

Examination of the Epping District Local Plan, 2011 – 2033:

MATTER 5 Issue 1: Site Selection and Viability The Crown Estate (119LAD0080)

Issue 1: Have the Plan's housing allocations been chosen on the basis of a robust assessment process?

- 1.1.1 The Crown Estate does not consider the Epping Local Plan to be sound in its current form and has concerns about the assessment and allocation of sites, particularly those at Chipping Ongar. The Local Plan proposes to allocate sites with significant constraints when alternative more suitable and sustainable sites are available, such as The Crown Estate's land at South West Chipping Ongar (SR- 0112) (**Appendix A**).
- 1.1.2 We object to proposed allocations at Chipping Ongar and do not believe that they have been appropriately assessed through the evidence base. Please refer to our previous representations which sets out our concerns in detail.
- 1.1.3 We consider the Local Plan is not:
- **Justified;** the plan proposes to allocate sites at Chipping Ongar where the Green Belt and landscape harm is greater than alternative sites put forward for development;
 - **Effective;** allocated sites will cause sprawl and a piecemeal erosion of the Green Belt which could be avoided through the allocation of Site SR-0012; and
 - **Consistent with national policy;** the Plan does not reflect the evidence base or national policy, including an issues such as flood risk.

1. The Council should provide a summary of the process by which the Plan's housing allocations were selected.

- 1.1.4 The Crown Estate considers the testing of reasonable alternatives through the Site Assessment to support the Local Plan submission version (reference EB805P) to be unsound.
- 1.1.5 NPPF Paragraph 182 sets out the four tests for soundness against which local plans will be assessed. This includes the test of 'justified'. In order for the plan to meet this test the plan should make '*the most appropriate strategy when considered against other reasonable alternatives*'. Therefore, to meet this test the Local Planning Authority must demonstrate that consideration has been given to other reasonable alternatives to demonstrate that the submitted plan is adequately justified. Whilst the Council's methodological approach to assessing competing options seemed sensible The Crown Estate does not consider that the

allocations in the plan, including those at Chipping Ongar in Policy P4 are justified, as the Council's own methodology has not been properly applied.

- 1.1.6 The table in **Appendix B** provides a summary of the scores for all of the proposed allocations in Chipping Ongar taken from the updated site selection evidence produced by Arup March 2018 (EB805Fiii) and compares this with site SR-0112 which is not proposed for allocation. The Council's own evidence demonstrates that The Crown Estate's Site (SR-0112) scores more positively on fundamental issues such as Green Belt and landscape sensitivity and should therefore be allocated in preference to other sites.
- 1.1.7 In our response to the Submission Plan (Policy P4) we demonstrate sustainable and deliverable options at Chipping Ongar (Site SR-0112) to assist the Council in maintaining a supply of housing land which could be developed without harm to the openness of the Green Belt. The Council has assessed this site through its site assessment report as having no significant constraints which would prevent development. It could therefore be delivered to meet some of the shortfall in housing need. It also provides the opportunity to safeguard land to meet additional development needs if other sites fail to deliver as anticipated without necessitating further revisions to the Green Belt boundary.

c. What is the relationship between the SSM and the sequential approach to site selection set out in Policy SP2(A)?

- 1.1.8 Whilst the Policy SP2(A) sets out a sensible sequential approach to allocating sites including allocating those which are at lowest risk of flooding (ii) and lowest value to the Green Belt (vi), it is clear that this approach has not been properly applied through the SSM and that the process is essentially flawed.

The sequential approach to flood risk has not been properly followed

- 1.1.9 Flood risk has not been adequately considered in arriving at the strategy and distribution of growth. The Council has not justified why its Full Objectively Assessed Housing Needs (FOAHN) cannot be addressed on sites at lowest risk of flooding.
- 1.1.10 Sites at risk of flooding are allocated for development when sites at a lower risk of flooding are available. Six sites proposed for allocation (identified in EB913), including land east of Harlow, are within Flood Zone 2 and 3 and mitigation is required to enable residential development on such sites. Policy SP2(A ii) (EB114) states that a sequential flood risk assessment will be applied "*proposing land in flood zones 2 and 3 only where need cannot be met in flood zone 1.*" The proposed allocation of sites on a district wide basis does not meet the Sequential Test. Our previous concerns raised about this matter have not been adequately addressed.
- 1.1.11 Development should not be located in Flood Zones 2 or 3 when available and deliverable sites exist within Flood Zone 1 (NPPF101). EFDC's Sequential Test has not been applied correctly and therefore conflicts with national policy. Flooding has a significant impact on people's lives and property. This is why national planning policy is clear that development should not be allocated or permitted in areas of medium-high flood risk if there are

reasonably available alternatives in Flood Zone 1 (NPPF101's Sequential Test supported by NPPG para 019 & 021).

- 1.1.12 The Sequential Test should be applied at the onset of the Local Plan process and only where there are no reasonably available sites in Flood Zone 1, Local Planning Authorities may consider sites within Flood Zone 2 and 3. In such circumstances an Exception Test must then be passed and land should only be allocated if it is demonstrated that there are wider sustainability benefits to the community that outweigh the flood risk.
- 1.1.13 In responding to the Draft Local Plan (2016) the Environment Agency commented that whilst the Council had *already undertaken a Level 1 assessment it is necessary to increase the scope of the SFRA to a Level 2 to justify the Council's approach*. However, the Exception Test was only applied in March 2018 (EB913) after the Council had published its Local Plan Submission Version in December 2017 (EB114). It is clear that the Council's approach has been pre-determined through the longer-term selection of these sites rather than being informed by a thorough sequential approach on flood risk (and also on Green Belt – see below).
- 1.1.14 Sequentially preferable and sustainable sites which otherwise accord with the sequential approach in Policy SP2A (including SR-0112) are arbitrarily dismissed for 'non-flooding reasons' without justification.
- 1.1.15 In proposing sites in flood risk areas, the Council has made the errors as made in the Doncaster Local Plan as set out in the Inspectors Letter IL41-46 (**Appendix C**), summarised as:
- The need for greater flexibility in site selection to avoid land at flood risk (NPPF101);
 - The sequential test is a 'high bar' and it should be impossible to find other sites and not just preferable;
 - Allocation of land at higher flood risk should be an exception and the sustainability case must be clear to overcome the policy objection;
 - That no objection from the EA is not the same as meeting the Sequential Test or balancing sustainability objectives against flood risk, as these are matters for the Council not the EA;
 - That the Council's approach has been influenced by a longer-term selection of these sites rather than the proper application of the Sequential Test or willingness to revise the spatial strategy.

Sites which would cause greater harm to the Green Belt are allocated over less harmful options

- 1.1.16 Where Greenfield/Green Belt land is required, Policy SP2(A vi) seeks to guide development to areas of least value to the Green Belt. However, the Council's evidence has not been applied consistently to guide development to areas of least harm, particularly at Chipping Ongar.

- 1.1.17 The Council's site selection report (EB805fiii) with regard to Chipping Ongar concludes that site SR-0112 would be less harmful to the Green Belt than sites ONG.R1, ONG.R2, ONG.R4 and ONG.R5 which are all proposed for allocation. These sites receive a significant negative score in respect of level of harm to the Green Belt. Sites ONG.R1 and ONG.R2 require enhancements to boundaries to form a defensible boundary for Green Belt release (EB114A). Site SR-0112 is however considered less harmful as summarized in Table 1.1 below, but is not proposed for allocation.

Table 1.1 Summary of Green Belt Scores for Sites in Chipping Ongar taken from site selection report (EB805fiii)

Site	Site Suitability Assessment Conclusion Criteria 2.1 Level of Harm to Green Belt	Proposed for allocation (Y/N)
ONG.R1	(--) Site is within the Green Belt, where the level of harm would be caused by release of land would be high or very high .	Y
ONG.R2	(--) Site is within the Green Belt, where the level of harm would be caused by release of land would be high or very high .	Y
ONG.R4	(--) Site is within the Green Belt, where the level of harm would be caused by release of land would be high or very high .	Y
ONG.R5	(--) Site is within the Green Belt, where the level of harm would be caused by release of land would be high or very high .	Y
SR-0112	(-) Site is within the Green Belt, where the level of harm would be caused by release of land would be very low, low or medium .	N

- 1.1.18 The allocation of eight sites around the settlement edge many of which the Council's evidence acknowledges would be harmful to the openness of the Green Belt (and are of landscape sensitively), would result in an incremental and piecemeal erosion of the Green Belt. This could be avoided through the replacement of some of these sites and a longer-term approach through the allocation and safeguarding of land for future development at site SR-0012 which the assessment concludes would be less harmful to the Green Belt. The land provides a sensible rounding off, of the settlement edge and is well enclosed by a strong tree belt. It enables the council to take a longer-term view to Green Belt release rather than persisting with the incremental and piecemeal erosion of the Green Belt provided by the current strategy.

d. What was the role of the Sustainability Appraisal in selecting between the various sites?

- 1.1.19 There is a clear inconsistency between the conclusions of evidence and the allocations proposed at Chipping Ongar. The Council's evidence base produced by Arup (EB805Fiii) does not demonstrate Policy P4 is the most appropriate strategy when compared against reasonable alternatives. The table in **Appendix B** summarises the scores for all of the

proposed allocations in Chipping Ongar taken from the updated site selection evidence (EB805Fiii) and compares this with site SR-0112 which is not proposed for allocation.

- 1.1.20 This demonstrates that the Crown Estate's Site SR-0112 out performs four of the proposed allocated sites (ONG.1, ONG.R2, ONG.R4 & ONG.R5) on the level of harm to the Green Belt and landscape sensitivity. The Council indicates that Sites ONG.R1, ONG.R2, ONG.R4 & ONG.R5 are scored as having significant landscape sensitivity. Site SR-0112 only has one significant negative score on agricultural land, as with all greenfield options in the town. It scores equally with all other proposed allocated sites with regard to assessment criteria including, impact on internationally and nationally protected sites, impact on Epping Forest buffer land, impact on wildlife sites, flood risk and distance to employment sites.
- 1.1.21 The Council has failed to fully justify the exclusion of this land. The Council concluded it was less preferable than other sites but not undeliverable. This appears to be based on an arbitrary view of proximity to services when in reality site SR-0112 performs equally with those proposed for allocation. The Council has not demonstrated other sustainable development considerations outweigh Green Belt and landscape considerations. Whilst the Council feels justified in allocating sites to the north of the town nearer to some community facilities, it has already confirmed that the southern end of Chipping Ongar is a sustainable location for new homes through the allocation of sites ONG.6, ONG.7 and ONG.8.
- 1.1.22 Site SR-0112 provides a highly sustainable location for development. The Plan in **Appendix A** demonstrates the site is located in good proximity to local community facilities which are accessible by sustainable transport modes. The site is only around 1.2km to the Town Centre and also has local convenience shops and bus stops in close proximity to the site. The Council's assessment incorrectly states that the site is between 1000m to 4000m from the nearest primary school. However, the site is immediately adjacent to the boundary of Chipping Ongar Primary School and is connected via an existing footpath linking to the site. This could be upgraded as part of any development scheme. Schools are noted as being a key cause of peak hour traffic. There is a particular advantage to locating development next to schools in order to promote sustainable travel and reduce peak hour car-based trips. There is no evidence that this has sufficiently been considered.

2. How were the conclusions reached about individual sites checked for accuracy and consistency? Were sites visited or were they assessed through a desktop process? What has been done to check the assessments in specific cases where their accuracy has been challenged e.g. Site SR-0596? (Reps 19LAD0012).

- 1.1.23 As noted above, there are clear inconsistencies between the scores for each of the sites. Document EB805P outlines the reason for not allocating site SR-0112 as:

"The site was identified as available within the first five years of the Plan period, and there are no identified restrictions which would prevent it coming forward for development. However, it was considered that other sites in Ongar would enable the Council to focus growth to the north of the settlement, which is the preferred location for growth. While it is proposed to allocate a limited number of residential units in the

south of the settlement in order to provide the desired growth for the settlement, this site could only be accessed via Stanford Rivers Road. It was considered that this access could not be achieved without causing harm to an identified BAP Habitat. As such, this site was considered to be less preferable compared to other sites to the south of the settlement and therefore is not proposed for allocation."

- 1.1.24 However, there is a clear disparity between the overall conclusion above, with the site proformas provided in document EB805Fii. On the issue of BAP habitats, this concludes that the site is '*likely to affect BAP habitats but the effects could be reduced through mitigation*'. Furthermore, the landscape framework which screens the site would be retained, thereby limiting impacts on BAP habitats. Whilst some modest vegetation removal/trimming might be required along Stanford Rivers Road to create an access, the Government's Magic Website (extract in **Appendix D**) shows the vegetation strip along the road as being outside the BAP designation. The Council's evidence (EB708) has a slightly larger extent but also does not include the frontage of Stanford River Road. Furthermore, there is scope to compensate for any modest vegetation removal on The Crown Estate's significant landholding in this location.
- 1.1.25 There is also a clear inconsistency in the assessment of BAP habitats. Sites ONG.R1, ONG.R2 and ONG.R5 are also considered to impact on BAP habitats but the issue is not seen as insurmountable. ONG.R1 and ONG.R2 are also noted to have access constraints and could impact on TPO trees, but again is not seen as being insurmountable (EB114A).

5. Now that the site selection process is complete for the purpose of making allocations in the Plan, is it necessary to include the sequential approach within Policy SP2(A)?

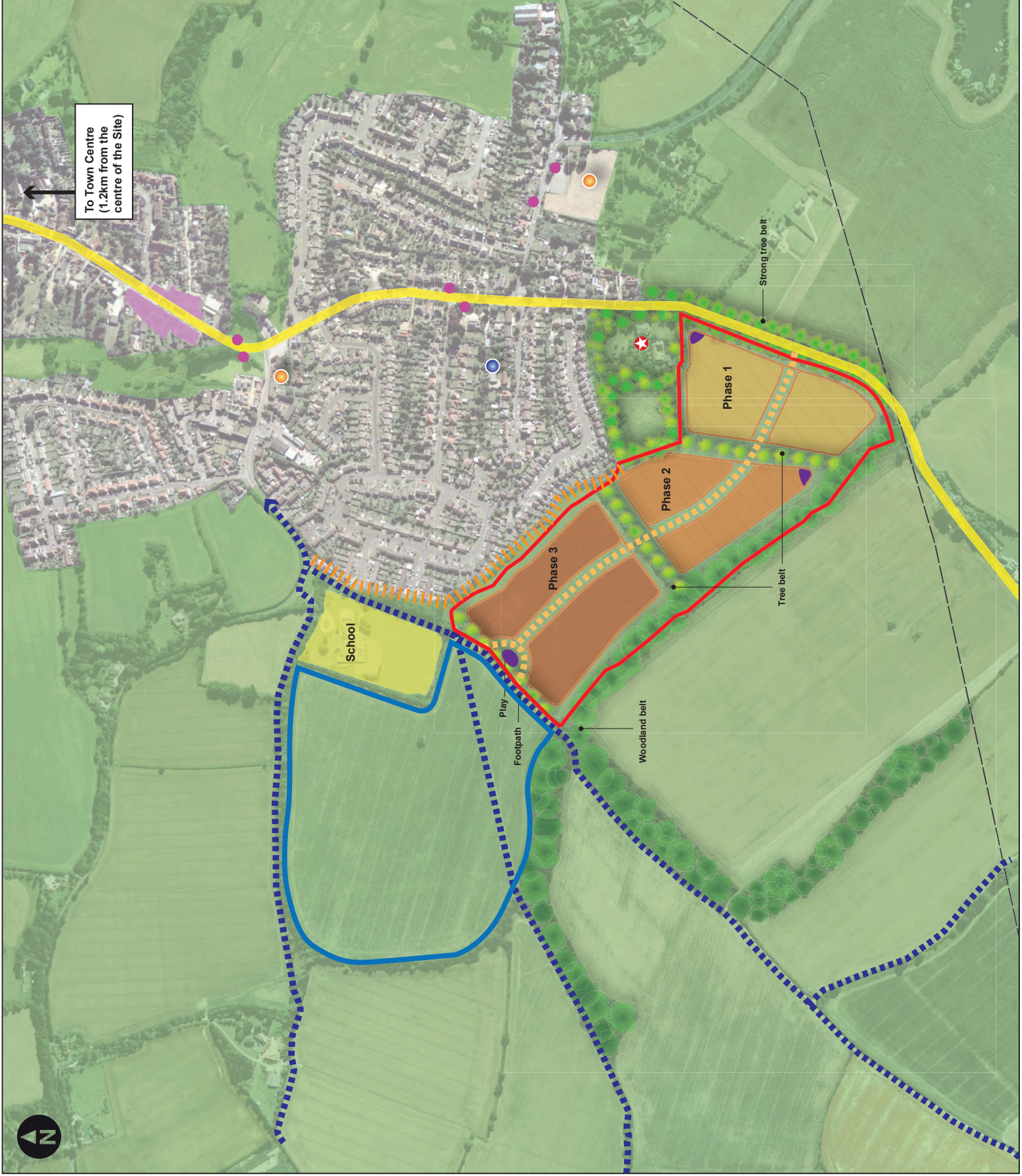
- 1.1.26 As outlined above, we have serious concerns about the Council's approach. Whilst the basis of the sequential approach seems logical it has not been properly applied. As outlined above, the Council has failed to fully justify the proposed allocations and sequential approach to site selection and the exclusion of site SR-0112 which presents a highly sustainable option. The Council's evidence base identifies this as sequentially preferable when assessed against the criteria in Policy SP2A. It has fewer constraints than many sites currently proposed for allocation and should be a priority for release particularly if further sites are allocated in order to meet the Council's OAN.
- 1.1.27 Furthermore, the Council's own evidence suggests that level of housing proposed through the Submission Local Plan (11,400) will not meet its full OAN. The Council should increase the rate of housing growth from 11,400 (518 dpa) to at least 12,573 homes to meet the full OAN. Latest evidence demonstrates that the Council has not delivered against its target in the first six years of the plan period, it has a shortfall of 1,770 dwellings since 2011/12. The Plan therefore needs to increase flexibility and significantly boost housing supply to account for previous low rates of delivery and respond to future fluctuations in delivery (including through an over-reliance on large strategic sites in Harlow).
- 1.1.28 This will require the allocation of further sites and therefore the principles of the policy should be maintained to guide further development to areas of lowest flood risk and least harm to the Green Belt, such as Site SR-0012.

1.1.29 In light of concerns on supply and delivery, the Council cannot be satisfied that Green Belt boundaries will not need to be altered at the end of the Plan Period. The Council should also safeguard land to provide flexibility should sites not deliver as anticipated (NPPF 85) to meet longer term needs stretching well beyond the plan period.

WORD COUNT: 2,918

Appendix A

Site Location Plan SW Chipping Ongar (SR-0112)



Key

	Site boundary - 16.1 ha
	Additional land in control of The Crown Estate
	Green Belt
	Woodland belt
	Tree belt
	Weak hedgerow
	Existing footpath links
	Existing urban edge
	Main distributor road
	Power line
	School
	Shops
	Listed building
	Public House
	Church
	Bus stop
	Potential west-east connection through the site
	Play
	Landscaping - 5.3 ha
	Potential residential area - 30 dph
	Phase 1: 3.3 ha= 99 dwellings
	Phase 2: 2.9 ha= 87 dwellings
	Phase 3: 4.6 ha= 138 dwellings
	Total: 10.8 ha x 30 dph= 324 dw

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Client

THE CROWN ESTATE

Land at Chipping Ongar

Indicative Concept Plan

February 2019

wood.

Appendix B

Summary of Site Scores at Chipping Ongar

	Sites Proposed for Allocation in Policy P4										South West Chipping Ongar SR-0112N
Assessment Criteria	Scoring ONG.R1	Scoring ONG.R2	Scoring ONG.R3	Scoring ONG.R4 east	Scoring ONG.R4 west	Scoring ONG.R5	Scoring ONG.R6	Scoring ONG.R7	Scoring ONG.R8		
1.1 Impact on Internationally Protected Sites	0	0	0	0	0	0	0	0	0		0
1.2 Impact on Nationally Protected Sites	0	0	0	0	0	0	0	0	0		0
1.3a Impact on Ancient Woodland	0	0	0	0	0	0	0	0	0		0
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	0	0	0	0	0	0	0	(-)		(-)
1.4 Impact on Epping Forest Bufferland	0	0	0	0	0	0	0	0	0		0
1.5 Impact on BAP Priority Species or Habitats	0	0	0	0	0	0	0	0	0		(-)
1.6 Impact on Local Wildlife Sites	0	0	0	0	0	0	0	0	0		0
1.7 Flood Risk	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(++)		(++)
1.8a Impact on heritage assets	0	0	(+)	(+)	0	(+)	0	0	(-)		0
1.8b Impact on archaeology	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(+)		(-)
1.9 Impact on air quality	(-)	(-)	0	0	(-)	0	(-)	(-)	(-)		(-)
2.1 Level of harm to Green Belt	(--)	(--)	(-)	(--)	(--)	(--)	(-)	(-)	(+)		(-)
3.1 Distance to the nearest rail/tube station	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)		(-)
3.2 Distance to nearest bus stop	(+)	(+)	(+)	(+)	(+)	0	(+)	(+)	(+)		0
3.3 Distance to employment locations	(+)	(+)	(+)	(+)	(+)	(+)	(+)	(+)	(+)		(+)
3.4 Distance to local amenities	(+)	(+)	0	0	0	(+)	0	0	0		0
3.5 Distance to nearest infant/primary school	0	0	0	0	0	(+)	0	0	0		0
3.6 Distance to nearest secondary school	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)		(-)
3.7 Distance to nearest GP surgery	(+)	(+)	(+)	(+)	(+)	0	0	0	0		0
3.8 Access to Strategic Road Network	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A
4.1 Brownfield and Greenfield Land	(-)	(-)	(-)	(--)	(-)	(-)	(-)	(-)	(++)		(-)
4.2 Impact on agricultural land	(--)	(--)	(--)	(--)	(--)	(--)	(--)	(--)	0		(--)
4.3 Capacity to improve access to open space	0	0	0	0	0	0	0	0	0		0
5.1 Landscape sensitivity	(--)	(--)	0	(--)	(--)	(--)	0	0	0		0
5.2 Settlement character sensitivity	0	0	(-)	(-)	(-)	0	0	0	(+)		(-)
6.1 Topography constraints	(-)	(-)	(-)	(-)	0	0	0	0	0		0
6.2a Distance to gas and oil pipelines	0	0	0	0	0	(-)	0	0	0		0
6.2b Distance to powerlines	0	0	0	0	0	0	0	0	0		0
6.3 Impact on Tree Preservation Order (TPO)	(-)	(-)	0	0	0	0	0	0	(-)		0
6.4 Access to site	(+)	(+)	(-)	(+)	(+)	0	(+)	(+)	(+)		0
6.5 Contamination constraints	0	0	(-)	0	0	0	(-)	(-)	(-)		(-)
6.6 Traffic impact	(-)	(-)	N/A	(-)	(-)	(-)	0	0	N/A		(-)

Appendix C

Doncaster Local Plan Inspector's Report



The Planning Inspectorate

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Mr Jeremy Johnson,
Regeneration and Environment,
Doncaster Metropolitan Borough
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Civic Office,
Doncaster,
DN1 3BU

Your Ref: S&PDPD Sub
Our Ref:
Date: 03 June 2014

Dear Mr Johnson,

Doncaster LDF Sites and Policies Development Plan Document

Introduction

1. I have been appointed by the Secretary of State under Section 20 of the Planning & Compulsory Purchase Act 2004 to undertake the independent Examination of the Doncaster Metropolitan Borough Sites and Policies Development Plan Document (the DPD). The preparation of the DPD follows the adoption of the Council's Core Strategy in May 2012. It is the Council's intention that, together, these documents will form the Local Plan for the Borough.

Format of Examination

2. The purpose of the Examination is to enable me to assess the DPD against the statutory requirements to ensure that it is legally compliant, justified, effective, positively planned and consistent with national guidance and that any requirements in terms of the duty to co-operate have been satisfied.
3. Having read all of the Representations made to the DPD and the other documents which have been provided to me I have decided to hold the Hearing sessions of the DPD Examination in 2 parts. I will first examine the methodologies, processes and contextual background provided by the adopted Core Strategy and national guidance which the Council employed to arrive at its choice of allocated sites and policy directions. These sessions I refer to as the Stage 1 Hearings. These will be followed by the Stage 2 Hearings which will examine individual sites. Should the methodologies, processes and contextual background examined in the Stage 1 Hearings be found to be unsound and/or not legally compliant, the resources required to undertake the further examination of individual sites could be wasted.
4. In these circumstances I have agreed to provide the Council with a letter

setting out my conclusions on the matters examined at the Stage 1 Hearings. After considering this the Council would then be in a position to decide the way in which the Examination should proceed. The Stage 1 Hearings were held between 29 April and 2 May 2014 and this letter sets out my conclusions on the matters examined. As I made clear at the beginning of the Stage 1 Hearing sessions, I do not intend that the matters which have been explored through the Hearing sessions which have already taken place will be subject of further debate. My further consideration of the matters raised by Representors will be strictly limited to consideration of any Main Modifications upon which the Council has re-consulted, the merits of individual sites and whether the Council's methodologies, processes and contextual background have been applied to individual sites and policies in a consistent manner.

Main Modifications

5. The legislation contains a clear dispensation that a DPD can be changed after Submission. Where these changes are significant and have a bearing on the soundness or legal compliance of the DPD they are referred to as Main Modifications. The Council is required to formally request me to make Main Modifications before I can recommend such changes. However, on my advice, the Council has not yet made such a request. Where proposed Main Modifications are very extensive they can amount to what is fundamentally a new plan. It would not be appropriate to make Main Modifications which have this effect at this late stage in the process. Until I have heard the evidence and I know the extent of any proposed Main Modifications, I am not in a position to know whether they would amount to a new plan. Some potential Main Modifications were discussed during the Hearing sessions. However, any Main Modifications which the Council proposes will need to be the subject of re-consultation and Sustainability Appraisal (SA). I will take into account any duly-made Representations which are submitted in regard of the proposed changes in a later stage of the Examination.

The adopted Core Strategy and the DPD

6. The Core Strategy Objectives seek, amongst other things, the regeneration of Doncaster and the surrounding former mining settlements. To achieve this, Core Strategy Policy CS2 closely specifies the quanta of housing development which would be directed to each group of settlements – the Sub-Regional Centre (Doncaster), the Principal Towns, the Potential Growth Towns, etc. A similar – albeit less closely confined – approach is adopted in respect of employment development. The overall effect is that the Core Strategy is a complex document which seeks, in a settlement-selective framework, to deliver the sustainable regeneration of Doncaster and surrounding settlements. However, this detailed approach significantly constrains the freedom of choice available in any subsequent Site Allocations DPD.
7. Given that it is designed to take forward what is already a complex Core Strategy, it is almost inevitable that the DPD will itself be complex. At the Hearings a number of representors expressed the view that the DPD was difficult to use. I have to agree. I found that the DPD was extremely difficult to understand and, in my view, dealt with issues in a overly-complicated way.
8. Partly in an effort to resolve its own difficulties in producing the DPD, the Council has adopted an 'interactive map' approach. This electronic document

gives ready access to relevant policies from a series of map-based documents. By identifying the site in question, the tool allows access to the relevant policies. For those who are familiar with this tool, it appears to work very well. However, not all users will employ the DPD in this way. When produced as a 'paper' document, the DPD appears somewhat muddled and difficult to follow with matters relevant to individual sites being scattered in policies throughout the document. In my view the 'interactive map' approach deserves praise. It is clearly an innovative approach to a difficult problem. It presents a wide range of information in an accessible form – but only provided that the user is aware of which site he or she is concerned with. In my view the Council needs to assess the way in which the DPD is perceived as a 'paper' document and should seek to rationalise and simplify the structure of the 'paper' document to make it more 'accessible' to users. I also consider that the Council should reappraise the way in which it organises the subject matter of the DPD to exclude unnecessary complexities and to bring related matters into one place.

Duty to co-operate

9. Section 110 of the Localism Act 2011 amends section 33 of the Planning and Compulsory Purchase Act 2004 and imposes a 'duty to co-operate' on Councils who submit plans for Examination after 15 November 2011. The National Planning Policy Framework (NPPF) was published in March 2012. Paragraph 178 states that public bodies have a 'duty to co-operate' on planning issues that involve strategic priorities which cross administrative boundaries.
10. In circumstances where a Local Plan is coming forward as a Core Strategy with subsidiary DPDs (as is the case here), one would expect that the bulk of the strategic issues would have been resolved at the Core Strategy stage. However, this need not always be the case. The Council's Core Strategy was submitted before 15 November 2011 and the Inspector's Report was provided to the Council before the former Regional Strategy (RS) was revoked and before the NPPF was formally published. The Core Strategy was not therefore required to satisfy the 'duty to co-operate'. However, that is not to say it was prepared outside of any strategic context. The Core Strategy was found sound and therefore was in general compliance with the, at that time extant, RS. The RS was prepared on a collaborative basis which itself demonstrates a foundation of co-operative working.
11. Since the revocation of the RS, co-operative working has moved forward. The creation of the Sheffield City Region (SCR) Combined Authority is clearly a significant step. Its shared decision making powers are currently limited to economic development, regeneration and transport issues. An *Economic Growth Plan* has been produced which aims to structurally transform the City Region's economy and, through officer working groups, a variety of joint studies and reports have been produced. Work is proceeding on developing consistent databases. Co-operative working with neighbouring authorities who are not part of the SCR is less formalised. Nonetheless, there has been regular contact through the plan preparation processes. The private sector and other bodies have been included in the Council's processes as appropriate.
12. I note concerns raised by some Representors that the new decision making processes at strategic level are sometimes less than transparent. The Council may wish to address these concerns. Nonetheless, I am satisfied that the Core Strategy was produced on the basis of the clear strategic context provided by

the RS and that collaborative working has progressed since the time that the RS was revoked. No adjacent local authority raises any concerns that the 'duty to co-operate' has not been satisfied. Whilst the 'duty to co-operate' goes beyond simply consulting neighbouring authorities and other bodies on proposals, I note that a number of adjacent authorities refer to on-going liaison with the Council or state that there are no strategic issues which need to be addressed at this stage. The Council argues that the consultation responses represent only the 'tip of an iceberg' in respect of the amount of background liaison which has taken place.

13. I can understand that some Representors foresee that a number of strategic issues are likely to be identified in the future which could only be resolved between local authorities working at a strategic level. For instance, the *Forecasts of Population and Households for the Sheffield City Region - Final Report March 2013* document raises significant issues around the balance of jobs and houses which will need careful consideration. Where these are issues which have a bearing on this DPD, I deal with them below. However, co-operation is an on-going process which needs constant re-appraisal. It cannot be expected that the Council will, at every stage, have achieved a co-operative solution to every matter as it arises. I am satisfied that, up to this point, this DPD has been prepared within a context of proportionate ongoing engagement with the relevant bodies, that the engagement has been constructive and that the 'duty to co-operate' has been satisfied. However, co-operation clearly needs to continue and an early review of the DPD may be necessitated if this work demonstrates that the assumptions on which the DPD is based have changed.

Objectively assessed need for housing

14. Paragraph 47 of the NPPF states that Councils should ensure that their local Plan meets the full, objectively assessed needs for market and affordable housing in the Housing Market Area (HMA) so far as is consistent with the policies set out elsewhere in the NPPF. Paragraph 159 indicates that Councils should prepare a Strategic Housing Market Assessment (SHMA) to assess their full housing needs working with neighbouring authorities where HMAs cross administrative boundaries. Paragraph 218 of the NPPF makes clear that, in appropriate circumstances, RS policies can be reflected in emerging Local Plans by undertaking a partial review which focuses on the specific issues involved and that, in drawing up DPDs, authorities may draw on the evidence which supported RSs supplemented as necessary by up-to-date, robust local evidence.
15. As I have noted above, preparation and Examination of the Council's adopted Core Strategy pre-dates the publication of the NPPF. The housing requirement set out in Core Strategy Policy CS10 drew on the evidence base used to prepare the RS and the requirement is the same as that which was specified by the RS. The Council claims that it did not simply adopt the RS target and argues that the housing requirement of the Core Strategy was independently arrived at. However, no reassessment exercise took place. Rather, the process appears to have amounted to consulting interested parties on the appropriateness of the RS requirement after RS revocation was announced. No major objections to the employment of the RS requirement were received. The RS requirement was not simply an assessment of housing need. It was based on an apportionment of housing which reflected constraints on provision in other local authority areas.

16. Neither the Core Strategy nor this DPD is supported by an up-to-date SHMA which independently assesses the whole housing need. Although the Core Strategy was adopted only 2 years ago, the evidence which informed the RS housing requirement was collected in 2004 and the national housing market has changed significantly during this period of recession. The Council is currently working on a new SHMA but I was informed that this was primarily aimed at assessing the need for affordable housing and was not intended to provide a full picture of objectively assessed housing need in the Borough. It is the Council's intention that, at some point in the future, a fully comprehensive SHMA would be produced covering the whole of the SCR which would inform the next round of plan-making.
17. I accept that there is some evidence to suggest that Doncaster operates as a single HMA. There is also evidence to the contrary, including evidence of in-and out-commuting. HMAs can change over time. A SCR-wide SHMA may involve a re-assessment of the Council's current position. However, in the light of available evidence, I am not persuaded that the Council is necessarily wrong in its conclusions on this point.
18. I heard evidence that recent proposals for significant growth in jobs as set out in the *SCR Growth Plan* could not be accommodated by the housing requirements used in the DPD. There are clear indications from the *Forecasts of Population and Households for the Sheffield City Region - Final Report March 2013* document that the balance of jobs and housing relied on by the Council may be unreliable. The evidence tends to suggest that the Council's housing requirement would support only a fraction of the jobs sought by the Council's regeneration strategy. I note the Council's view that changes in economic activity and commuting rates may deliver the necessary uplift in jobs provision. However, I have seen no evidence to show that these assessments are accurate or that the changes in economic activity and commuting are capable of being achieved. In these circumstances I am not satisfied that reliance on the RS/Core Strategy housing requirements in the preparation of this DPD is a sound approach.
19. In my view neither the adopted Core Strategy nor this DPD is NPPF-compliant. Contrary to paragraph 159 of the NPPF, neither document is supported by an objective assessment of the need for housing. The evidence base which supports the Council's housing requirement is out-dated and has not been systematically re-appraised. No review focusing on the specific issues involved has taken place nor has the evidence been supplemented by up-to-date, robust local evidence as is required by NPPF paragraph 218. No review is imminent to address these deficiencies. Whilst a SCR-wide SHMA would produce definitive answers to the housing market area/housing needs issues, no such assessment is in prospect in the near future.
20. The Council considers that the DPD should be prepared in-line with the adopted Core Strategy requirements, the 2 documents together forming the Local Plan for the borough. However, in 2 recent similar cases - *Gladman Homes v Wokingham Borough Council* and *Gallagher Homes Ltd and Lioncourt Homes Ltd v Solihull Metropolitan Borough Council* - a Council's decision to adopt a Local Plan has been challenged in the Courts partly on the basis that the documents failed to comply with the NPPF in that they were not based on an up-to-date objective assessment of housing need. The former case is yet to be heard and I understand that the Council in the latter case is submitting an

application to appeal to the Court of Appeal following a refusal of permission to appeal in the High Court. Nonetheless, in these circumstances it may be that, even if I considered that the Council's approach was sound, this may not be accepted by the Courts.

Site assessment and Sustainability Appraisal (SA).

Commitment sites

21. Policy SP16 of the DPD sets out the proposed housing allocations. A large proportion of these are sites which already have planning permission – they are effectively 'commitments'. The Council has automatically included them as allocations in order to provide a comprehensive picture of its strategy and to provide a solid basis for taking the sites forward should the existing planning permissions expire. These 'commitment' sites have not been subject to the same comparative assessment as other allocated sites. However, by including these sites in the list of allocations there is an inference that they are more sustainable than those sites which have not been allocated. That may not be the case as the sites have not been compared alongside those other sites. Should the planning permissions on these sites expire without development coming forward, their inclusion as allocations would enable a further planning application to come forward without there being the need to question whether the sites are the most sustainable option when compared to other potential sites.

22. I accept that these commitment sites have been through the planning application process and have been found to be acceptable. However, this is a different process to the comparative process which should inform site selection in a Local Plan. As was pointed out at the Hearings, there are many reasons why the owner of a site may seek planning permission. It does not guarantee that development will come forward. In my view there should be the ability to review the sustainability credentials of these sites against other sites if development has not come forward during the lifetime of the planning permission. While I can understand the Council's reasons for including the sites as allocations, I do not consider that these 'committed' sites should be included in the policy as such.

Phasing of development

23. The council's overall strategy is directed at the regeneration of settlements and this involves the development of a number of key brownfield sites. In these circumstances I consider that, in principle, a policy which encourages the early delivery of these sites is acceptable and would accord with the thrust of NPPF advice. However, this is provided that there is a reasonable prospect that the brownfield sites will come forward. A strategy which held back all development in the hope that sites which were unattractive to the market would be forced to come forward for development could ultimately be sufficient to inhibit development to the extent that the strategy would be derailed.

24. I have been informed that 61% of the Council's housing allocations (12,994 dwellings) are phased in a way which would allow them to come forward in the first 5 years of the plan period. Of these, 34% would be on greenfield sites. On the face of it, this pattern of phasing appears essentially sound. However, examination of the housing allocation sites in Table H1 of Policy SP16 indicates

that a large proportion of the sites in this early phase of development are sites which already have planning permission – the 'commitment' sites referred to above. I accept that development of some of these sites is underway but I have no clear overall understanding of how many of the remainder are realistic contributors to the housing requirement.

25. In these circumstances, I do not consider that, at this stage, I am in a position to decide whether the phasing of the sites is pragmatic. I would need to examine the matter further through examination of individual sites.

Sustainability appraisal and assessment of individual sites

26. A Council's site-selection processes and methodologies are at the heart of any site allocations plan. If a sound site selection process is applied consistently then it follows that the sites which are selected for allocation will be sound. A recent Court decision - *Save Historic Newmarket Ltd v Forest Heath DC* - made clear that the background information supporting a Council's plan needed to be of sufficient quality in terms of information, expertise and perceived effects to ensure that those members of the public affected by the plan were able to understand why the proposals were said to be environmentally sound and why alternatives had been discounted. In the case of a site allocations plan this principle should be applied to individual sites.
27. A key part of the Council's evidence base is the Sustainability Appraisal (SA). The document should assess the alternatives considered by the Council and, whilst this document does not make the Council's choices, it should enable users of the document to understand why the Council made its decisions. The Council has prepared a SA to support the DPD. However, whilst it assesses policies of the DPD, it contains no assessment of individual sites. The Council argues that this more detailed assessment information is provided elsewhere in the documentation – notably in the *Housing Site Appraisal Summaries*. The criteria against which the sites are assessed in these documents are different to those employed in the main SA document. Some apparently important characteristics of sites such as effect on landscape are assessed but evidence which is available in terms of surveys and assessments has not been employed. In the case of flooding, the tests applied to the policies in the SA are different to those which are applied to individual sites.
28. The Council has made some efforts to display the results of its site assessment process in table form to allow the comparison of one site against another. However, it remains unclear to me how individual sites were judged against the criteria applied. In many cases there appears to be no objective test applied which would allow the merits of one site to be weighed against another. When these matters were explored more deeply in the Hearings, it did appear that, at least in some cases, objective tests had been employed but these had not been revealed in the documentation. I appreciate that it will not always be possible to apply objective tests. However, my overall impression of the process of site assessment is that it is muddled, difficult to decipher and may not have been applied in a consistent manner. It may be that the Council has a great deal of the necessary information which would justify its assessment of sites against individual criteria. If this was properly revealed, explained and drawn together, the assessment of individual sites could become more understandable and may provide a SA which would meet the legal requirements. However, on the basis

of the evidence before me, I am not persuaded that a proper SA has been carried out.

The process of comparing and selecting sites

29. Having undertaken the assessment of individual sites described above, the Council then adopted a 4 stage process by which the merits of individual sites could be compared. I deal with this process below.

Stage 1

30. Stage 1 involved an initial assessment of the Council's Strategic Housing Land Availability Assessment (SHLAA) sites. The SHLAA was produced in 2011. It has not been updated but additional sites which were put forward through the DPD consultation process have been assessed using the same process. I am satisfied that the identification of sites has been reasonably comprehensive.
31. At Stage 1 sites which were too small to allocate, which did not comply with the locational requirements of Core Strategy Policy CS2, which were undevelopable for various reasons or which were subject to insurmountable policy restrictions were discounted. The decision-making process included non-Council bodies including the Environment Agency (EA) and the development industry in the form of the Home Builders Federation (HBF). It is not entirely clear how this process worked or what objective tests were applied to ensure that sites were dealt with on a consistent basis. Clearly this is easier in some cases than in others – for instance, sites which were too small or in active flood plains could be discounted on an objective basis. Assessment against the local requirements of Policy CS2 should, on the face of it, be relatively straightforward. However, in other cases the factors on which a decision was made to discount a site are less clear.
32. Deliverability was assessed in Stage 1. Availability, suitability and achievability were appraised. A large number of Representors raised concerns about the deliverability of the sites which the Council had allocated – some of which, it was claimed, had been allocated since 1992. Clearly assessing whether or not a particular site will come forward for development is not an exact science and will involve at least a degree of subjective judgement. The inclusion of the HBF and other parties in the process adds credibility. However, I note that no exercise has been undertaken with landowners to confirm that land which was available in 2011 is still available for development.
33. I note that it has been assumed that sites allocated in the Unitary Development Plan dated 1998 and sites with planning permission are generally suitable for allocation – although a small number have been discounted as being undevelopable during the plan period. Within this process I can see no evidence to show that an assessment of sites was made to determine why, if they had been available for development for long periods, they remained undeveloped. Reasons could have been revealed which would exclude these sites from consideration – this is particularly the case where sites have been allocated for development for many years. I have seen no clear evidence to support an assumption that they will come forward.
34. With regard to sites which are subject to a high probability of flooding, I can see no clear evidence to show whether this would affect their deliverability.

Difficulties surrounding insurance costs and fear of flooding may be sufficient to hold back development. The Council argued that some sites which are subject to a high probability of flooding are currently being developed and I agree that this may demonstrate that flooding may not be sufficient to hold back development in all cases. However, I have seen no evidence to show that this is generally the case in times when the issue of flooding is becoming of greater public concern.

35. The Council may have the background information which explains the rationale behind its decisions on deliverability. However, on the basis of the evidence before me, the process is unclear. I am not therefore persuaded that the wider issue of deliverability of all sites has been properly assessed.

Stage 2 - general

36. Stage 2 is referred to by the Council as the 'strategic sieve'. Sites are assessed against Core Strategy Policies CS2, CS3 and CS4 from which are derived 4 strategic principles; prioritising the use of brownfield sites over greenfield sites, minimising development in the countryside, prioritising urban sites before urban extensions and, where possible, directing development to areas at lowest risk of flooding. Each site is ranked in accordance with how it performed collectively against these tests.

Stage 2 - brownfield/greenfield land

37. Given that the NPPF does not require the use of brownfield sites before greenfield sites, some Representors argued that the Council's approach gave undue emphasis to the brownfield/greenfield qualities of the sites. Paragraph 111 of the NPPF still encourages the effective use of land that has been previously-developed. I am satisfied, therefore, that the Council is justified in seeking to prefer the development of brownfield sites. The way in which the brownfield/greenfield characteristics of a site have been employed in the 'strategic sieve' ensures that it only affects the ranking of a site where the other strategic circumstances are equal. I am satisfied that this is a proper approach.

Stage 2 - Green Belt and countryside

38. Within the borough 'countryside' falls into 2 parts; Green Belt land to the west of Doncaster and 'Countryside Policy Protection Area' to the east of Doncaster. I was informed at the Hearings that there is no other 'countryside' which falls outside of these 2 designations. The use of the term 'Countryside Policy Protection Area' is misleading. The area so designated has not been assessed for its special qualities and there is no policy either in the Core Strategy or the DPD which gives it any special status. The land is simply countryside. Referring to it as anything else implies a status which it does not possess.
39. The importance of the Green Belt is clearly set out in the NPPF and has been re-affirmed in recent Government statements. The Core Strategy makes clear that no general review of Green Belt boundaries is envisaged as being necessary to meet the housing requirement although some 'very limited' changes to the Green Belt may be necessary. However, the Core Strategy Inspector also commented that the Council may wish to consider whether the Green Belt should be comprehensively reviewed as part of a Site Allocations

DPD. The Council has chosen not to do this at this stage but will undertake such a review as part of the next plan round.

40. In the Council's 'strategic sieve', countryside does not carry the same weight as Green Belt. This is proper in my view. However, it does carry the same weight as a Flood Zone 2 designation. Green Belt designation carries the same weight as land being Flood Zone 3a. I deal with the treatment of flood risk below.

Stage 2 - Flooding

41. The NPPF needs to be read as a whole. However, it is quite specific in the way in which development of land which is at risk of flooding should be treated. In my view this reflects the importance which the Government attaches to the matter. Paragraphs 99-102 of the NPPF set out the way in which allocations in a Local Plan should be handled. The principle is to seek to avoid 'where possible' flood risk to people and property and to manage residual risk. To achieve this Local Plans should adopt a sequential, risk-based approach to the location of development. This would involve applying a Sequential Test designed to steer new development to areas with the lowest probability of flooding. If, following application of the Sequential Test, it is 'not possible' consistent with wider sustainability objectives to locate development in zones with a lower probability of flooding, the Exception Test may be applied. To pass the Exception Test it must be demonstrated that there are wider sustainability benefits to the community which outweigh the flood risk and a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime without increasing flood risk elsewhere.
42. I am not persuaded that the Council has applied these tests as stringently as the NPPF requires. I do not consider that the Council's starting point has been to seek to steer development away from areas with the highest probability of flood risk. I have seen no evidence that this objective has been properly weighed against wider sustainability objectives or that such an exercise has demonstrated that it is 'not possible' to locate development in areas of lower probability of flooding. It is only when these matters have been fully assessed that the Exceptions Test should be applied. As its name suggests the test should involve only exceptional cases. Again I have seen no clear evidence that the Council has weighed the risk from flooding against the wider sustainability benefits to the community which would accrue. Site-specific flood risk assessments have not been carried out in all cases.
43. The Environment Agency (EA) has been consulted on the Council's approach and appeared at the Hearings. While the EA has expressed itself as being satisfied with the Council's methodology, it made clear that the weighing of flood risk against wider sustainability objectives and benefits was a matter for the Council. In my view this is a proper position for the EA to take. Perhaps more surprisingly, the EA considered that, in the application of the Exceptions Test, the absence of a site-specific flood risk assessment in each case as is required by the NPPF was acceptable. It foresaw no major issues arising from development of the sites in flood risk zones 3a and 2 and therefore considered that it would be more appropriate to undertake a site specific flood risk assessment at a later stage. This is contrary to the NPPF guidance. The EA confirmed at the Hearings that, even where flood defences were in place, this

did not affect whether or not a site fell within an area with a higher probability of flooding.

44. From the evidence before me, it is difficult to avoid the conclusion that the Council has chosen for allocation a number of sites to which it has a long-term commitment for the delivery of its regeneration efforts and has simply decided that these sites are so important to its efforts that this, by itself, is sufficient to provide the wider sustainability objectives and benefits required by the NPPF tests. I do not consider that this can be assumed. The NPPF tests 'set a high bar'. It is only where it is 'not possible' to direct development to areas of lower flood risk that the Council can move on to apply the Exceptions Test. The test is not that it would be preferable to locate development in the areas of highest risk of flooding but that it should be impossible to do otherwise.
45. There may be circumstances where it is genuinely 'not possible' to avoid allocating land which is subject to a high probability of flood risk if the settlement-specific strategy of the Core Strategy is to be followed. However, even in the rare instances where this may be the case, I would suggest that this could be an indicator that the strategy could need some re-assessment rather than that sites at risk of flooding should be selected.
46. In my opinion the Council's approach to the selection of sites in areas of higher probability of flooding has been too inflexible. It has not given due consideration to the alternatives of developing in the countryside or even in the Green Belt in order to avoid making allocations in areas of flood risk. Overall, I do not consider that the Council has made a proper and thorough examination of the issue of flooding before deciding that the risks involved are outweighed. In any event, the Exceptions Test has not been applied in that a site-specific flood risk assessment has not been undertaken as is required by the NPPF.

Stage 2 - Conclusions

47. Stage 2 of the Council's site selection methodology deals with important matters which should have a clear and substantial bearing on which sites are selected for allocation. However, I find it very confused. Putting to one side the way in which flooding issues have been assessed, the methodology confuses a physical constraint - flooding - with policy matters - Green Belt, countryside and brownfield/greenfield land. The Council could revise its position on the policy matters but the physical constraint cannot be changed and can only be assessed through the NPPF process. The methodology seeks to weigh these matters alongside one another - giving Zone 3a flood risk the same weight as Green Belt land and giving countryside the same weight as Zone 2 flood risk. I do not consider that the matters can be weighed together in this way and I do not consider that this process reflects the importance placed on flood risk by the NPPF or the balancing exercise which it requires.

Stage 3 - Part 1

48. Stage 3 falls into 2 parts. The first part involves a detailed assessment in which sites were assessed against a range of sustainability criteria. However, these are not the same as the criteria employed in the SA - I refer to this in paragraph 27 above. I accept the Council's argument that some of the SA objectives cannot be usefully employed in a site selection process as matters such as design can only be assessed at a detailed planning stage and that the

criteria applied in its *Housing Site Appraisal Summaries* covers similar issues to those addressed in the SA. However, again it is not clear how sites have been judged against the specified criteria. In the Hearing sessions the Council explained that, in some cases, objective testing had been applied but this was not obvious from the submitted documentation. In some of these cases the objective tests which were applied appeared to be quite crude. For instance, more sophisticated analysis of access to public transport may have revealed different results. In the case of agricultural land quality, the Council 'erred on the side of caution' in its analysis which could have over-emphasised a site's score in this regard. How the Council assessed the relative characteristics of sites and made a distinction between them remains unclear.

49. The way in which the detailed sustainability assessment relates to Stage 2 of the process – the strategic sieve – is confusing. Sites which score quite poorly on the strategic sieve can be allocated for development if they score well on the detailed sustainability assessment. Given the importance of the issues assessed by the strategic sieve this is somewhat surprising and I would suggest that it may be symptomatic of what I consider to be a muddled approach.
50. It is at Stage 3 that flood protection measures appear to have been taken into account. The Council argues that many of the sites which it has allocated for development are, or can be, protected from flooding. However, as the EA made clear at the Hearings, this does not alter the land's status in terms of the probability of flood risk. The NPPF is clear that Councils applying the NPPF tests should seek to avoid allocations in areas of higher risk. It makes no distinction between that land in zones with a high probability of flooding which are, or can be, protected from flooding and land which is not so protected. I accept that in cases which are balanced, protection from flood risk may be sufficient to determine which site should be chosen. However, in the first instance the Council should have sought to avoid land with a higher flood risk where possible.

Stage 3 – Part 2

51. This involved taking the views of local communities into account. It would appear that it was based on consultation responses made during plan preparation stages. It is not clear how much weight was attributed to these comments and what part they played in the assessment process.

Stage 4

52. Stage 4 involved the weighing of the findings from the 3 earlier stages to reach a final decision on allocation. Again there is no clear explanation of how this process was managed, how determining factors were assessed and weighed or how the decisions were reached.

Conclusions on the site assessment, site selection and Sustainability Appraisal processes.

53. In my opinion the Council's site assessment, site selection and SA processes and methodologies are unsound and, in some cases, are not legally compliant. The Council may have information available which demonstrates that the characteristics of sites have been objectively assessed in a systematic manner and which allows a clear understanding of why one site was selected for

allocation over another. However, this needs to be drawn together and presented in a way which allows those affected by the plan to understand why the proposals are said to be environmentally sound and why alternatives have been discounted. The Council should be able to demonstrate by, where possible, objective testing, that there is a clear, rational basis for the decisions which have been made. At present the evidence base and the SA in particular do not do this.

54. In my view the site selection process needs to be re-evaluated. The tests applied in the Stage 2 'strategic sieve' are clearly very important to any assessment of sites and need to be given proper weight. However at present their influence on the process is entirely unclear. Despite their clear importance – an impression reinforced by the Council's assessment of them in a separate stage – they can be outweighed by other sustainability criteria. The way in which the 'strategic sieve' issues have been weighed alongside one another also needs to be re-assessed. I am not persuaded that, given the guidance in the NPPF, that this weighing together of policy-led matters and physical constraints is a proper approach.

55. The Core Strategy makes clear that the Sequential and Exceptions Tests in respect of flood risk need to be applied and they should be applied as intended by the NPPF. I do not consider that the necessary weighing of the risk of flooding against identified wider sustainability objectives and benefits has been demonstrated and there is no clear case made which shows that the risk of flooding is outweighed by these matters. The lack of a site specific flood risk assessment for all sites being considered under the Exceptions Test is clearly contrary to NPPF guidance.

56. The Core Strategy envisages that, in order to meet the plan objectives, it may be necessary to allocate land in areas subject to flood risk, in parts of the Green Belt and in the countryside. This is made clear in paragraph 4.8 of the Council's *Housing Site Assessment Report (Including Methodology)* document. I am not persuaded that the Council has given proper consideration to the alternatives of developing in the countryside and Green Belt before it chose to allocate sites in areas of flood risk. In my opinion the protection of Green Belt and countryside may have been put ahead of flood risk in the weighing process and this does not give the issue of flood risk due weight. The Council's process demonstrates a lack of flexibility in its decision-making which may have favoured particular sites. The choice of these sites, both in terms of their size and attractiveness to the market, could have a significant impact on the deliverability of development and ultimately on the Council's overall strategy.

Other policies

General matters

57. During the course of the Stage 1 Hearings a number of other policies were discussed. In many cases the Council proposed Main Modifications to address the various matters raised by Representors. I deal with these policies below. Not all of the changes which were discussed at the Hearings are shown on the *Note of working amendments discussed during hearings* document and the *Proposed Main Modifications* document (ref G28) which the Council has supplied to me. The Council will need to re-consult on any proposed Main Modifications

and should ensure that its list of proposed Main Modifications is complete before embarking on any such exercise.

Policies SP44 and SP22: Viability

58. There is no clear indication that the viability of sites has been assessed as part of the site selection processes. I have read the Council's document entitled *Viability Testing Report* (ref A8.1) but this deals almost exclusively with the Council's affordable housing aspirations. I have seen no evidence that a wider assessment of viability has informed the site selection process.

59. Policy SP44 deals with developer contributions. In general terms I am satisfied that the policy and its supporting text take a flexible approach to the negotiation of developer contributions which enables viability to be properly addressed. In my view the approach adopted is generally sound. I understand that the Council is proposing Main Modifications to the policy to ensure that it is clearly understood alongside Core Strategy Policy CS12.

60. Policy SP22 deals with residential design. I understand that the Council is proposing Main Modifications to make the policy more flexible in order that viability is not compromised by a requirement for over-exacting standards.

Policies SP1 and SP3: Buildings and conversions in rural areas

61. Core Strategy Policy CS3 seeks the protection and enhancement of both Green Belt and countryside. Policies SP1, SP2 and SP3 of the DPD follow this lead and treat both designated areas as having the same protection. The degree of protection provided does not in all cases comply with the NPPF advice. I consider that the approach adopted by the Council does not, therefore, comply with national guidance. The Council is proposing to make Main Modifications which will ensure that Policy SP1 complies with the up-to-date guidance in the NPPF and that a proper distinction is made between the approaches to development in Green Belt and other countryside.

62. The Council is also proposing to make Main Modifications to Policy SP3 to bring its provisions in line with the NPPF guidance.

Policy SP21: Meeting the requirements for gypsies and travellers

63. The provision of sites to accommodate the needs of the gypsy and traveller communities is dealt with by Core Strategy Policy CS13 and Policy SP21 of this DPD. At planning appeals in the past the Council's Gypsy and Traveller Accommodation Needs Assessment (GTANA) has been criticised. However, the earlier GTANAs which gave rise to this criticism have now been superseded by a 2013 version. This deals with the 2014-2019 period, has been independently reviewed and appears to be more robust. Policy SP21 identifies sites which would, after removing any double-counting, satisfy the identified requirement. The Council claims that it has actively worked with the gypsy and traveller communities to help identify sites and I have seen no evidence to disprove this claim.

64. Both Policies CS13 and SP21 appear to be consistent with the *Planning Policy for Traveller Sites* guidance. I am satisfied that the policies are sufficient to

enable a flexible choice of accommodation to be provided. Where there is a clear, identifiable need the Council has made provision to meet it.

65. The Council proposes Main Modifications to Policy SP21 to clarify the relationship with Policy CS13 and to address issues in criterion H) which deals with enforcement action. It would also appear that the text supporting the policy will need modification to bring the background details up-to-date.

Policies SP9, SP13 and SP14: Retail and town centre issues

66. The Council proposes a range of Main Modifications to address a number of anomalies in the wording of the policies and their supporting text and to bring the DPD up-to-date with planning permissions which have been granted on sites around the town centre. I am satisfied that the proposed changes which were discussed at the Hearings would be sufficient to make the Council's approach to these matters sound.

Policies SP8, SP15 and SP21: Robin Hood Airport

67. Part A of Policy SP8 supports a range of uses at the business park adjacent to the airport. My reading of the policy is that it supports any uses within Classes B1 b/c, B2 and B8 without restriction but also allows any other use which relates to the airport or which is ancillary to the business park. However, I note that in paragraph 3 (iv) of the *Note on Distribution Warehousing Phasing* the Council implies that the Class B8 uses at the airport will be 'related to the operation of the airport'. If my understanding of the meaning of Part A of the policy is wrong then its wording needs to be improved to clarify its meaning. However, given the need to protect town centres and other Council policies, I consider that the range of uses (as I understand it) is sufficiently wide to accommodate most uses which would be likely to wish to locate within the business park and would not unduly hold back investment. In my view the inclusion of the suggested wording from the Growth Plan would allow a potential range of uses which is too wide. Proposed Main Modifications which bring the supporting text up-to-date are acceptable.
68. The Council proposes a number of Main Modifications to address various issues of aircraft safety. The proposed change to Part D of Policy SP8 appears to be generally sound. However, Part C of the policy deals with Public Safety Zones (PSZs). Current traffic levels do not warrant the designation by the Civil Aviation Authority (CAA) of PSZs. However, the Council has employed risk assessments undertaken as part of earlier planning applications to define its own PSZs which it proposes to protect until these are replaced by formal CAA designations. The 'informal' nature of the PSZs is referred to in the text supporting the policy. However, I am not persuaded that the Council is justified in applying these restrictions on development when they are not supported by the CAA. The matter should be considered further.
69. I have seen no evidence which supports suggested changes to Part D bullet 3 in respect to windfarm developments.
70. A proposed Main Modification to provide a reference from Policy SP41 to the clause in Policy SP8 regarding birdstrike hazards would be acceptable in order to make the DPD effective.

71. Part C of Policy SP15 which deals with Airport Surface Access Strategy is, in my opinion, incongruously placed and could be easily overlooked by anyone dealing with proposals in and around the airport. I consider that it should be re-positioned. I do not consider that the Council's choice of words in the last sentence makes the DPD unsound.

72. Some Representors raised concerns that developments at the airport could affect their access to their own site. As I made clear in the Hearings, the fact that a development plan allocation is made or a planning permission is granted does not affect an individual's property rights. Any effect on rights of access would need to be resolved separately through negotiations between the affected parties.

Policy SP6: Inland Port

73. Core Strategy Policies CS2 and CS5 and the text supporting Policy CS5 set out proposals for the delivery of employment land including distribution warehousing. 'Distribution warehousing' is not defined in the Core Strategy. Core Strategy paragraph 4.10 sets out the priority which will be given to the Strategic Rail Freight Interchange at Rossington – now referred to as the Inland Port. It states that a maximum of 62 hectares of the distribution warehousing land (over and above the 166 hectares forming the Inland Port site) will be released in the 5 years from the adoption of the Core Strategy. This text was drawn up by the Core Strategy Inspector and is specific. Whilst 'broad locations' in the M18/M180 corridor and at the Inland Port are identified in Table 2 of Core Strategy Policy CS2 I do not consider that the policy or text can be taken as referring exclusively to distribution warehousing allocations in these locations. The text in paragraph 4.10 specifically does not say that the phasing provisions relate only to sites in the 'broad locations' specified. Development at the airport is dealt with as a separate entry in the Table. It appears to me, therefore, that, putting the airport aside, the Core Strategy (as written) makes no distinction between distribution warehousing allocations in the broad location of the M18/M180 corridor and sites elsewhere. In my view the 62 hectares mentioned in the text could reasonably be taken to refer to all allocated 'distribution warehousing' sites. Representors argued that the Council's application of this element of the Core Strategy was being blurred by making distinctions between the types of warehouses to which it applies. I do not consider that the approach of the Core Strategy sanctions the making of any such distinction by the Council.

74. The DPD allocates 324 hectares of land which could provide warehouse space. What, on the face of it, appears to be an 'over-allocation' has no effect on the commitment made in paragraph 4.10. However much land is allocated, only the Inland Port land and an additional 62 hectares can come forward in the first 5 years of the Core Strategy plan period. The priority given to the Inland Port remains unaltered. Whether the warehouse space is provided for local firms or as part of mixed use sites has no effect on that commitment.

75. I can see little reason for the Council seeking to over-allocate employment land at this stage. The employment land would be developed over the whole of the plan period and over-allocation at this stage to provide flexibility in the event of some sites failing to come forward seems to me to be unnecessary. If proper monitoring showed that employment land was running short at some point in the plan period the Council could review provision. Nonetheless, while I can

understand concerns that the Council's approach may deter investors in the Inland Port, I am not persuaded that the approach is inherently unsound. In these circumstances, I do not consider that any Main Modification is needed to make the DPD sound.

Policy SP39: Minerals

76. The Council is only one of 6 of the 17 Mineral Planning Authorities in the area to have submitted a Local Aggregates Assessment (LAA) to the Aggregates Working Party for consideration. Assessments need to be made on a sub-regional or regional basis and the Council can only do this through the AWP when other authorities produce their own data. The Council argue that the LAA was produced in-line with national guidance – especially that in the first bullet point of paragraph 145 of the NPPF. It also takes into account projections of future building. Areas of search for new deposits have been identified. Working together with adjacent authorities who are outside the AWP area but have traditionally exported materials to Doncaster, the Council has produced a joint position statement and has concluded that it can meet its requirements.

77. From the evidence which I have read and heard at the Hearings I consider that the Council has made considerable efforts to comply with the guidance contained in the NPPF and has done as much as it can to address the question of mineral supply. Assessments are on-going and I am satisfied that the Council is striving to come to an agreed AWP-wide position. In these circumstances I am satisfied that the DPD is sound in this regard.

Summary

78. As I stated at the beginning of this letter, the purpose of the Examination is to ensure that the submitted DPD is legally compliant, justified, effective, positively planned and consistent with national guidance and that any requirements in terms of the duty to co-operate have been satisfied. I have a number of concerns about the DPD which I set out above. However, the most fundamental concerns can be summarised as:

- The DPD is not based on an objective assessment of the need for housing as is required by the NPPF. The adopted Core Strategy is based on RS housing requirements which do not in themselves assess need and, in any event, could not be considered to be up-to-date. The requirement figures have not been reviewed since the Core Strategy was examined in the pre-NPPF era and no review is imminent. Recent evidence tends to suggest that the Core Strategy housing requirement will not support the Council's objectives in terms of job creation. In these circumstances I consider that the DPD provisions are not justified by the evidence base, would be ineffective in delivering the Core Strategy objectives and would be inconsistent with national guidance. It is also possible that, by basing the housing requirement on the Core Strategy requirement, the DPD could be found to be not lawful.
- The SA and site selection methodologies employed by the Council are flawed. The SA does not, in itself, assess individual sites although I accept that assessments are provided elsewhere in the documentation. However, the information provided does not give any clear picture of why one site was chosen for allocation before another. The DPD is, therefore,

based on evidence which is not legally compliant. The selection process itself is muddled. In particular the way in which the NPPF tests for land at risk of flooding have been applied is unacceptable and flood risk should not have been considered collectively with Green Belt, countryside and brownfield/greenfield issues. Throughout the whole of the SA/site selection process there is a lack of clarity about how decisions were reached. In this regard I consider that the DPD is not legally compliant, justified or consistent with national guidance.

- The DPD should be re-drafted to make it simpler. All policies should be re-assessed to bring them in-line with national guidance and misleading designations such as Countryside Policy Protection Area and Public Safety Zones which imply a degree of protection which does not exist should be removed.

Conclusions

79. It is for the Council to decide how to take the DPD forward from this point. However, the issues which I summarise above would, I suggest, make moving forward to the second stage of Hearings abortive. In my opinion it would be a waste of resources to examine the issues surrounding the proposed allocation/non-allocation of individual sites when matters which go to the heart of the plan methodology are in my opinion unsound, not legally compliant or both.

80. Taking matters forward, I could prepare a formal Report on the DPD Examination which has taken place so far although such a Report is likely to say little more than this letter. In the light of the evidence before me my finding is likely to be that the DPD is both unsound and not legally compliant.

81. Alternatively the Council could consider making Main Modifications to the DPD to address the matters I have raised. However, some of my concerns stem from the fact that the Core Strategy housing requirement needs review. There would seem to be little point in seeking to modify the DPD without reviewing this part of the Core Strategy. The Council is currently undertaking a SHMA. Although this is aimed at addressing affordable housing issues it could be extended to provide an overall assessment of housing need and could form the basis for a review of the housing requirement in what the Council considers to be a discrete HMA until such time as a SCR-wide SHMA is produced.

82. However, progressing by way of main Modifications could present difficulties:

- A review of the housing requirement could have significant effects on the content of the DPD. It could affect policies throughout the DPD. There would be little point, in these circumstances, seeking to examine other policies at this stage.
- The Council's SA/site selection processes need to be reconsidered. While background information may be available to show that objective testing of sites has taken place, this information needs to be brought together in an intelligible form which is capable of being properly assessed. The testing of sites at risk of flooding should be properly built into the process in line with the NPPF guidance. In my view reconsideration of the SA/site selection

processes is likely to have a very significant effect on the DPD provisions. Coupled with the changes that could derive from a review of the housing requirement, I consider that it is likely that the DPD which emerges will be very different to that which is currently before me. In these circumstances it may be inappropriate to deal with changes of this magnitude as Main Modifications.

83. I can appreciate that this letter will leave the Council in a difficult position where its options for moving forward are limited. However, all of the work which has led the Council to this point is not necessarily wasted. As I hope I have made clear, much of the evidence background which supports the DPD may be capable of being employed in its current form or could be built upon by additional work and up-dating to provide a more robust evidence base on which to progress a Sites and Policies DPD. I am not suggesting that the Council needs to go back to the beginning of the process. Other alternatives may be available.

84. As I have said it is for the Council to decide how to proceed from this point. However, my own view is that one potential course of action could be for the Council to:

- withdraw this DPD;
- prepare a SHMA which addresses the need for market housing as well as for affordable housing in the HMA;
- bring forward a partial review of the Core Strategy which takes account of any changes in the housing requirement and of up-to-date evidence on the balance of jobs and housing and which brings the Core Strategy policies into line with the NPPF; and,
- bring forward a revised and simplified version of this DPD (either as a separate document or jointly with the reviewed Core Strategy as a Local Plan) based on the reviewed Core Strategy housing requirement, revised SA/site selection processes and NPPF compliant policies.

85. I can understand that the Council will need some time to consider the contents of this letter and how it wishes to proceed. I await the Council's response.

Yours Sincerely,

R Punshon

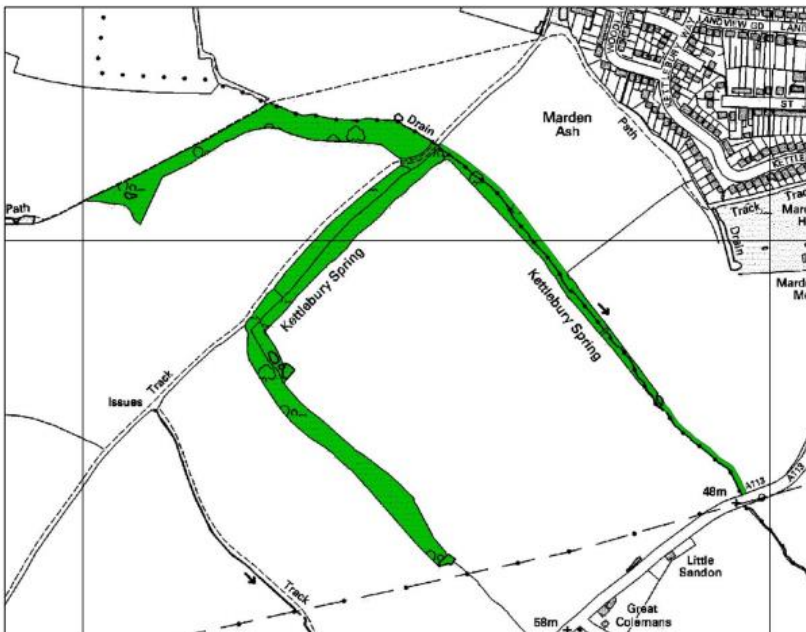
INSPECTOR

Appendix D

Extent of BAP Habitat



Source: <https://magic.defra.gov.uk/MagicMap.aspx>



Source: Local Wildlife Sites (LoWS) (also known as Habitats Assessment) Review (EB708)