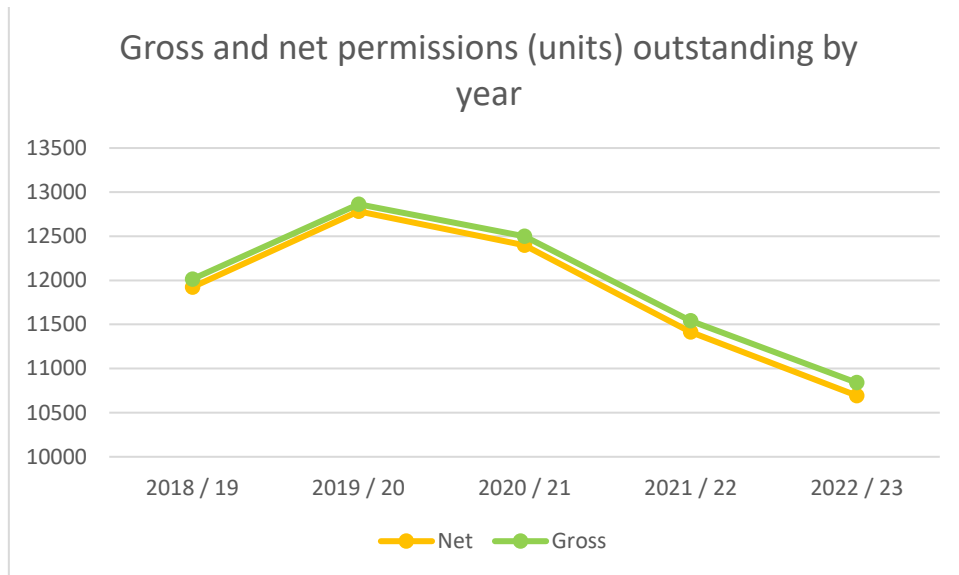


Figure 2 - Gross and net permissions (units) outstanding by year

b) New planning permissions

2.3. The number of units granted planning permission in 2022/23 is as follows:

Permission type	Totals
Gross Planning Permissions	1,121 (↓116)
Net Planning Permissions	1,063 (↓102)

Figure 3 - New planning permissions granted in 2021 / 22

2.4. This is a decrease of 116 (gross) or 102 (net) on the number of units granted permission in 2021/22, or a 9.3% decrease (gross) / 8.8% decrease (net).

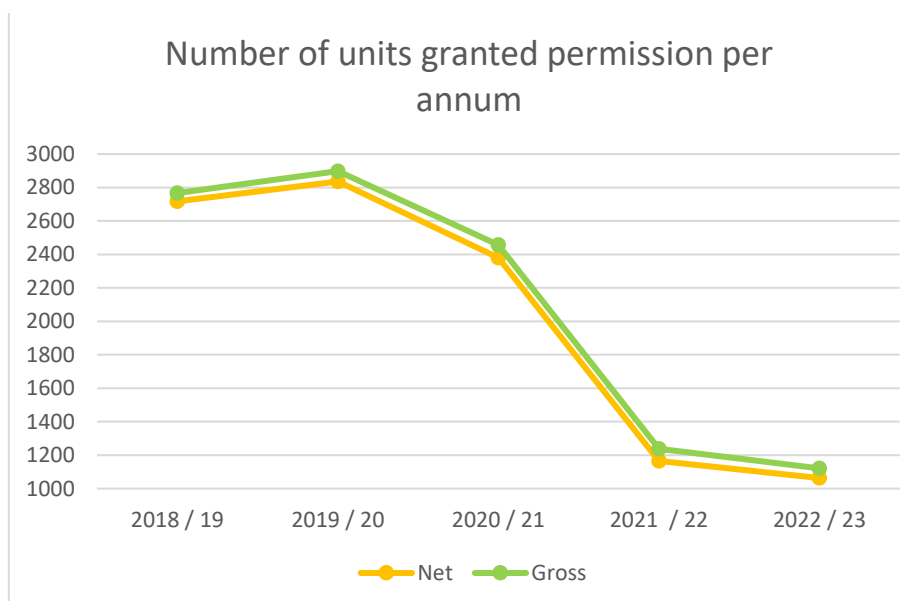


Figure 4 - Number of units granted permission per annum

c) Planning permissions by settlement

2.5. The breakdown of planning permissions by settlement and settlement grouping as at 31/03/2023 is as follows:

Settlement	New permissions (2022/23) (gross)	New permissions (2022/23) (net)	Total Units Remaining as at 31st March 2023 (gross)	Total Units Remaining as at 31st March 2023 (net)
Main Urban Area	612	590	4,184	4,116
Main Urban Area	612	590	4,184	4,116
Main Towns	322	302	5,388	5,455
Adwick and Woodlands	8	4	101	97
Armthorpe	22	22	773	773
Conisbrough and Denaby	22	11	48	35
Dunscroft, Dunsville, Hatfield and Stainforth	10	9	3,579	3,576
Mexborough	15	14	103	99
Rossington	0	-1	546	542
Thorne and Moorends	245	243	338	333
Service Towns and Villages	104	97	973	959
Askern	4	3	371	369
Auckley and Hayfield Green	27	27	72	72
Barnburgh and Harlington	0	0	7	6
Barnby Dun	2	2	17	16
Bawtry	5	2	15	12
Carcroft and Skellow	16	16	94	93
Edlington	4	4	341	340
Finningley	41	39	42	40
Sprotbrough	0	0	8	6
Tickhill	5	4	6	5
Defined Villages	22	19	107	92
Adwick Upon Dearne	0	0	2	2
Arksey	1	0	2	1
Austerfield	0	0	9	8
Blaxton	0	-1	5	3
Braithwaite	0	0	0	0
Braithwell	1	1	5	4
Branton	2	2	12	9
Brodsworth	0	0	0	0
Burghwallis	0	0	1	1

Settlement	New permissions (2022/23) (gross)	New permissions (2022/23) (net)	Total Units Remaining as at 31st March 2023 (gross)	Total Units Remaining as at 31st March 2023 (net)
Cadeby	0	0	1	0
Campsall	1	1	1	1
Clayton	1	0	3	2
Clifton	1	1	1	1
Fenwick	0	0	4	3
Fishlake	2	2	6	6
Hampole	0	0	0	0
Hatfield Woodhouse	2	2	6	6
Hickleton	6	6	6	6
Highfields	0	0	4	3
High Melton	0	0	0	0
Hooton Pagnell	0	0	0	0
Kirk Bramwith	0	0	1	0
Lindholme	0	0	0	0
Loversall	0	0	0	0
Marr	0	0	0	0
Micklebring	0	0	1	1
Moss	0	0	2	1
Norton	2	2	3	3
Old Cantley	1	1	1	1
Old Denaby	0	0	0	0
Old Edlington	0	0	0	0
Owston	0	0	8	8
Pickburn	1	1	1	1
Skelbrooke	0	0	0	0
Stainton	0	0	1	1
Sutton	0	0	0	0
Sykehouse	0	0	0	0
Thorpe in Balne	0	0	0	-1
Toll Bar	1	1	21	21
Wadworth	0	0	0	0
Other	61	55	88	72
Other	61	55	88	72
Total	1,121	1,063	10,840	10,694

Figure 5 - Planning Permissions by Settlement

d) Lapses

- 2.6. In 2022/23, 35 sites lapsed with a total of 154 units. This is a decrease 10 sites but an increase of 18 units on 2021/22:

Year	Sites lapsed	Units Lapsed
2018/19	42	125
2019/20	53	166
2020/21	10	20
2021/22	45	136
2022/23	35 (↓10)	154 (↑18)
Total	185	601

Figure 6 - Lapses

- 2.7. Since 2018, 185 sites and a total of 601 units have lapsed. It should be noted that some lapsed sites may have subsequently gained new permissions.

3. Completions Data

a) Total completions in 2022/23

- 3.1. The total number of completions in 2022/23 are as follows:

Permission type	Totals
Total completions (gross)	1,325 (↑110)
Total completions (net)	1,295 (↑105)

Figure 7 - Gross and Net Completions

- 3.2. This is an increase of 105 units on net completions in 2021/22 (1,190), or an increase of 8.8%. Completions in 2022 – 23 are the highest annual total so far in the plan period.
- 3.3. On average, in years 1 – 5 of the Local Plan (2018 – 2023), 1,131 dwellings (net) have been delivered per annum.
- 3.4. Net delivery of units this year is above the annual target of 920 dwellings by 375 dwellings. On average, delivery over the first 5 years of the plan (5,741) has exceeded the target over these five years (4,600) by 1,141 units.

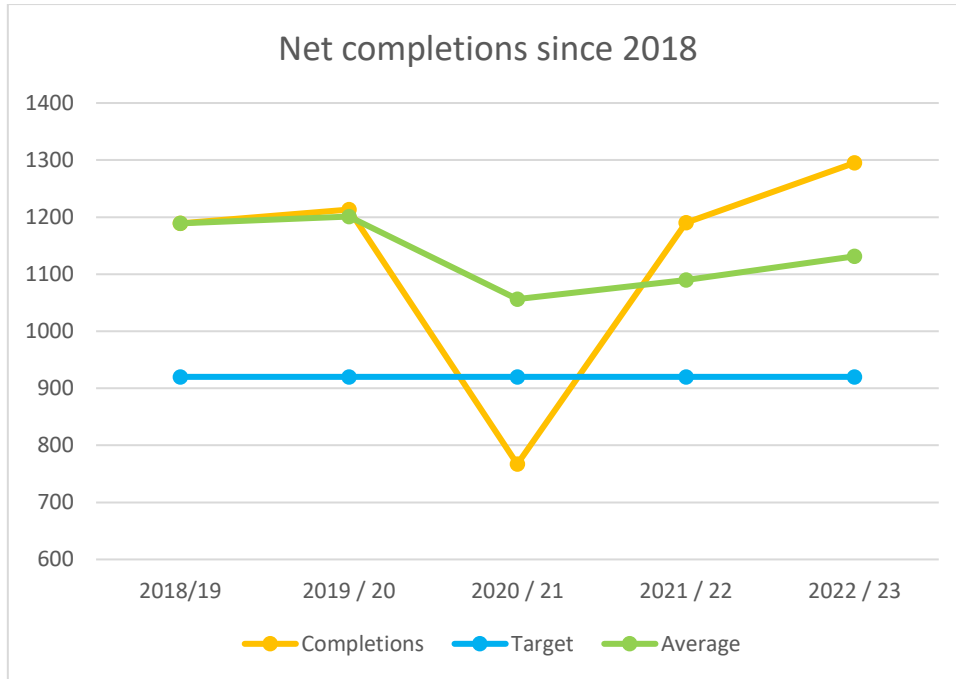


Figure 8 - Net completions since 2018

3.5. In summary, the total completions per year are as follows:

Year	Gross	Net	Net including backdated completions
2018/19	1,228	1,189	1,189
2019/20	1,251	1,213	1,252
2020/21	799	767	789
2021/22	1,215	1,190	1,216
2022/23	1,325	1,295	1,295
Total	5,818	5,654	5,741
Average	1,164	1,131	1,148

Figure 9 - Completions per annum

b) Net completions by settlement in 2022/23

3.6. Net completions by settlement in 2022/23 are as follows:

	A	B	C	D	E
Settlement	Total Net Completions 2018 – 2022	Total Net Completions 2018 – 2022 (including backdated)	Total Net Completions during 2022/23 RLA period	Total Completions April 2018 – March 2023 (A+C)	Total Completions April 2018 – March 2023 (including backdated) (B+C)
Main Urban Area	1,820	1,870	632	2,452	2,502
Main Urban Area	1,820	1,870	632	2,452	2,502
Main Towns	1,629	1,653	515	2,144	2,168
Adwick and Woodlands	323	325	42	365	367
Armthorpe	71	68	43	114	111
Conisbrough and Denaby	196	198	26	222	224
Dunscroft, Dunsville, Hatfield and Stainforth	311	322	271	582	593
Mexborough	113	112	3	116	115
Rossington	271	282	86	357	368
Thorne and Moorends	344	346	44	388	390
Service Towns and Villages	810	821	134	944	955
Askern	259	265	63	322	328
Auckley and Hayfield Green	160	160	54	214	214
Barnburgh and Harlington	5	5	3	8	8
Barnby Dun	6	6	3	9	9
Bawtry	57	58	1	58	59
Carcroft and Skellow	6	6	4	10	10
Edlington	234	237	-2	232	235
Finningley	67	69	6	73	75
Sprotbrough	6	6	-1	5	5
Tickhill	10	9	3	13	12
Defined Villages	74	74	7	81	81
Adwick Upon Dearne	3	3	0	3	3
Arksey	1	1	0	1	1

	A	B	C	D	E
Settlement	Total Net Completions 2018 – 2022	Total Net Completions 2018 – 2022 (including backdated)	Total Net Completions during 2022/23 RLA period	Total Completions April 2018 – March 2023 (A+C)	Total Completions April 2018 – March 2023 (including backdated) (B+C)
Austerfield	1	1	0	1	1
Blaxton	2	2	1	3	3
Braithwaite	1	1	0	1	1
Braithwell	-2	-2	0	-2	-2
Branton	16	14	0	16	14
Brodsworth	0	0	0	0	0
Burghwallis	6	6	0	6	6
Cadeby	1	1	0	1	1
Campsall	0	0	0	0	0
Clayton	1	1	-1	0	0
Clifton	0	0	0	0	0
Fenwick	5	5	1	6	6
Fishlake	5	6	0	5	6
Hampole	0	0	0	0	0
Hatfield Woodhouse	10	8	3	13	11
Hickleton	2	2	0	2	2
Highfields	1	1	0	1	1
High Melton	0	0	0	0	0
Hooton Pagnell	0	0	0	0	0
Kirk Bramwith	0	0	0	0	0
Lindholme	1	1	0	1	1
Loversall	0	0	0	0	0
Marr	0	0	0	0	0
Micklebring	0	0	0	0	0
Moss	2	2	0	2	2

	A	B	C	D	E
Settlement	Total Net Completions 2018 – 2022	Total Net Completions 2018 – 2022 (including backdated)	Total Net Completions during 2022/23 RLA period	Total Completions April 2018 – March 2023 (A+C)	Total Completions April 2018 – March 2023 (including backdated) (B+C)
Norton	9	12	3	12	15
Old Cantley	0	0	0	0	0
Old Denaby	1	1	0	1	1
Old Edlington	2	2	0	2	2
Owston	0	0	0	0	0
Pickburn	1	1	0	1	1
Skelbrooke	0	0	0	0	0
Stainton	1	1	0	1	1
Sutton	1	1	0	1	1
Sykehouse	0	0	0	0	0
Thorpe-in-Balne	0	0	0	0	0
Toll Bar	0	0	0	0	0
Wadworth	3	3	0	3	3
Other / Isolated	26	26	7	33	33
Other / Isolated	26	26	7	33	33
TOTAL	4,359	4,444	1,295	5,654	5,739

Figure 10 - Net completions by settlement

- 3.7. There have been slight decreases in the number of units completed in all settlement groupings when compared to 2021 / 22, with the exception of the Main Towns, where there was a notable increase of 38%.

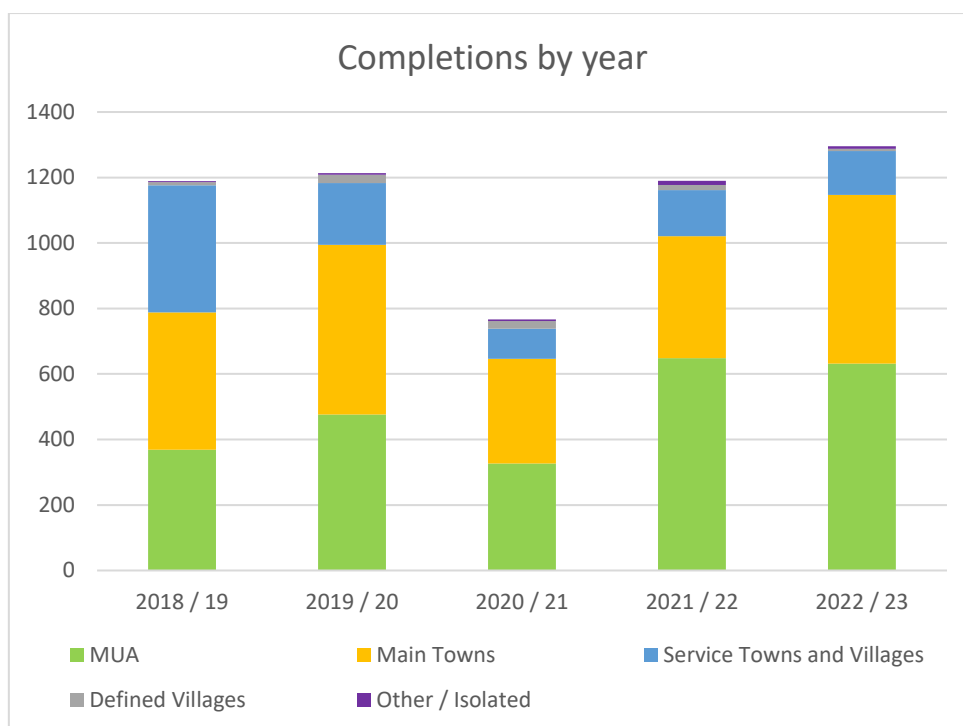


Figure 11 - Completions per annum by settlement type

3.8. The breakdown of completions between allocations and windfalls in 2022 / 23 is as follows:

Settlement	Net completion on allocations	Net completions on Potential Housing Sites	Net windfall completions	Total Net Completions during 2022/23 RLA period
Main Urban Area	587	0	45	632
Main Urban Area	587	0	45	632
Main Towns	451	0	64	515
Adwick and Woodlands	43	0	-1	42
Armthorpe	40	0	3	43
Conisbrough and Denaby	19	0	7	26
Dunscroft, Dunsville, Hatfield and Stainforth	236	0	35	271
Mexborough	0	0	3	3
Rossington	83	0	3	86
Thorne and Moorends	30	0	14	44
Service Towns and Villages	100	0	34	134
Askern	43	0	20	63
Auckley and Hayfield Green	54	0	0	54

Settlement	Net completion on allocations	Net completions on Potential Housing Sites	Net windfall completions	Total Net Completions during 2022/23 RLA period
Barnburgh and Harlington	0	0	3	3
Barnby Dun	2	0	1	3
Bawtry	0	0	1	1
Carcroft and Skellow	0	0	4	4
Edlington	0	0	-2	-2
Finningley	1	0	5	6
Sprotbrough	0	0	-1	-1
Tickhill	0	0	3	3
Defined Villages	0	0	7	7
Adwick Upon Dearne	0	0	0	0
Arksey	0	0	0	0
Austerfield	0	0	0	0
Blaxton	0	0	1	1
Braithwaite	0	0	0	0
Braithwell	0	0	0	0
Branton	0	0	0	0
Brodsworth	0	0	0	0
Burghwallis	0	0	0	0
Cadeby	0	0	0	0
Campsall	0	0	0	0
Clayton	0	0	-1	-1
Clifton	0	0	0	0
Fenwick	0	0	1	1
Fishlake	0	0	0	0
Hampole	0	0	0	0
Hatfield Woodhouse	0	0	3	3
Hickleton	0	0	0	0
Highfields	0	0	0	0
High Melton	0	0	0	0
Hooton Pagnell	0	0	0	0
Kirk Bramwith	0	0	0	0
Lindholme	0	0	0	0
Loversall	0	0	0	0
Marr	0	0	0	0
Micklebring	0	0	0	0
Moss	0	0	0	0
Norton	0	0	3	3
Old Cantley	0	0	0	0
Old Denaby	0	0	0	0

Settlement	Net completions on allocations	Net completions on Potential Housing Sites	Net windfall completions	Total Net Completions during 2022/23 RLA period
Old Edlington	0	0	0	0
Owston	0	0	0	0
Pickburn	0	0	0	0
Skelbrooke	0	0	0	0
Stainton	0	0	0	0
Sutton	0	0	0	0
Sykehouse	0	0	0	0
Thorpe-in-Balne	0	0	0	0
Toll Bar	0	0	0	0
Wadworth	0	0	0	0
Other / Isolated	0	0	7	7
Other / Isolated	0	0	7	7
Total	1,138	0	157	1,295

Figure 12 - Completions by allocation and windfall

	Completions	% of net completions (1,295)
Allocations	1,138 (↑177)	87.9% (↑7.1%)
Windfalls	157 (↓71)	12.1% (↓7.1%)

Figure 13 - Total completions by allocation and windfall

3.9. There has been a rise in the number of completions on allocated sites, and the proportion this makes up of the overall number of dwellings delivered when compared to figures from 2021/22. There has been a decline in the number of windfall completions, and the proportion this makes up of the overall completions, when compared to 2021/22.

3.10. Completions on allocated sites are as follows:

Year	Total completions	Total completions (including backdated)	Allocation completions	Allocation completions (backdated)
2018 / 19	1,189	1,189	1,092 (91.8%)	1,091 (91.8%)
2019 / 20	1,213	1,252	1,071 (88.3%)	1,107 (88.4%)

Year	Total completions	Total completions (including backdated)	Allocation completions	Allocation completions (backdated)
2020 / 21	767	789	576 (75.1%)	601 (76.2%)
2021 / 22	1,190	1,216	961 (80.8%)	976 (80.3%)
2022 / 23	1,295	1,295	1,138 (87.9%)	1,138 (87.9%)
Total	5,654	5,741	4,838 (84.7%)	4,913 (85.6%)

Figure 14 - Completions on allocated sites

3.11. Out of the 5,741 completions (including those backdated) in the Borough since 2018, 4,913 (85.6%) have been on allocated sites.

3.12. Completions on windfalls are as follows:

Year	Total completions	Total completions (backdated)	Windfall completions	Windfall completions (backdated)
2018 / 19	1,189	1,189	97 (8.2%)	98 (8.2%)
2019 / 20	1,213	1,252	142 (11.7%)	145 (11.6%)
2020 / 21	767	789	191 (24.9%)	188 (24.2%)
2021 / 22	1,190	1,201	228 (19.2%)	239 (19.9%)
2022 / 23	1,295	1,295	157 (12.1%)	157 (12.1%)
Total	5,654	5,726	815 (14.2%)	827 (14.4%)
Average			163	165

Figure 15 - Completions on windfall sites

3.13. Out of the 5,741 completions (including those backdated) in the Borough since 2018, 827 (14.4%) have been on windfall sites.

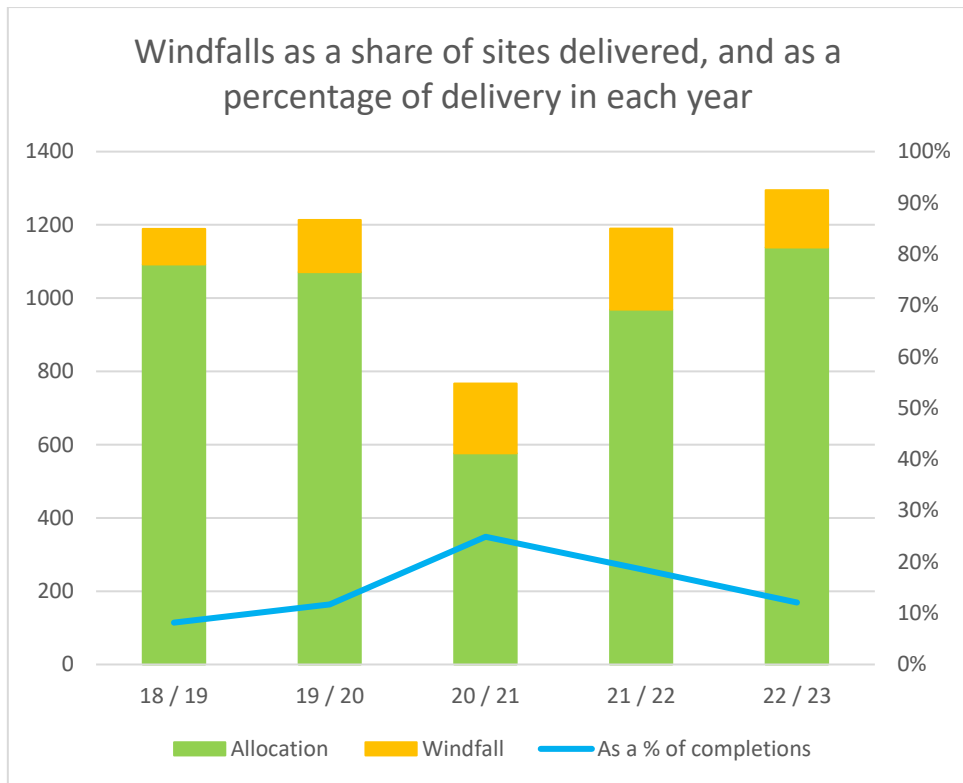


Figure 16 - Breakdown of delivery between allocations and windfalls, and the percentage of delivery each year

c) Completions on Brownfield / Greenfield land

3.14. Completions on brownfield or greenfield land are as follows:

	Completions	% of net completions (1,295)
Brownfield	643 (↓81)	49.7% (↓-11.1%)
Greenfield	652 (↑186)	50.3% (↑11.1%)

Figure 17 - Completions on brownfield and greenfield land

3.15. Completions on brownfield have decreased from previous years in terms of the percentage of overall completions on brownfield. Conversely, Greenfield completions have increased and now account for the slight majority of completions in the City for the first time in the plan period (since 2018).

Year	Completions on brownfield	Percentage of completions	Completions on greenfield	Percentage of completions
2018 / 19	832	70%	357	30%

Year	Completions on brownfield	Percentage of completions	Completions on greenfield	Percentage of completions
2019 / 20	854	70.4%	359	29.6%
2020 / 21	504	65.7%	263	34.7%
2021 / 22	724	60.8%	466	39.2%
2022 / 23	643	49.7%	652	50.3%
Total	3,557	62.9%	2,097	37.1%

Figure 18 - Total completions on brownfield and greenfield land

3.16. Overall, completions on brownfield sites have decreased in percentage terms, with completions increasing on greenfield sites, which are increasingly making up a greater share of overall completions.

d) Completions on garden land

3.17. Completions on garden land is as follows:

Year	Completions	Percentage of completions
2018 / 19	32	2.7%
2019 / 20	33	2.7%
2020 / 21	41	5.3%
2021 / 22	30	2.5%
2022 / 23	51 (↑21)	3.9%
	187	3.3%

Figure 19 - Completions on garden land

3.18. There have been 51 completions on garden land, an increase of 21 from 2021 / 22. As a proportion of overall completions, completions on garden land have increased from the previous year.

4. Allocated sites progress and windfalls

a) Allocated sites with permission

4.1. The following sites are allocated in the Local Plan and have permission as at 31/03/2023¹:

¹ This section includes numbers within the table marked with an Asterix (*) – this indicated where the 2022/23 RLA has backdated completions to a previous year, and therefore the previously reported figure is shown in parentheses ().

Site ref	Location	PP net (as per RLA)	Remaining as at base date	Built 18-22 (net)	Built 22-23	Total built 18 – 23	Remaining	Status	Allocated for
MIX01	MUA	600	600	144	92	236	364	Started	600
MIX02	MUA	450	366	13	0	13	353	Started	46
MUA01	MUA	91	60	7	6	13	47	Started	61
MUA03	MUA	15	15	0	0	0	15	Started	15
MUA04	MUA	13	6	3	1	4	2	Started	6
MUA06	MUA	152	59	54	0	54	5	Started	60
MUA07	MUA	671	671	*74 (71)	207	281	390	Started	671
MUA08	MUA	1109	967	143	60	203	764	Started	965
MUA09	MUA	5	5	0	0	0	5	Started	5
MUA15	MUA	14	12	8	0	8	4	Started	12
MUA18	MUA	147	147	*146 (145)	0	146	1	Started	147
MUA23	MUA	5	5	0	0	0	5	Not started	5
MUA24	MUA	80	80	0	0	0	80	Not started	80
MUA25	MUA	80	70	66	0	66	4	Started	70
MUA26	MUA	5	5	0	0	0	5	Not started	5
MUA27 ²	MUA	5	5	3	1	4	1	Started	8
MUA42	MUA	5	5	0	0	0	5	Prior	5
MUA43	MUA	70	70	0	0	0	70	Started	65
MUA51	MUA	600	600	0	0	0	600	Not started	600
MUA52	MUA	64	64	25	26	51	13	Started	66
MUA53	MUA	542	542	0	0	0	542	Not started	542
MUA54	MUA	74	74	0	0	0	74	Not started	53
MUA55	MUA	156	156	0	37	37	119	Started	123
MUA57	MUA	143	143	68	47	115	28	Started	134
MUA60	MUA	460	460	*186 (182)	108	294	166	Started	1,131
MUA61	MUA	21	21	0	0	0	21	Not started	15
MUA62	MUA	48	48	0	0	0	48	Not started	49
MUA64	MUA	14	14	0	0	0	14	Started	26
MUA66	MUA	14	14	0	0	0	14	Started	16
		5,653	5,284	940	585	1,525	3,759		5,581

Figure 20 - Progress of allocated sites which currently have permission in the Main Urban Area

² MUA27 was previously recorded as complete in 2018/19 RLA, but has subsequently had a new application on the site. Figures in table reflect all data since 2018

- 4.2. Out of the 68 sites allocated for housing in the Main Urban Area, 29 (42.6%) currently have permission and are yet to complete.
- 4.3. Of these 29 sites, there are currently 3,759 units with permission left to be delivered.
- 4.4. The following sites are allocated in the Main Towns in the Local Plan and have permission as at 31/03/2023:

Main Towns:

Site ref	Location	PP net (as per RLA)	Remain ing as at base date	Built 18-22 (net)	Built 22-23	Total built 18 – 23	Remai ning	Status	Allocat ed for
ADW03	Adwick	342	342	*213 (212)	43	256	86	Started	342
ARM02	Armthorpe	11	11	0	0	0	11	Started	11
ARM03	Armthorpe	7	7	0	0	0	7	Started	8
ARM04	Armthorpe	22	21	13	0	13	8	Started	22
ARM07	Armthorpe	400	400	*21 (23)	36	57	343	Started	400
ARM08	Armthorpe	9	8	8	0	8	1	Prior	6
ARM09	Armthorpe	400	400	0	4	4	396	Started	400
CD01	Conisbrou gh	175	144	122	19	141	3	Started	144
CD02	Conisbrou gh	36	8	5	0	5	3	Started	8
CD03	Conisbrou gh	5	5	0	0	0	5	Not started	5
MIX03	DDHS	3100	3100	0	0	0	3100	Not started	3100
DDHS0 1	DDHS	152	152	0	35	35	117	Started	152
DDHS0 4	DDHS	5	5	0	0	0	5	Started	5
DDHS0 6	DDHS	455	455	*125 (122)	115	240	215	Started	400
DDHS0 9	DDHS	95	95	10	33	43	52	Started	97
DDHS1 2	DDHS	58	8	7	0	7	1	Started	8
DDHS1 3	DDHS	74	74	0	47	47	27	Started	72
MEX05	Mexboroug h	10	10	0	0	0	10	Not started	9

Site ref	Location	PP net (as per RLA)	Remaining as at base date	Built 18-22 (net)	Built 22-23	Total built 18 – 23	Remaining	Status	Allocated for
ROS01	Rossington	914	897	272	83	355	542	Started	897
TM04	Thorne	10	6	0	0	0	6	Started	6
TM06	Thorne	12	12	-2	0	-2	14	Started	12
TM07	Thorne	28	28	0	0	0	28	Started	28
TM08	Thorne	14	14	7	4	11	3	Started	14
TM09	Thorne	79	79	*58 (56)	8	66	13	Started	79
TM14	Thorne	207	0	0	0	0	207	Not started	207
TM17	Thorne	23	23	*15 (17)	5	20	3	Started	23
		6,643	6,304	874	432	1,306	5,206		6,455

Figure 21 - Progress of allocated sites which currently have permission in the Main Towns

- 4.5. Out of the 73 sites allocated in the Main Towns in the Local Plan, 26 sites (35.6%) have permission and have not yet completed.
- 4.6. On these 26 sites, there are 5,206 dwellings with permission which are remaining to be delivered.
- 4.7. The following sites are allocated in the Service Towns and Villages in the Local Plan and have permission as at 31/03/2023:

Service Towns and Villages

Site ref	Location	PP net (as per RLA)	Remaining as at base date	Built 18-22 (net)	Built 22-23	Total built 18 – 23	Remaining	Status	Allocated for
MIX04	Askern	220	220	0	0	0	220	Not started	220
ASK01	Askern	7	7	0	0	0	7	Started	7
ASK04	Askern	126	126	0	9	9	117	Started	62
ASK06	Askern	6	6	1	0	1	5	Started	16
ASK10	Askern	49	49	0	33	33	16	Started	49
AHG02	Auckley	140	140	43	54	97	43	Started	140
BAW02	Bawtry ³	7	7	6	0	6	1	Started	8
EDL03	Edlington	333	333	0	0	0	333	Not started	375
EDL06	Edlington	4	4	0	0	0	4	Not started	7

³ BAW02 was previously recorded as complete in 2018/19, in the 2019/20 RLA, but has subsequently had a new application on the site. Figures in table reflect all data since 2018

Site ref	Location	PP net (as per RLA)	Remaining as at base date	Built 18-22 (net)	Built 22-23	Total built 18 – 23	Remaining	Status	Allocated for
		892	892	49	96	146	746		884

Figure 22 - Progress of allocated sites which currently have permission in the Service Towns and Villages

- 4.8. Out of the 36 sites allocated in the Service Towns and Villages in the Local Plan, 9 (25%) currently have permission and have not completed.
- 4.9. On these 9 sites, there are 746 dwellings with permission which are remaining to be delivered.
- 4.10. In total, out of the 177 sites allocated in the Local Plan, 64 (36.2%) currently have permission and have not been completed.
- 4.11. There are 9,711 dwellings still to be delivered on allocated sites with permissions.

b) Completed allocations

- 4.12. 6 sites (3.4% of allocated sites) were completed in 2022 / 23, with 25 units delivered across them in the last year:

Site ref	Name	Built 18 - 22	Built 22 - 23	Total	Year completed
	MUA	17	2	19	
MUA59	MUA	17	2	19	2022/23
	Main Towns	126	19	144	
DDHS05	DDHS	*126 (125)	6	132	2022/23
TM02	Thorne	0	13	12	2022/23
	Service Towns	76	4	80	
ASK05	Askern	65	1	66	2022/23
BD01	Barnby Dun	3	2	5	2022/23
FIN03	Finningley	8	1	9	2022/23
		219	25	243	

Figure 23 - Site progress of allocated sites which completed in 2021 / 22

- 4.13. For completeness, the following 57 allocations were completed prior to 2022 / 23:

Site ref	Name	Year	Delivered since 2018
	MUA		564
MUA02 ⁴	MUA	2020/21	94
MUA05	MUA	2020/21	9
MUA10	MUA	2021/22	6
MUA12	MUA	2020/21	6
MUA17 ⁵	MUA	2021/22	128
MUA19	MUA	2020/21	11
MUA20 ⁶	MUA	2019/20	78
MUA22	MUA	2020/21	8
MUA28	MUA	2018/19	50
MUA29	MUA	2018/19	9
MUA31	MUA	2018/19	8
MUA32	MUA	2017/18	0
MUA33	MUA	2021/22	1
MUA34	MUA	2019/20	51
MUA35	MUA	2019/20	9
MUA37	MUA	2019/20	25
MUA38	MUA	2019/20	8
MUA39 ⁷	MUA	2019/20	9
MUA40	MUA	2019/20	9
MUA41	MUA	2019/20	23
MUA44	MUA	2021/22	16
MUA45 ⁸	MUA	2020/21	6
	Main Towns		510
ADW01	Adwick	2020/21	8
ADW02	Adwick	2019/20	24
ADW04	Adwick	2019/20	14
ADW05	Adwick	2018/19	8
ADW06	Adwick	2019/20	31
ADW07	Adwick	2019/20	14
ARM05	Armthorpe	2020/21	22
CD04	Conisbrough	2021/22	5
CD05	Conisbrough	2019/20	41
DDHS07	DDHS	2020/21	9
DDHS10	DDHS	2019/20	14
DDHS11	DDHS	2019/20	3
MEX01	Mexborough	2018/19	6
MEX02	Mexborough	2019/20	5
MEX03	Mexborough	2021/22	25
MEX06	Mexborough	2021/22	5
MEX07	Mexborough	2018/19	35

⁴ Recorded as completed prior RLA in 21/22 RLA, when there were previously units remaining in 20/21 RLA

⁵ 1 backdated completion recorded in 2022/23 RLA so complete 2021/22

⁶ 1 backdated completion recorded in 2020/21 RLA so completed 2019/20

⁷ 8 backdated completions recorded in 2020/21 RLA so completed 2019/20

⁸ 6 backdated completions recorded in 2021/22 RLA so completed in 2020/21

Site ref	Name	Year	Delivered since 2018
TM01	Thorne	2019/20	5
TM03	Thorne	2018/19	17
TM05 ⁹	Thorne	2020/21	70
TM10	Thorne	2019/20	9
TM11	Thorne	2019/20	55
TM12	Thorne	2019/20	72
TM13	Thorne	2019/20	13
	Service Towns and Villages		579
ASK02	Askern	2018/19	5
ASK03	Askern	2021/22	156
ASK08	Askern	2021/22	15
AHG01	Auckley	2019/20	115
BAW01	Bawtry	2020/21	12
BAW03	Bawtry	2019/20	6
EDL01 ¹⁰	Edlington	2019/20	105
EDL02	Edlington	2021/22	107
EDL04	Edlington	2020/21	16
FIN01 ¹¹	Finningley	2019/20	5
FIN02	Finningley	2019/20	37
	Total		1,653

Figure 24 - Sites completed prior to 2021 / 22

4.14. In total, 63 allocated sites have been completed, or 35.6% of allocated sites. This leaves 114 allocated sites which have not been completed (64.4% of sites).¹² Since 2018, 1,896 dwellings have been delivered on allocated sites which have been completed.

4.15. 127 out of 177 allocations (72%) have permission or have completed.

c) Allocated sites without permission or have not been developed

4.16. For completeness, the following allocated sites do not have permission or have not been developed as at 31/03/2023:

⁹ 2 backdated completions recorded in 2021/22 RLA so completed 2020/21

¹⁰ 1 backdated completion recorded in 2020/21 RLA so completed 2019/20

¹¹ 1 backdated completion recorded in 2020/21 RLA so completed 2019/20

¹² ARM08 was previously recorded as completed in 2018/19 but there has been a subsequent permission on the site granted in 2019/20.

Main Urban Area:

Site ref	Location	Indicative capacity?	Status
MUA11	MUA	8	Lapsed 18 / 19
MUA13	MUA	11	Lapsed 18 / 19
MUA14	MUA	8	Lapsed 18 / 19
MUA16	MUA	10	Lapsed 18 / 19
MUA21	MUA	10	Lapsed 19 / 20
MUA30	MUA	16	Lapsed 21 / 22
MUA36	MUA	9	Lapsed 21 / 22
MUA46	MUA	112	No permission
MUA47	MUA	69	No permission
MUA48	MUA	150	No permission
MUA49	MUA	92	No permission
MUA50	MUA	275	No permission
MUA56	MUA	166	No permission
MUA58	MUA	39	No permission
MUA63	MUA	137	No permission
MUA65	MUA	26	No permission
	Totals	1,138	16 sites

Figure 25 - Allocated sites in the Main Urban Area without permission

4.17. There are 16 sites with a proposed supply of 1,138 dwellings in the Main Urban Area which do not have permission. This is 23.5% of the 68 sites allocated in the Main Urban Area, or 9% of all allocated sites.

Main Towns:

Site ref	Location	Indicative Capacity?	Status
ADW08	Adwick	45	No permission
ARM01	Armthorpe	7	Lapsed 18 / 19
ARM06	Armthorpe	10	Lapsed 19 / 20
ARM10	Armthorpe	163	No permission
CD06	Conisbrough	200	No permission
CD07	Conisbrough	125	No permission
DDHS02	DDHS	7	Lapsed 18 / 19
DDHS03	DDHS	10	Lapsed 18 / 19
DDHS08	DDHS	6	Lapsed 19 / 20
DDHS14	DDHS	36	No permission
MEX04	Mexborough	9	Lapsed 18 / 19
MEX08	Mexborough	13	Lapsed 19 / 20
MEX09	Mexborough	16	No permission
MEX10	Mexborough	112	No permission
MEX11	Mexborough	74	No permission
ROS02	Rossington	349	No permission
ROS03	Rossington	92	No permission
TM15	Thorne	12	No permission
TM16	Thorne	53	No permission

Site ref	Location	Indicative Capacity?	Status
TM18	Thorne	25	No permission
TM19	Thorne	13	No permission
	Totals	1,377	21 sites

Figure 26 - Allocated sites in the Main Towns without permission

4.18. There are 21 sites with a proposed allocated supply of 1,377 dwellings in the Main Towns which do not have permission. This is 28.8% of the 73 sites allocated in the Main Towns, or 11.9% of all allocated sites.

Service Towns and Villages:

Site ref	Location	Indicative Capacity?	Status
ASK07	Askern	16	Lapsed 19 / 20
ASK09	Askern	44	No permission
ASK11	Askern	34	No permission
BH01	Barnburgh	66	No permission
BD02	Barnby Dun	98	No permission
BAW04	Bawtry	20	No permission
BAW05	Bawtry	16	No permission
CS01	Carcroft	7	Lapsed 21 / 22
CS02	Carcroft	300	No permission
EDL05	Edlington	6	Lapsed 20 / 21
EDL07	Edlington	36	No permission
SPR01	Sprotbrough	80	No permission
TIC01	Tickhill	74	No permission
	Totals	797	13 sites

Figure 27 - Allocated sites in the Service Towns and Villages without permission

4.19. There are 13 sites with a proposed allocated supply of 797 dwellings in the Service Towns and Villages which do not have permission. This is 36.1% of the 36 sites allocated in the Service Towns and Villages, or 7.3% of all sites allocated.

4.20. There are 50 allocated sites (28% of all allocated sites) which do not currently have permission. These sites have an allocated supply of 3,312 units.

4.21. In summary, out of the 177 sites allocated in the Local Plan, 63 (36%) have been completed as at 31/03/23; 64 (36%) have permission but have not been completed; and 50 (28%) do not have planning permission.

4.22. The Main Urban Area has a slightly lower percentage of completed allocated sites, but has a higher percentage of sites with permission, and subsequently a lower percentage of sites without permission than the Main Towns and Service Towns and Villages. The Service Towns and Villages has a higher

percentage of sites without permission, but also the highest percentage of sites which have been completed:

	Main Urban Area Total	%	Main Towns Total	%	Service Towns Total	%	Total	%
Completed	23	34%	26	35.5%	14	39%	63	36%
Permission	29	43%	26	35.5%	9	25%	64	36%
No permission	16	23%	21	29%	13	36%	50	28%
Total	68	100%	73	100%	36	100%	177	100%

Figure 28 - Status' of allocated sites

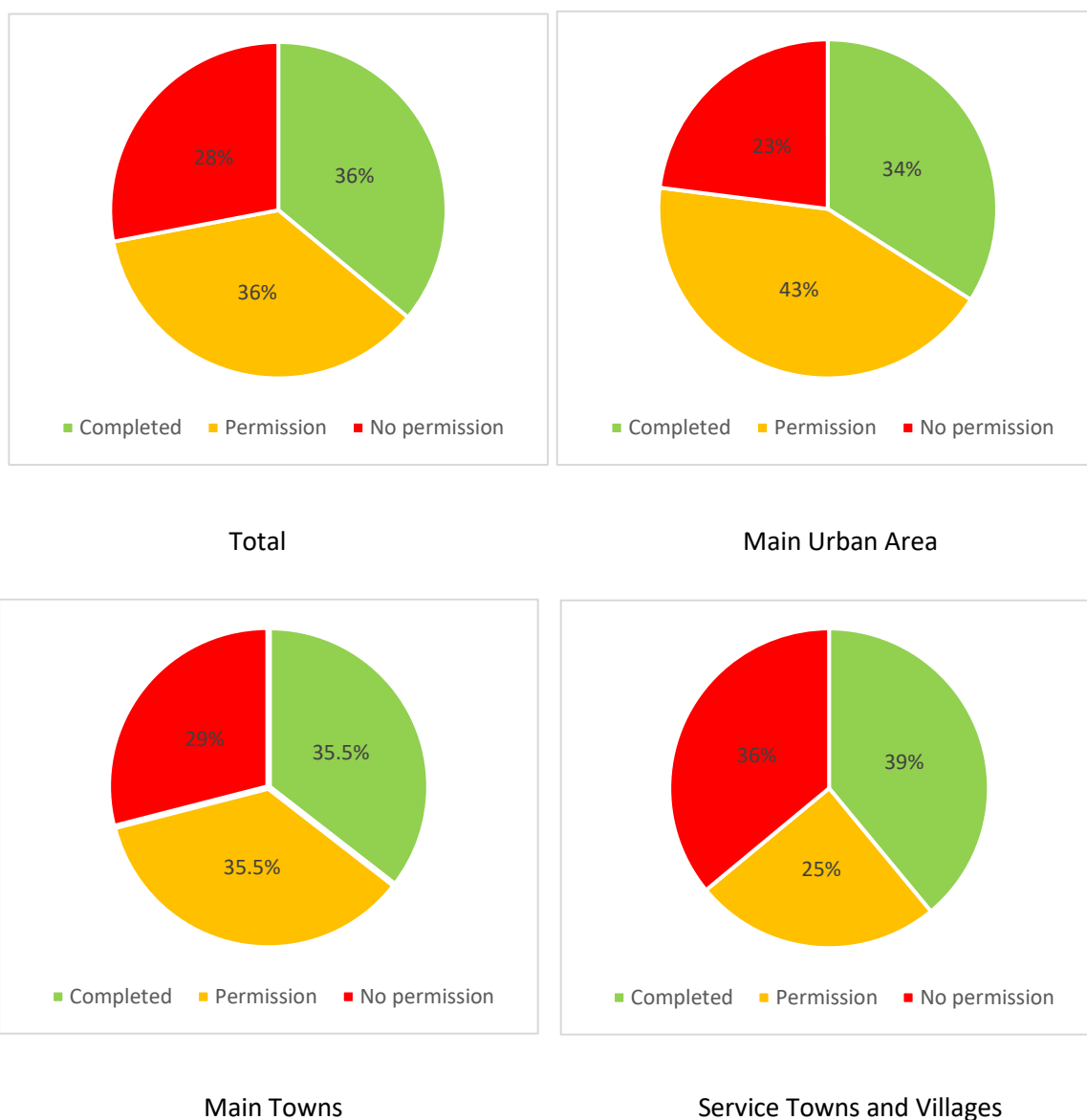


Figure 29 - Percentage of allocated sites which are completed; have permission; or do not have permission by settlement

4.23. Supply from the allocated sites by settlement is as follows:

	A Completions 2018 – 23	B Completions 2018 – 23 (backdated)	C Permitted dwellings; yet to be delivered	D Projected supply from non - permissions	Total (including backdated)
Main Urban Area	2,070	2,108	3,759	1,138	7,005
Main Towns	1,936	1,960	5,206	1,377	8,543
Service Towns	820	805	746	797	2,348
Total	4,826	4,873	9,711	3,312	17,896

Figure 30 - Confirmed and projected allocated supply from each settlement grouping

4.24. Allocated sites are therefore currently projected to deliver 17,896 new dwellings in the Borough. 13,023 dwellings remain to be delivered on allocations (C + D).

4.25. Completions and permitted dwellings yet to be delivered account for 14,584 total dwellings (B+C) on allocated sites. This is broken down by settlement as follows:

Settlement	Allocations	Completed	% of allocations completed	Permitted units	% of units permitted on allocations	Total	%
Main Urban Area	7,182	2,108	29%	3,759	52%	5,867	82%
Adwick and Woodlands	482	355	74%	86	18%	441	91%
Armthorpe	1,049	104	10%	766	73%	870	83%
Conisbrough and Denaby	528	192	36%	11	2%	203	38%
Dunscroft, Dunsville, Hatfield and Stainforth	1,968	530	27%	1,432 (3,517) ¹³	73%	1,962	100%

¹³ Settlement has large allocation / permission of 3,100 units at Unity (MIX03), which is projected to be delivering units well beyond the plan period. 3,517 units have permission but the figure has been amended to 1,432 to reflect this, by using the total of 1,015 out of 3,100 permitted units at Unity which are projected to be

Settlement	Allocations	Completed	% of allocations completed	Permitted units	% of units permitted on allocations	Total	%
Mexborough	310	76	25%	10	3%	86	28%
Rossington	1,282	355	28%	542	42%	897	70%
Thorne and Moorends	724	348	48%	274	38%	622	86%
Askern	691	285	41%	365	53%	650	94%
Auckley and Hayfield Green	255	212	83%	43	17%	255	100%
Barnburgh and Harlington	66	0	0%	0	0%	0	0%
Barnby Dun	104	5	5%	0	0%	5	5%
Bawtry	90	24	27%	1	1%	25	28%
Carcroft and Skellow	307	0	0%	0	0%	0	0%
Edlington	665	228	34%	337	51%	565	85%
Finningley	50	51	102%	0	0%	51	102%
Sprotbrough	80	0	0%	0	0%	0	0%
Tickhill	74	0	0%	0	0%	0	0%
	15,907	4,873	31%	7,626	48%	12,499	79%

Figure 31 – Units completed and units permitted on allocated sites

4.26. Overall, 79% of allocated units have been completed or have permission (92% if the full permission of 3,100 is used for MIX03 – see footnote 14). Factoring in projected supply from sites without permission (figure 30, column D), there is a total of 15,811 units expected on allocated sites in the plan period. This is marginally below the originally expected supply of 15,907 (Local Plan, table 4), but above the Local Plan target of 15,640 – 920 dwellings per annum between 2018 and 2035.

4.27. This relates to allocated sites only. Additionally, the Local Plan anticipates that 200 windfall dwellings will be delivered per annum - a further 2,400 dwellings based on there being 12 years of the plan period left. There is further potential supply from Potential Housing Development as below.

delivered by 2035, as per the Local Plan trajectory, in addition to permitted units on other sites in this settlement.

d) Potential Housing Sites and the Airport

4.28. Progress of potential additional supply from Potential Housing Development and the allocated and conditional allocation at Doncaster airport are as follows:

Site	Location	Indicative Capacity	Built 18 - 22	Built 22 - 23	Total	Remaining	Status
PHD01	MUA	36	N/A	N/A	N/A	36	No permission
PHD02	MUA	622	N/A	N/A	N/A	622	No permission
PHD03	MUA	91	N/A	N/A	N/A	91	No permission
PHD04	Conisbrough	325	N/A	N/A	N/A	325	No permission
PHD05	Mexborough	151	N/A	N/A	N/A	151	No permission
PHD06	Mexborough	52	N/A	N/A	N/A	52	No permission
PHD07	Mexborough	39	13	0	13	26	Started
PHD08 ¹⁴	Askern	29	0	0	0	29	Started
PHD09	Carcroft	93	0	0	0	93	Not started
DSA02	Airport	280	N/A	N/A	N/A	280	No permission
DSA03	Airport	920	N/A	N/A	N/A	920	No permission
Total		2,638	13	0	13	2,625	

Figure 32 - Progress of Potential Housing Sites and Airport Housing Sites

4.29. In 2022 / 23, no units were completed on Potential Housing Sites, and no new permissions have been granted on them in the year. 3 Potential Housing Sites have permission and 13 dwellings in total have been delivered on Potential Housing sites during the plan period. Out of a total indicative capacity of 2,638, there are 2,652 units remaining to be delivered on these sites.

¹⁴ PHD08 has a permission which also covers ASK04; until it is clear what has been delivered on what parcel, this will be recorded under ASK04 (see table 21)