

Comment

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Event Name	Draft Dinnington Neighbourhood Plan
Comment by	DLP Planning Ltd for Harron Homes (Harron Homes C/O DLP Planning Ltd - 1237059)
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Response Date	19/12/19 16:43
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Submission Type	Email
Version	0.8
Files	YK6192-2P DinningtonNP Form_Policy H1.docx
Q1. To which document do your comments relate?	Basic Conditions Statement
Q2. Do you wish to?	Object
Q3. Please provide your comments below making clear which part of the document you are referring to (specifying relevant paragraphs, tables, figures, boxes or appendices).	
Please refer to Section 2 of the accompanying report which sets out Harron Homes' objections to Policy H1: Housing Mix. Objections in regard to this policy also refer to the submitted Basic Conditions Statement.	

Q4. Suggested modifications. If you consider that amendments should be made then it will be helpful if you could put forward any suggested wording changes.

As set out in Section 2 of the accompanying report, it is Harron Homes' position that parts b) and c) of Policy H1 should be deleted.

You may also upload any supporting documents [YK6192-2P DinningtonNP Form Policy H1.docx](#) to support your representation.

Q5. Do you wish to be notified of the Council's decision under Regulation 19 of the Neighbourhood Planning Regulation 2012 whether to accept the Examiners' recommendation? (please tick)

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Yes, please notify me of the Council's decision

Comment

Consultee	Harron Homes C/O DLP Planning Ltd (1237059) [REDACTED]
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Event Name	Draft Dinnington Neighbourhood Plan
Comment by	DLP Planning Ltd for Harron Homes (Harron Homes C/O DLP Planning Ltd - 1237059)
Comment ID	DNP26
Response Date	20/12/19 11:09
Status	Processed
Submission Type	Email
Version	0.4
Files	DLP Harron Dinnington NeighbourhoodPlanReps.pdf

Q1. To which document do your comments relate? Consultation Statement

Q2. Do you wish to? Make observations

Q3. Please provide your comments below making clear which part of the document you are referring to (specifying relevant paragraphs, tables, figures, boxes or appendices).

Please refer to Section 3 of the accompanying report which sets out Harron Homes' comments on the Consultation Statement. It is Harron Homes' position that the consultation carried out by the neighbourhood plan body is not sufficient to justify Policy H1.

Q4. Suggested modifications. If you consider that amendments should be made then it will be helpful if you could put forward any suggested wording changes.

As set out in Section 2 of the accompanying report, it is Harron Homes' position that parts b) and c) of Policy H1 should be deleted.

You may also upload any supporting documents [DLP Harron Dinnington NeighbourhoodPlanReps.pdf](#) **to support your representation.**

Q5. Do you wish to be notified of the Council's decision under Regulation 19 of the Neighbourhood Planning Regulation 2012 whether to accept the Examiners' recommendation? (please tick)

Yes, please notify me of the Council's decision

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Event Name	Draft Dinnington Neighbourhood Plan
Comment by	DLP Planning Ltd for Harron Homes (Harron Homes C/O DLP Planning Ltd - 1237059)
Comment ID	DNP27
Response Date	20/12/19 11:23
Status	Processed
Submission Type	Email
Version	0.3
Files	DLP Harron Dinnington NeighbourhoodPlanReps.pdf
Q1. To which document do your comments relate?	Supporting Evidence - Housing Need and Characteristics
Q2. Do you wish to?	Make observations
Q3. Please provide your comments below making clear which part of the document you are referring to (specifying relevant paragraphs, tables, figures, boxes or appendices).	
Please refer to Section 4 of the accompanying report which sets out Harron Homes' comments on the Consultation Statement. It is Harron Homes' position that the supporting evidence on housing need carried out by the neighbourhood plan body is not sufficient to justify Policy H1.	
Q4. Suggested modifications. If you consider that amendments should be made then it will be helpful if you could put forward any suggested wording changes.	
As set out in Section 2 of the accompanying report, it is Harron Homes' position that parts b) and c) of Policy H1 should be deleted.	
You may also upload any supporting documents DLP Harron Dinnington NeighbourhoodPlanReps.pdf to support your representation.	

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Yes, please notify me of the Council's decision



dynamic development solutions TM

For and on behalf of
Harron Homes

**DINNINGTON ST JOHN'S NEIGHBOURHOOD PLAN 2016-2028
SUBMISSION DRAFT**

Land south of Oldcoates Lane, Throapham, Dinnington

Prepared by
DLP Planning Ltd
Nottingham

December 2019



dynamic development solutions™

YK6192/2P - Oldcoates Road, Dinnington
December 2019 - Final
Representations to Dinnington Neighbourhood Plan Submission Draft

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1.0 INTRODUCTION

- 1.1 These representations to the Dinnington St John's Neighbourhood Plan (DNP) have been prepared by DLP Planning Ltd on behalf of Harron Homes. Harron Homes has a land interest in land to the south of Oldcoates Lane and is in the process of preparing a full application for c. 288 dwellings at the site.
- 1.2 The site is allocated for housing in the adopted Rotherham Local Plan Sites and Policies Document (June 2018). Policy SP1: Sites Allocated for Development allocates the site for approximately 272 dwellings (site reference H76). The site allocation is identified in the table on page 17 of the DNP.
- 1.3 This statement is accompanied by the relevant forms and responds to the following parts of the DNP submission:
 - Neighbourhood Plan Submission Draft (September 2019) including reference to the Basic Conditions Statement (August 2019);
 - Consultation Statement (June 2019); and
 - Supporting Evidence – Housing Need and Characteristics (March 2019).
- 1.4 The key objective in assessing the DNP is to test if it meets the basic conditions set out in Schedule 4B of the Town and Country Planning Act 1990 (as amended). It is Harron Homes' position that certain elements of the plan do not meet a number of these basic conditions, primarily:
 - Having regard to national policies and advice;
 - Contributing to the achievement of sustainable development; and
 - Being in general conformity with the strategic policies contained in the development plan.
- 1.5 The following sections of this representation statement will set out the ways in which the NP should be amended to ensure it a) does meet the basic conditions and b) can proceed to a referendum.

2.0 NEIGHBOURHOOD PLAN SUBMISSION VERSION – POLICY H1

- 2.1 Harron Homes objects to parts b) and c) of ***Policy H1: Housing Mix***, which state that housing development proposals should:
- b) demonstrate how they relate to the need identified in supporting Evidence Document 'Dinnington St John's Parish Housing Need and Characteristics' for smaller homes (one or two bedrooms) especially for young families, young people and for older people who wish to downsize; and
 - c) ensure that at least a third of new homes in a development of more than ten dwellings should have one or two bedrooms and no more than 50% of new homes should have 4 or more bedrooms to redress the shortfall of smaller houses available locally, subject to review and monitoring.
- 2.2 It is Harron Homes' position that the DNP Evidence Document on Housing Need and Characteristics referred to in part b) does *not* demonstrate a need for smaller homes in the Parish (further analysis on this point is set out in Section 4 below) and that the overly prescriptive requirements of part c) fails to meet a number of the basic conditions required so the Plan can proceed to referendum.
- 2.3 Reference to the submitted Basic Conditions Statement is also included below. This Statement sets out the Parish Council's position on how it considers the basic conditions at paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended) have been met.
- Having regard to national policies and advice**
- 2.4 The government's Planning Practice Guidance advises neighbourhood plan bodies to set out in its basic conditions statement how they have had regard to national policy and considered whether a particular policy is or is not relevant (Paragraph: 070 Reference ID: 41-070-20190509).
- 2.5 The DNP Basic Conditions Statement states that Policy H1 accords with NPPF paragraph 61 because "*it supports a mix of market housing types and sizes to reflect local needs.*" This is disputed by Harron Homes, because there is insufficient evidence that Policy H1 reflects the size of housing needed for different groups of the community (see Section 4 for more detail). Furthermore, the DNP also fails to have due regard to national policies concerning its relationship with the Rotherham Local Plan.

2.6 The table below sets out relevant national policies and advice in the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG) and how Policy H1 has failed to have regard to these.

Table 1. Relevant national planning policy and advice

Source	National policy/advice	Assessment of DNP/Policy H1
NPPF, para. 13	Neighbourhood Plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies	<p>Policy CS7 of the Rotherham Local Plan Core Strategy (Housing Mix and Affordability) is an adopted policy which deals with housing mix. It states that “<i>new housing proposals will be expected to deliver a mix of dwelling sizes, type and tenure taking into account an up to date Strategic Housing Market Assessment for the entire housing market area and the needs of the market, in order to meet the present and future needs of all members of the community.</i>”</p> <p>It is clear that Policy CS7 is a strategic policy as it sets out an overall strategy for the pattern, scale and quality of development (NPPF, paragraph 20 refers).</p>
NPPF, para. 11	Plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change	Part c) of Policy H1 is too rigid to allow response to changes in housing need over the plan period.
NPPF, para. 29	Neighbourhood plans should not undermine strategic policies	Part c) of Policy H1 undermines the flexible approach of Policy CS7 which also allows for housing mix to be determined by the needs of the market at the time an application is made.
NPPF, para. 30	Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood plan area, where they are in conflict	In Policy H1's current form, there is a conflict with Policy CS7. Notwithstanding this conflict, as a strategic policy, Policy CS7 would take precedence in decision making, thus making Policy H1 ineffectual.
NPPF, para. 61	The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies	As a strategic matter, it is Harron Homes' position that housing need/mix should be informed by an evidence base which has been rigorously tested via a Local Plan examination. Section 4 of this Statement demonstrates that the DNP evidence is not a robust assessment of local housing need.

PPG, para.: 103 Reference ID:41- 103- 20190509	Any neighbourhood plan policies on the size or type of housing required will need to be informed by the evidence prepared to support relevant strategic policies, supplemented where necessary by locally-produced information	Policy H1 undermines and does not supplement Policy CS7. There is no evidence to support the inclusion of part c) in particular.
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- 2.7 To summarise, in seeking to place rigid requirements on housing developments with no adequate justification, Policy H1 of the DNP is undermining adopted strategic Policy CS7 which is more appropriately flexible in its approach to housing mix. The table above demonstrates how in this regard, Policy H1 fails to meet the basic condition of having regard to national policies and advice.

Contributing to the achievement of sustainable development

- 2.8 The purpose of the planning system is to contribute to the achievement of sustainable development (NPPF, paragraph 7). Achieving sustainable development means that the planning system has three overarching objectives, economic, social and environmental (NPPF, paragraph 8).
- 2.9 A neighbourhood plan body should demonstrate how its plan will contribute to improvements in environmental, economic and social conditions (PPG, Paragraph: 072 Reference ID: 41-072-20190509). Policy H1 is overly prescriptive with regards to housing size and is based on a lack of sufficient evidence (see Section 4 below). As a result, the DNP is failing to ensure that a sufficient range of homes can be provided to meet the needs of present and future generations which is a key feature of the social objective of sustainable development (NPPF, paragraph 8b).
- 2.10 In its current form, Policy H1 fails to meet the basic condition of contributing towards the achievement of sustainable development.

Being in general conformity with the strategic policies contained in the development plan

- 2.11 The Basic Conditions Statement states that Policy H1 accords with Policy CS7: “*This policy seeks to support a mix of housing that meets the present and future needs of all members of the community, with a particular focus on, where possible, address current imbalances in the proportions of different house types in the current housing stock. [Policy H1] supports*

and is in accordance with this."

2.12 Harron Homes does not agree that Policy H1 conforms with Policy CS7 of the Rotherham Local Plan. With reference to the criteria provided in the PPG at paragraph: 074 Reference ID: 41-074-20140306, it is Harron Homes' position that:

- Policy H1 does not support or uphold the principle of Policy CS7 which is more flexible with regards to housing size;
- As a result of the above, there is a significant degree of conflict between Policy H1 and CS7;
- Policy H1 should not be regarded as providing an additional level of detail/a distinct local approach to Policy CS7 as it does not take account of market needs and is not supported by evidence to justify its overly prescriptive approach.

2.13 It also fails to accord with the supporting text of the Local Plan, namely at paragraph 5.3.15 which states (**DLP emphasis**):

"new development has to be of the right mix of housing types to address the needs of the whole community over the longer term as well as the requirements of the market at the time of the application. Housing choice also has a part to play in ensuring that the borough is attractive to those wishing to re-locate to Rotherham which in turn can contribute to inward investment."

2.14 Further evidence on how there is in fact a need for larger family homes in Dinnington is set out in Section 4 below and focuses upon the needs and demands of the market in Dinnington and the Rotherham South East Housing Market Area as well as the needs and demands arising from inward migration from Sheffield. The DNP is arguably based upon an assessment of supply rather than need and demand.

2.15 In summary, part c) of Policy H1, unlike Policy CS7, is too rigid. It does not enable the decision maker to respond to changes in demand from the local housing market. As a result, it fails the basic condition of being in conformity with the strategic policies contained in the development plan.

Suggested Modifications

2.16 It is disputed that there is evidence that there is a need for one and two bed homes in Dinnington (part b) and part c) is overly prescriptive and not supported by any clear evidence.

2.17 Parts b) and c) of Policy H1 should be deleted.

3.0 CONSULTATION STATEMENT

- 3.1 The Consultation Statement submitted with the draft neighbourhood plan should reveal the quality and effectiveness of the consultation that has informed the plan proposals (PPG, Paragraph: 007 Reference ID: 41-007-20190509).
- 3.2 The PPG is also clear that when preparing a draft NP, qualifying bodies should, *inter alia*:
- engage and consult those living and working in the neighbourhood area and those with an interest in or affected by the proposals (e.g service providers);
 - talk to land owners and the development industry;
 - obtain construction comments from the local planning authority on the emerging neighbourhood plan.
- 3.3 The submitted Consultation Statement indicates that drop in events took place on consecutive days in December 2017. In order to seek feedback on the emerging vision, objectives and policy aims of the Plan, “*attendees were asked to complete a short questionnaire about the day as well as the Plan and its emerging priorities. 59 responses were received.*” Another event was held in December 2018 “*to inform the community about progress with the Neighbourhood Plan.*”
- 3.4 The Consultation Statement does not include the results from the questionnaire in full. Notwithstanding this, the content of Policy H1 cannot be regarded as being supported by local evidence, due to the extremely low response rate, which equates to 0.6% of the overall population of the Parish (9,077 people) (2011 Census).
- 3.5 Nor can the content of Policy H1 be said to be supported by the consultation responses to the pre-submission draft DNP, which are summarised in a table in the Consultation Statement. In relation to housing need, specifically the size of dwellings, the key headlines from the responses to Policy H2 (this policy is now H1 in the submission draft) are as follows:
- Only three comments to Policy H2 from local residents, none of which are related to the size of homes needed in Dinnington (comments 42-44);
 - In proceeding with overly prescriptive housing size requirements, no account has been taken of evidence from landowners and developers with regards to housing size (comments 45 and 46);
 - In proceeding with overly prescriptive housing size requirements, the neighbourhood plan body has not had regard to comments from Rotherham MBC as local planning authority, that “***there is no clear justification***” for the specific policy requirements for housing size.

- 3.6 To summarise, it is clear from the Consultation Statement that the consultation process has not revealed any evidence for the specific requirements set out in Policy H1 (part c). The DNP cannot be said to be supported by local consultation.

4.0 SUPPORTING EVIDENCE – HOUSING NEED AND CHARACTERISTICS

- 4.1 The PPG confirms that there is no ‘tick box’ list of evidence required for neighbourhood planning. Proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft neighbourhood plan (PPG, Paragraph: 040 Reference ID: 41-040-20160211).
- 4.2 With regards to housing size, the PPG is clear that “Any neighbourhood plan policies on the size or type of housing required will need to be informed by the evidence prepared to support relevant strategic policies, supplemented where necessary by locally-produced information” (Paragraph: 103 Reference ID: 41-103-20190509).
- 4.3 It is the neighbourhood planning body’s position that the specific Policy H1 requirements for housing size are supported by the Housing Need and Characteristics paper prepared in March 2019.
- 4.4 However, it is Harron Homes’ position that Policy H1:
- In no way supports the policy requirements in Policy H1 c) (this is also acknowledged by Rotherham MBC in its consultation response to the pre-submission draft);
 - is a reflection upon the housing *supply* in Dinnington and cannot be said to reflect the *demand* for housing;
 - assumes that first time buyers (even those with families) will aspire to a one or two bedroom property and those of retirement age will want to downsize;
 - Whilst there is undoubtedly an ageing population across the country, the NP does not reflect the fact that older people do not necessarily want to downsize, some types of housing for older people are best provided by specialist providers or a provision of larger housing for families can free up smaller units elsewhere in the market;
 - is not based upon extensive consultation. As set out in Section 3 above, a questionnaire was circulated at a DNP consultation event in December 2017 and included some questions on housing. The DNP Consultation Statement and Housing Need and Characteristics supporting evidence submitted to Rotherham Council do not include these results in full but reveal that just 59 responses were received. The results and the assumptions made in relation to housing need should not be relied on due to the very low response rate; which equates to 0.6% of the overall population of the Parish (9,077 people) (2011 Census)

Local Market Conditions

- 4.5 DLP Planning has undertaken their own housing mix assessment on behalf of Harron Homes.

As part of this, an assessment of local market conditions was carried out. This compared current asking prices by house size with the rest of the South East Rotherham Housing Market Area (as identified in the Rotherham Strategic Housing Market Assessment) and Sheffield (the SHMA states that Rotherham attracts families and experiences incoming households from Sheffield).

Table 2. Comparison of housing asking prices

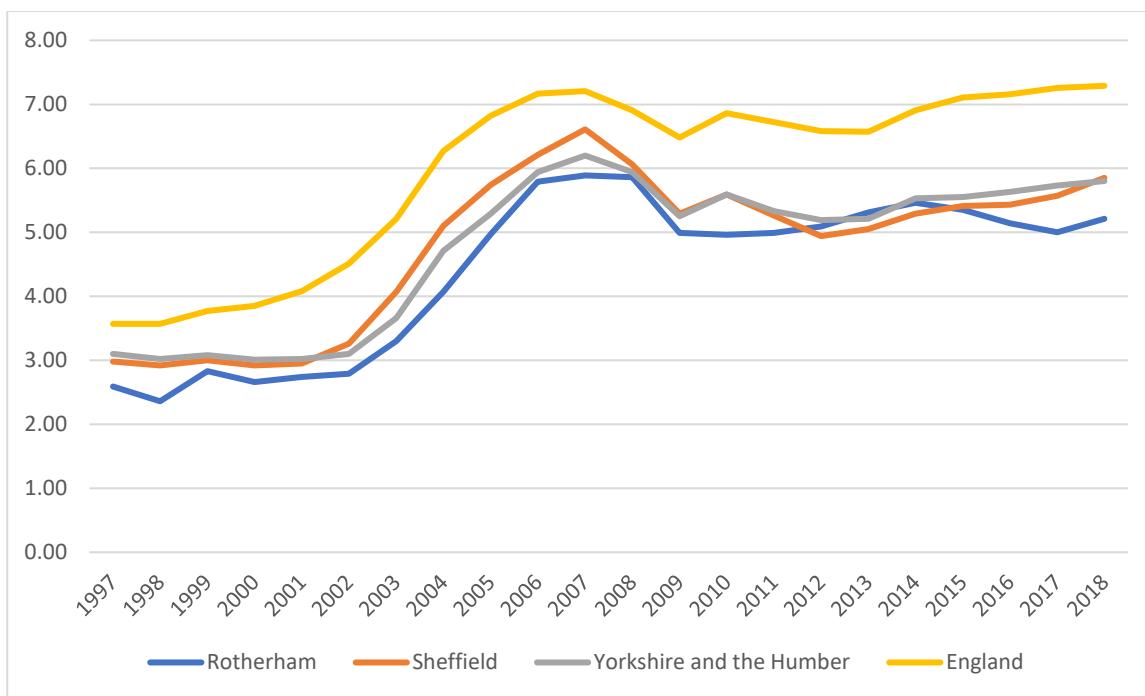
No. of Beds	Dinnington	S25	% variation	S86	% variation	S81	% variation	Sheffield	% variation
1 bed	-	-	-	£84,994	-	£35,000	-	£101,042	-
2 bed	£95,345	£101,975	-7%	£125,485	-24%	£133,861	-29%	£145,958	-53%
3 bed	£163,879	£185,997	-12%	£147,089	11%	£179,140	-9%	£190,144	-16%
4 bed	£260,524	£312,560	-17%	£278,258	-6%	£315,178	-17%	£341,325	-31%
5 bed	£260,000	£429,375	-39%	£362,857	-28%	£385,250	-33%	£529,039	-103%

- 4.6 There has been an under-delivery of housing in the Borough of Rotherham against Local Plan requirements between 2013 and 2018. Such a shortfall is likely to over-inflate house prices within the area. However, despite this scenario, house prices are cheaper in Dinnington compared to the South East HMA and Sheffield across all house types (apart from 3 bed properties in S86). **Due to these lower house prices, Dinnington is likely to attract families who would be able to purchase larger family properties in line with their aspirations** (the Rotherham SHMA also states that the Borough attracts families and loses older and younger people).
- 4.7 It should also be noted that on the whole, property prices in Dinnington are closer to the comparable figures for the South East HMA and Sheffield for three and four bed properties, suggesting a greater demand for homes of these sizes.
- 4.8 In addition to the above, the affordability ratio in Rotherham Borough for 2018 is 5.21 (lower quartile house price to lower quartile gross annual workplace-based earnings by LPA).¹ This is lower than Sheffield (5.85) Yorkshire and the Humber (5.80) and England (8.00). This suggests the gap in wages and house prices is not as evident in Rotherham and so people can afford to purchase the home they desire, not the home they need. Therefore, this development provides an excellent opportunity to provide aspirational housing demand

¹ Office for National Statistics (2019)

Rotherham.

Chart 1: Lower Quartile House Price to Lower Quartile Annual Workplace-based Earnings (Affordability Ratio) Comparison



The Needs of the Market

- 4.9 It is important to differentiate between housing need and housing demand. Housing 'need' is the number of homes identified as being needed through the application of the standard method set out in national planning guidance (as defined by the NPPF). Housing 'demand' however is a market driven concept which relates to the type and number of houses that households will choose to occupy based on preference and ability to pay.

National trends

- 4.10 A report prepared by Professor King in 2005 entitled "*Room to Move?*" focusing on England and Wales found that based on past trends, there will be a steady rise in demand for larger homes, alongside a decline in demand for small dwellings. This is due in part to the tendency for older households to stay put, rather than downsize.
- 4.11 These assertions are further supported by a report prepared by the House Builders Federation in December 2016 entitled "*Goodness Spacious Me*" which identifies a change in

production towards larger family homes has results in the estimated floorspace per property having increased by 15%.

Population projections

- 4.12 The 2016-based sub-national population projections show that in Rotherham, there is a projected increase of 15,700 people^[1] between 2016 and 2041, as well as an increase of 5,089 people^[2] of working age in the area by 2041, some of whom will currently be children who, in the future, will wish to start their own families and seek family homes accordingly. It is accepted that the area is faced by an ageing population, but the population is not projected to stay static and the number of family households in the area will increase. Also, the existing stock of larger homes which is occupied by Rotherham's ageing population will not necessarily be available to the growing number of families with a need 4+ bedroom homes.
- 4.13 In terms of household projections by housing type, in Rotherham, from 2016 to 2041, the households with one dependent child and households with three or more dependent children are expected to increase, as can be seen in Chart 2 below. Households with one dependent child are expected to increase by 92 and households with three or more dependent children are expected to increase by 167. Households with two dependent children are expected to decrease by 90^[3].

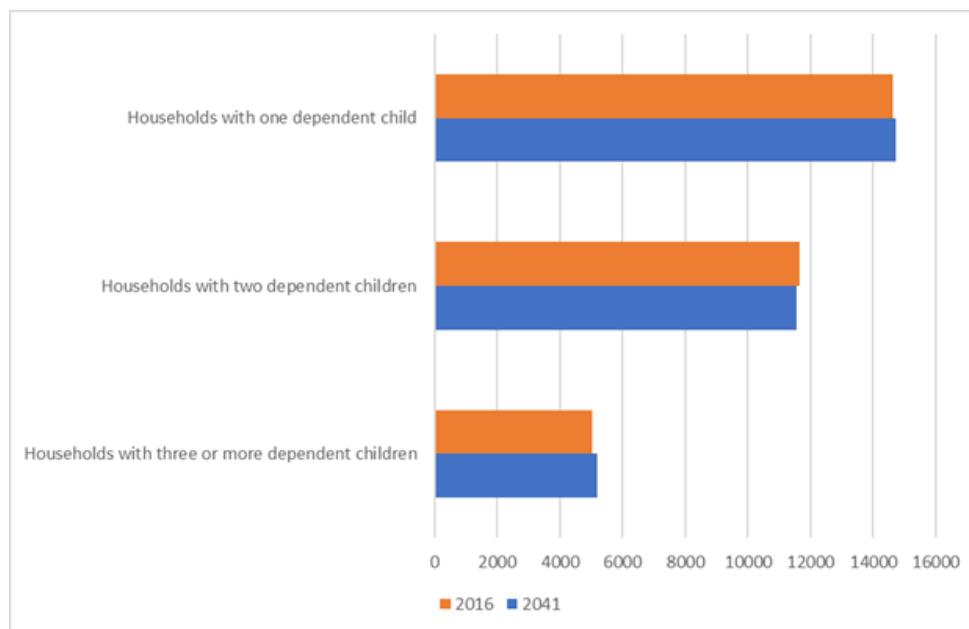
[1]

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/localauthoritiesinenglandtable2>

[2]<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/populationofstatepensionageandworkingageandoldagedependencyratiosforlocalauthoritiesandregionsinengland>

[3]
<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/localauthoritiesinenglandtable2>

Chart 2: Household projections in Rotherham by household type



Source: Office for National Statistics, 2017)

- 4.14 The above analysis confirms that, despite a decrease in households with two dependent children from 2016 to 2041, **there will still be an increasing need in the District for larger, family housing during the Plan period**, especially in the context of the increase of households with three or more dependent children.

Characteristics of the existing housing stock

- 4.15 The existing housing market and local market conditions influence the demand profile and pricing within the market, which often means that the housing market tends to be influenced by and to some degree reinforces the existing stock profile.
- 4.16 Table 3 below shows there are broadly the same proportion of one and two bed properties in Dinnington as the rest of Rotherham and a slightly lower proportion of three bed homes. On the whole there are no major discrepancies in size with the rest of Rotherham, although Dinnington does have a larger proportion of four bedroom properties than the rest of Rotherham, suggesting there is more of a demand in this area for larger family homes.

Table 3. Size of homes in Dinnington Ward

No. of Beds	Dinnington Ward (no of households)	Dinnington Ward %	Rotherham %	England %
All households	5,271	100	100	100
No beds	7	0.1	0.2	0.2
1 bedroom	322	6.1	7.7	11.8
2 bedrooms	1,342	25.5	25.4	27.9
3 bedrooms	2,569	48.7	52.8	41.2
4 bedrooms	873	16.6	11.6	14.4
5+ bedrooms	158	3	2.3	4.6

(Source: ONS, 2011 Census)

- 4.17 Table 4 below shows that the number of detached properties in Dinnington Ward is considerably higher than Rotherham. Again, this demonstrates a demand for this type of home, and is reflective of the need for family housing in the area.

Table 4. Type of homes in Dinnington Ward

Type	Dinnington Ward (no of households)	Dinnington Ward %	Rotherham %	England %
All households	5,271	100	100	100
Detached	1,662	31.5	21.3	22.4
Semi-detached	2,226	42.2	49.3	31.2
Terraced	995	18.9	19.2	24.5
Flat, Maisonette or Apartment	387	7.3	10.1	21.2
Caravan or other mobile/temporary structure	1	0	0	0.4
Shared dwellings	0	0	0	0.4

(Source: ONS, 2011 Census)

Current Housing Market Conditions

- 4.18 Information from Zoopla shows that at the time of searching (5 November 2019), there were a total of 64 homes on the market in Dinnington. A breakdown in terms of type and size is set out below.

Table 5. Properties on the market in Dinnington by size and type

Size	Flat	Terrace	Semi-Detached	Detached	Total
1 bedroom	0	0	0	0	0
2 bedrooms	3	7	11	0	21
3 bedrooms	0	3	12	7	22
4 bedrooms	0	0	4	16	20
5+ bedrooms	0	0	0	1	1
Total	3	10	27	24	64

Source: Zoopla (2019)

- 4.19 The size of properties on the market are broadly evenly split between two, three and four bed properties. 42% of properties on the market are semi-detached, compared to 37.5% detached. This demonstrates that there is a good mix of housing on the market in Dinnington. The provision of larger family homes in Dinnington would also provide the opportunity to free up smaller stock, as people move up the housing ladder to larger properties.
- 4.20 Finally, it is worth noting that having undertaken an analysis of the local area, Harron Homes has come to the conclusion that there is a clear demand for larger family homes sufficient for the company to pursue such a mix as part of a forthcoming planning application.

5.0 CONCLUSIONS

- 5.1 These representations to the Dinnington St John's Neighbourhood Plan (DNP) have been prepared by DLP Planning Ltd on behalf of Harron Homes. Harron Homes has a land interest in land to the south of Oldcoates Lane and is in the process of preparing a full application for c. 288 dwellings at the site.
- 5.2 The site is allocated for housing in the adopted Rotherham Local Plan Sites and Policies Document (June 2018). Policy SP1: Sites Allocated for Development allocates the site for approximately 272 dwellings (site reference H76). The site allocation is identified in the table on page 17 of the DNP.
- 5.3 Having reviewed the DNP submission to Rotherham MBC, it is Harron Homes' position that:
 - Policy H1 does not meet the basic conditions of having regard to national policies and advice, contributing to the achievement of sustainable development and being in general conformity with strategic Policy CS7;
 - Has not been informed by a sufficiently robust consultation process;
 - Is not supported by evidence on housing need which provides an additional level of detail/a distinct local approach to Policy CS7 as it does not take account of market needs and is not supported by evidence to justify its overly prescriptive approach in Policy H1.
- 5.4 As a result, parts b) and c) should be deleted from the DNP to ensure that this Policy meets the basic conditions and can proceed to referendum.

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