

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE - 17th October 2017

Application	2
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Application Number:	16/02224/OUTM	Application Expiry Date:	12th December 2016
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Application Type:	Outline Planning Major
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Proposal Description:	Outline application for the erection of residential development of up to 400 dwellings, Primary School, Open Space including green wedge, formal open space and children's play areas, landscape works including retained and new woodland planting, principle of access from Hatfield Lane, internal road network, cycle and pedestrian network, provision of utilities, drainage and necessary diversions and demolition and any engineering and ground remodelling works (All Matters Reserved).
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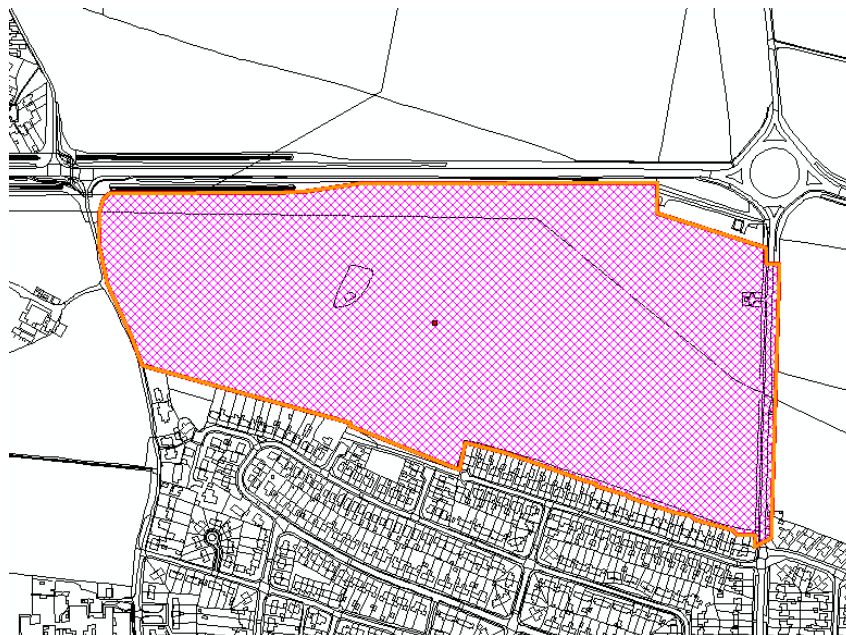
At:	Land North West Of Hatfield Lane Armthorpe Doncaster
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For:	O&H Properties Ltd
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Third Party Reps:	17	Parish:	Armthorpe Parish Council
		Ward:	Armthorpe

Author of Report	Mark Sewell
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MAIN RECOMMENDATION:	GRANT SUBJECT TO SECTION 106 AGREEMENT
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1.0 Reason for Report

The application is being presented to the Planning Committee, as it represents a departure from the adopted Development Plan policies, as well as having attracted significant local interest.

2.0 Proposal and Background

2.1 The application seeks outline planning permission with all matters reserved for a housing led scheme of up to 400 dwellings, located on land to the north west of Hatfield Lane, Armthorpe. Also included within the proposals are the site for a future primary school, public open space including the incorporation of a Green Wedge, landscaping and new woodland planting, internal roads and cycle/pedestrian network, together with associated engineering works and utilities provision.

2.2 As mentioned above, the application site to the northern edge of the settlement of Armthorpe, defined as a Principal Town within the Settlement Hierarchy under Policy CS2 of the Core Strategy. The site comprises approximately 24.8ha of land in total, and is currently a green field site in agricultural use. The site has a relatively flat topography, with vegetation limited to boundary hedging and some trees around a single pond in the centre of the site.

2.3 The main A630 road contains the site to the north and is raised above in parts on embankment, with some mature landscaping along the boundary edge. The eastern edge of the site lies adjacent to Hatfield Lane, whilst the western edge of the site is defined by Mere Lane, which functions as access from the A630 to serve Grange Farm to the west of the site and as a bridleway that connects Armthorpe and Edenthorpe. To the south of the application site are existing residential properties along Fernbank Drive and Holly Dene, which form the northern settlement boundary and urban edge of the settlement.

2.4 The main element of the proposal is residential, comprising of up to 400 dwellings. The residential uses will occupy to 12.25ha of the total site area. In addition, the application proposes the reservation of land for a primary school of up to 2.3ha. That land is shown to be located in the north eastern quadrant of the application site, including some land within the proposed Green Wedge. The Green Wedge itself is shown to occupy some 11.91ha of land, along the northern side boundary, and will accommodate formal open space in an arrangement / format to be agreed. Children's play areas and landscape works including new woodland planting is also proposed. Whilst the application has been submitted with all matters reserved, the applicants have indicatively shown the access to the site being formed from Hatfield Lane on the eastern side of the site. The Transport Assessment submitted in support of the proposal gives detailed consideration to the principle of access from Hatfield Lane, and lays out future design options to deliver this.

2.5 The Council has issued a screening opinion to confirm that although the proposal falls within Schedule 2 of the Regulations, an Environmental Impact Assessment is not required for this proposal.

3.0 Relevant Planning History

3.1 No relevant history on the application site.

3.2 On an adjacent site on the other side of Hatfield Lane however, there have been various applications. An outline application for 500 dwellings was refused under planning reference 10/01725/OUTM on 18th October 2011 and was dismissed on appeal on 4th October 2012. The appeal was dismissed by the Secretary of State because the housing component of the proposal would be premature in respect of the emerging Sites and Policies DPD, especially given the size of the development and the fact that the development plan strategy did not envisage housing allocations in Armthorpe prior to 2016. The Secretary of State also acknowledged that the Council had proven a five year housing land supply.

3.3 A separate outline consent has also been granted on part of the above site for Commercial/Employment development (Class B1, B2 and B8) on approximately 12.83ha of land on 20th June 2014 under reference 13/00796/OUTM. Most recently, an outline application for 400 houses was submitted on 23rd May 2016 under reference 16/01358/OUTM. This application has been appealed on non-determination and is scheduled for a hearing in October.

4.0 Representations

4.1 The application has been advertised in the press, on site and with letters to neighbouring properties on Fernbank Drive and Holly Dene. 17 letters of objection have been submitted and these can be summarised as follows:

- Traffic
- Impact on local infrastructure (schools/doctors)
- Loss of open countryside
- Increase in noise and air pollution
- Impact upon ecology and wildlife
- Poor drainage on site
- The site is not formally allocated
- Impact upon privacy / overlooking

4.2 In addition, the applicants also established a consultation website as an information resource for local residents, setting out the application proposals, as well as engaging with the Armthorpe Neighbourhood Development Plan Steering Group, responding to formal consultation on the Armthorpe Neighbourhood Development Plan.

5.0 Parish Council

5.1 Armthorpe Parish Council have confirmed that they have no objections to the proposal given that the site is proposed to be allocated for housing within the Armthorpe Neighbourhood Development Plan.

5.2 Edenthorpe Parish Council strongly objects to the proposed residential development for 400 houses. This is in addition to the development for 400 dwellings 16/10358/FULM - land Off Hatfield Lane & 650 dwellings 15/01278/OUTM making a total of 1450 new dwellings all converging on one roundabout where Hatfield Lane meets West Moor Link Road. The area is already severely congested and these developments will cause the areas to be gridlocked.

The schools, GP's, dentists and other amenities will be unable to cope. The field has regular sightings of deer, skylarks nest here and the land is home to many other species of wildlife. The land where International Harvesters used to be situated on Wheatley Hall Road would benefit from development as it is already an eyesore and no green open

space would be lost. Please think about the impact of the countryside and out open spaces. We do not want to live in a town, Edenthorpe is a village.

6.0 Relevant Consultations

- South Yorkshire Archaeology Service - no objections, recommend condition.
- Severn Trent - no objections, recommend condition.
- DMBC Open Space - no objections, notes that Armthorpe is deficient in formal facilities, and the proposals will help to alleviate these.
- Yorkshire Water - no objections.
- Natural England – no objections.
- DMBC Highways – no objections.
- DMBC Ecology - no objections, recommend conditions for biodiversity enhancement and lighting.
- South Yorkshire Police - recommend that the development should be built to Secured by Design.
- DMBC Trees & Hedgerows - no objections, recommend conditions around tree protection and landscaping.
- DMBC Built Environment - no objections, recommend condition to secure Design Guide.
- Highways England - no objections.
- DMBC Public Rights of Way - no objections.
- DMBC Drainage - no objections, suggested conditions.
- Environment Agency - no objections.
- DMBC Conservation - no objections.
- DMBC Env Health - no objections, suggested condition for noise mitigation, construction management.
- DMBC Pollution Control - no objections, suggested conditions.
- DMBC Air Quality - no objections.

7.0 Relevant Policy and Strategic Context

National Planning Policy Framework

7.1 The National Planning Policy Framework (NPPF) confirms that planning law requires that applications must be determined in accordance with the development plan, unless materials considerations indicate otherwise. The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date plan should be approved and proposed development that conflicts should be refused unless other materials considerations indicate otherwise. At the heart of the NPPF is a presumption in favour of sustainable development.

7.2 The NPPF states that the government is committed to ensuring that the planning system does everything it can to support sustainable growth and therefore significant weight should be placed on the need to support economic growth through the planning system.

7.3 The NPPF states that the intrinsic character and beauty of the countryside should be recognised. It states that decisions on applications that generate significant amounts of movement should take account of; whether the opportunities for sustainable transport modes have been taken up; safe and suitable access to the site can be achieved; and improvements can be undertaken within the transport network that costs effectively limit

the significant impacts of the development. Other areas are covered by the NPPF including the need for good design, flooding and ecology.

National Planning Policy Guidance

7.4 The National Planning Policy Guidance (NPPG) states that neighbourhood planning provides the opportunity for communities to set out a positive vision for how they want their community to develop over the next ten, fifteen, twenty years in ways that meet identified local need and make sense for local people.

7.5 The NPPG states that an emerging Neighbourhood Plan may be a material consideration. Paragraph 216 of the NPPF sets out the weight that may be given to relevant policies in emerging plans in decisions taking. Factors to consider include the stage of preparation of the plan and the extent to which there are unresolved objections to relevant policies. Whilst a referendum ensures that the community has the final say on whether the neighbourhood plan comes into force, decision makers should respect evidence of local support prior to the referendum when seeking to apply weight to an emerging neighbourhood plan.

7.6 The NPPG states that arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both:

- a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan or Neighbourhood Plan; and
- b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

7.7 Refusal of planning permission on the grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process.

Doncaster Core Strategy

7.8 Policy CS2 states that outside the Main Doncaster Urban Area, the Principal Towns (including Armthorpe) will be the focus for growth and regeneration. It identifies a need for between 646 and 923 houses to be built at Armthorpe. It identifies the M18/M180 corridor at junctions close to settlements (including Armthorpe) as suitable for distribution warehousing and identifies a need for an additional 290 hectares of land.

7.9 Policy CS3 states that Doncaster's countryside will be protected and enhanced. It cites a number of examples of development that would be acceptable in the countryside and these do not include large scale housing and industrial development. Proposals which are outside of development allocations will only be supported where they would: retain and improve key green wedges; not be visually detrimental; not create or aggravate highway or amenity problems; and preserve the openness of the Countryside Protection Policy Area.

7.10 Policy CS4 seeks to direct development to areas of lowest flood risk.

7.11 Policy CS5 states that sufficient land will be allocated for employment for the creation of 36,000 jobs.

7.12 Policy CS9 states that new developments will provide, as appropriate, transport assessments and travel plans to ensure the delivery of travel choice and sustainable opportunities for travel.

7.13 Policy CS10 states that new allocations will be distributed according to Policy CS2 with allocation priority afforded to well-located brownfield urban sites, followed by other well located urban sites, followed by sustainable urban extension sites. It states that new urban extensions to Principal Towns can come forward from 2016 onwards.

7.14 Policy CS12 states that sites of 15 or more houses will normally include affordable houses on-site with the proportion, type and tenure split reflecting the latest Strategic Housing Market Assessment, except where a developer can justify an alternative scheme in the interests of viability.

7.15 Policy CS14 relates to design and sustainable construction and states that all proposals in Doncaster must be of high quality design that contributes to local distinctiveness, reinforces the character of local landscapes and building traditions, responds positively to existing site features and integrates well with its immediate and surrounding local area.

7.16 Policy CS16 seeks to protect Doncaster's natural environment, particularly where protected species may be affected.

7.17 Policy CS17 states that Doncaster's green infrastructure network (including green wedges) will be protected, maintained, enhanced and where possible extended. In the supporting text, the policy states that green wedges will be identified where development allocations need to be sensitive to strategic rural gaps between settlements and these will include land between Armthorpe and Edenthorpe.

7.18 Policy CS18 states that Doncaster's air, water and land resources will be conserved, protected and enhanced both in terms of quantity and quality, including the need to protect high quality agricultural land.

Unitary Development Plan

7.19 Policy ENV2 states that the Council will maintain a Countryside Policy Area in the eastern part of the borough, covering all countryside outside the Green Belt.

7.20 Policy ENV4 establishes the purposes for which development in the Countryside Policy Area is likely to be permitted. Large mixed use employment and residential developments do not fall into any of the identified categories of development.

7.21 Policy EMP17 sets out a series of requirements which new industrial and commercial development should satisfy. These include the provision of a satisfactory access, a higher standard of design where new buildings would be directly visible from main roads and proposals for screening where sites adjoin open countryside

7.22 Policy ENV38 seeks to protect archaeological interest on a site.

7.23 Policy ENV53 states that the scale of new development must have regard to its wider visual impact. It should not have a significant adverse visual impact on views from major transport routes; or views across open countryside; or views of important landmarks.

7.24 Policy RL4 seeks the provision of local public open space and requires 15% of the total site area of new developments of over 20 dwellings to be laid out as public open space, where the site falls within an area of existing public open space deficiency.

Armthorpe Neighbourhood Development Plan

7.25 An Armthorpe Neighbourhood Development Plan is being prepared by the Parish Council. The Examiner has made his suggestions including the recommendation that the green wedge does not extend to this site (because in his view it is not needed given that there is open countryside to the north). The Council is likely to accept all of the modifications apart from the one which removes the green wedge from the northern part of this application site. The Council will therefore need to advertise for 6 weeks that we are not accepting the removal of the green wedge, and following this, will move the Neighbourhood Plan to a referendum. The following policies are those as recommended by the Examiner:

7.26 Policy ANP1 allocates land for a total of between 700 and 800 houses during the period 2011 and 2028. It states that permission will be given for new housing on two sites: the Lings, West Moor Link Road for between 350 and 400 dwellings and west of Hatfield Lane for between 350 and 400 dwellings.

7.27 Policy ANP2, states proposals for new housing must be well integrated with the existing village and surrounding environment and services. Subject to viability and land ownership considerations, they will need to incorporate good connections to the rest of the village and the village centre in particular, be good quality design and provide new facilities that can be shared with adjacent areas - e.g. open space.

7.28 Policy ANP5 requires all new housing to be of high quality and designed to reflect local character. They must demonstrate how they meet policy CS14 of the LDF Core Strategy. The policy sets out a number of principles which will help achieve the requirements of the policy.

7.29 Policy ANP7 states proposals for new housing of 15 units or more should provide affordable housing as required by Policy CS12 of the Doncaster Core Strategy. Such housing must visually indistinguishable from the market housing.

7.30 Policy ANP11 allocates land West of Hatfield Lane for housing and is expected to deliver between 350 and 400 dwellings, of which 26% will be affordable, subject to viability. The development is to provide education facilities or contributions to serve the future residents; open space in accordance with Doncaster Council's policy; a design and layout which protects the residential amenity of the existing residential properties to the south of the site; recognition of the role that the site plays in establishing a gateway to Armthorpe village; connections to existing local services and facilities; prioritise sustainable local connections and access for pedestrians and cyclists; a highway design which minimises traffic impact on the existing highway network; the inclusion of a landscape and open space buffer designed to protect the residential amenity of dwellings in close proximity to the employment area.

7.31 Policy ANP12 allocates sites for employment use and this includes the area shown on this application for industrial development.

7.32 Policy ANP17 states that each site allocated for employment or residential development and/or the provision of educational facilities will need to provide a full Transport Impact Assessment.

7.33 Policy ANP18 states that developers shall take account of the location and nature of electricity installations and transmission equipment, pipelines and other infrastructure owned or operated by or on behalf of statutory utility companies and ensure that any proposed buildings will comply with statutory safety clearances.

7.34 Policy ANP19 states developers will be encouraged to improve better planning of public transport. Measures to mitigate the adverse impacts of housing and employment development to promote the use of public transport will be encouraged.

7.35 Policy ANP21 states that where appropriate, necessary and subject to viability, developer contributions will be required to mitigate the impacts of any development and contribute to infrastructure where proposals require: direct provision to be made on-site (e.g. affordable housing and open space); off-site works to ensure that the development can be delivered in line with other policy objectives (including highway improvements). Where infrastructure is to be provided either on or off site, provision for its long-term maintenance will be required.

7.36 Policy ANP28 states that subject to the limits imposed by pooled contributions, developers will be expected to meet the contributions as published from time to time by Doncaster MBC, reflecting the appropriate costs of mitigating the impact of residential development having regard to the pupil yield on a per pupil cost basis in respect of appropriate contributions towards the provision of school buildings and the serviced land cost for the provision of school buildings and associated playing fields and related facilities of appropriate size. These contributions shall be calculated and made on a per pupil yield and taking into account any surplus capacities within the catchment area. These calculations shall be made for each planning application for residential development, for both primary and secondary school provision within Armthorpe.

7.37 Policy ANP32 states that developers must provide publicly accessible open space in accordance with the site-specific policies on housing allocations and windfall sites. Where feasible, open space should connect to other open spaces and provide links to new and existing pedestrian/cycle routes.

7.38 Policy ANP34 requires sustainable urban drainage to be incorporated into new development as part of the overall proposals for drainage.

7.39 Policy ANP36 states development on the edge of Armthorpe should maintain and where possible make allowances for the visual openness and connections with and to the surrounding countryside.

8.0 Planning Issues and Discussion

8.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the starting point for consideration of this application is the Development Plan. All decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise.

8.2 In this case the main issues relate to the principle of the development, character and appearance, economy, highways, site layout and design, flooding, ecology, archaeology and agricultural land.

The principle of development

8.3 The application site is located within an area of open countryside on the northern side of the settlement of Armthorpe, and is part of the Countryside Policy Area as designated under saved policy ENV2 of the UDP. In terms of the more up to date Core Strategy, Policy CS3 is concerned with the Countryside Protection Policy Area, and seeks the protection of the countryside in the eastern part of the borough.

8.4 The development proposals do not fall within any of the categories deemed to be acceptable within the Countryside Policy Area under Policy ENV4 of the UDP. Similarly, Policy CS3 sets out the types of development acceptable within the Countryside. Reference is made to new urban extensions, but by way of allocations, otherwise support is provided for a similar range of uses as set out in the UDP (ie agriculture, recreation, essential facilities etc). Given that the proposal is clearly a new urban extension to the settlement, but is not currently an allocated site, the scheme does not therefore meet the provisions of Policy CS3 of the Core Strategy currently. The site is, however, allocated for residential development in the emerging Armthorpe Neighbourhood Development Plan and weight can now be attached to this document (see 8.11 - 8.17 below).

8.5 In terms of new urban extensions, Policy CS3 makes it clear that such proposals on land previously designated as Countryside Policy Area will be required for delivering the housing needs of the Borough. Armthorpe itself is designated as a Principle Town within the settlement hierarchy set out under Policy CS2 of the Core Strategy. Outside of the main urban area, Principal Towns are to be the focus for growth and regeneration, alongside the two designated Potential Growth Towns. The 6 Principal Towns between them are expected to deliver between 21-30% of the Borough's Housing requirement over the plan period, which equates for Amthorpe to between 646 and 923 new dwellings. The policy recognises that even at the lower end of the growth range, urban extensions to the Principal Towns will be necessary to accommodate the proposed growth.

8.6 The proposal would conflict with the specific provisions of policy ENV4 of the UDP and policy CS3 of the Core Strategy for development in the Countryside Policy Area and Countryside Protection Policy Area. However, policy CS3 is more up-to-date and in recognising the importance of extensions to the growth and regeneration strategy, it is more closely aligned with the NPPF which seeks to support economic development whilst recognising the value of the countryside. Policy CS3, therefore, carries greater weight and the proposal would not be inconsistent with the objectives of this policy which seeks to minimise the extent of urban extensions. The site is relatively sustainable given that it is located on the edge of Armthorpe and within access to a range of facilities for pedestrians, cyclists and public transport users.

8.7 Policy CS10 of the Core Strategy is concerned with Housing Requirement, Land Supply and Phasing. The policy states that sufficient land will be provided to deliver a net addition of 1230 new homes each year 2011-2028 (20,910 in total) It states that new allocations will be distributed according the Growth and Regeneration Strategy set out under Policy CS2, where priority will be afforded to well located brownfield sites, followed by other well located urban sites followed by sustainable urban extension sites. The policy also sets out the phasing of housing over the plan period, establishing that new urban extension allocations to the Main Urban Area and Principal Towns would be brought

forward as part of Phase 2 of the period, that being 2016 onwards. As such, the timing of the proposal is consistent with phased delivery approach set out in CS10.

8.8 Whilst the Sites and Policies DPD which sought to allocate specific sites was not brought forward, and the Authority is currently in the process of bringing forward a new Local Plan, the Core Strategy and saved UDP policies, together with the NPPF, still guide development proposals in the Borough. As such, there is an identified need for additional housing within Armthorpe which is identified as a Principal Town under the development plan policies. In addition, the Growth and Regeneration Strategy recognises that urban extensions will be required at the Principal Towns to accommodate the growth proposed. Policy CS3, concerned with the Countryside, also recognises this point, albeit in the form of future allocated sites. Furthermore, the phased delivery of this housing under CS10 means that the proposal is in accordance with the timing envisaged.

8.9 As such, there is implicit support for extensions to the settlement, and it is stated such extensions will need to take place in locations even where there are protections in place under other development plan policies, namely ENV4 and CS3. This approach is consistent with the core planning principles set out in the NPPF, which recognise the character and beauty of the countryside, but also seek to proactively drive and support sustainable economic development to deliver, amongst other things, the homes that the country needs.

8.10 Whilst the Sites and Policies DPD has not been brought forward, and the Local Plan is still in the preparation stages, the Armthorpe Neighbourhood Plan does seek to allocate land in and around the settlement. The application site is located within an area proposed to be allocated under Policy ANP11 of the Plan. The policy states that land west of Hatfield Lane and situate to the rear of Fernbank Drive (this application site) is allocated to deliver between 350 and 400 dwellings.

Prematurity and weight to be attached to the emerging Armthorpe Neighbourhood Plan

8.11 The Secretary of State refused a similar application for dwellings on allocated Countryside Policy Area, under application reference 10/01725/OUTM, on land to the east of the application site. The appeal was dismissed on the basis that the housing element of the application was premature to the Sites and Policies DPD. Although the Inspector acknowledged that the DPD was at an early stage such that (in accordance with guidance set out in the document 'The Planning System: General Principles') it would seldom be appropriate to refuse permission on prematurity grounds, he felt that there were particular circumstances in that case to justify a refusal. Firstly, the scale of the housing proposal was such that it would account for a substantial proportion of the housing intended for Armthorpe (54 to 77%). Secondly, the Core Strategy (under policy CS10) did not envisage housing allocations in Armthorpe prior to 2016 and at the time of the planning inquiry, it was anticipated that the DPD would be in place by 2014. The Inspector also attached importance to his findings that there was no pressing need to release housing land at that time given that there was a 5 year supply and this was a further important factor allowing the Inspector to give weight to the prematurity argument. The Inspector did not consider that a prematurity argument carried any weight with respect to the Neighbourhood Plan because it was at such an early stage and there was no indication as to the scope or content of such a plan.

8.12 The issue of prematurity must now be considered against the guidance in the National Planning Policy Guidance (NPPG) rather than that in 'The Planning System: General Principles.' Although there are differences between the guidance in the previous document and that in the NPPG, in common they identify essentially two issues with

respect to prematurity (a) whether the proposal has such a significant impact upon the draft plan as to pre-determine or undermine the plan process, and (b) whether the relevant draft plan has reached a sufficiently advanced stage for it to carry sufficient weight to found a prematurity argument. In effect the first issue has to be present to give rise to any potential prematurity issue, but even if it is present then consideration has to be given to the second issue.

8.13 With respect to the first issue, the Secretary of State concluded that a development of 500 houses in Armthorpe in the context of a potential allocation of 646 to 923 new dwellings would be so substantial as to pre-determine the plan process. The proposals on this site are of a reduced scale (400 houses), but they still remain substantial. This proposal would provide between 43 to 62 per cent of the proposed dwellings in Armthorpe and it remains of such a scale as to satisfy the first issue.

8.14 With respect to the second issue, the Inspector concluded that the application was premature to the Sites and Policies DPD, because it was anticipated that allocations would be in place two years before the intended release of these sites in 2016 and there was no pressing need to release sites in advance of the allocations due to an identified 5 year housing land supply. The prematurity issue is still relevant with this application because the Armthorpe Neighbourhood Development Plan (which allocates this site for development) has not yet been formally adopted. The NPPG makes it clear that an application can be considered premature if the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

8.15 Whilst the Armthorpe Neighbourhood Development Plan has reached an advanced stage such that any decision before its adoption could be considered premature, conversely the plan is now at a stage where significant weight can be attached to it. The site is allocated for development in the Neighbourhood Plan and policy ANP11 states that permission will be given for new housing on this site of between 350 and 400 dwellings. Paragraph 216 of the NPPF offers guidance on the weight that decision-makers can give to relevant policies in emerging plans. The decision-maker must have regard to 3 issues: the stage of preparation of the emerging plan; the extent to which there are unresolved objections to relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the policies in the Framework.

8.16 In terms of the first issue, the Armthorpe Neighbourhood Development Plan is at an advanced stage in that it has been checked by an independent examiner and has now been published. The NPPF makes it clear that the more advanced the preparation of the Neighbourhood Plan then the greater weight that may be given. In terms of the second issue, the objections received against the Neighbourhood Plan have been considered by the examiner and he has found the plan to be sound and so the objections made can be considered to be resolved. The NPPF states that greater weight can be attached to the Neighbourhood Plan where unresolved objections are less significant. In terms of the third issue, the examiner is satisfied that the relevant policies in the Neighbourhood Plan are consistent with the policies in the Framework. The NPPF states that the closer the policies in the emerging plan to the policies in the Framework then the greater the weight that may be given.

8.17 This application site has been consistently allocated for development in the Neighbourhood Plan. Extensive consultation has been carried out with the local community through the preparation of the Neighbourhood Plan. The most recent consultation exercise involved the publication of the second draft of the Neighbourhood Plan. In addition to 10 consultation responses from developers/landowners/agents/statutory consultees, email replies were submitted by 5

local residents and a further 28 written ones (33 in total). The 17 residents who opposed the second draft raised issues such as no need for more houses, impact on traffic, countryside and local services and so on rather than any specific objection to the allocation of the site for development. The 17 residents who supported the Neighbourhood Plan agreed that the sites west and east of Hatfield Lane (this site and its neighbouring site) were the best. Guidance in the NPPG states that 'Whilst a referendum ensures that the community has the final say on whether the neighbourhood plan comes into force, decision makers should respect evidence of local support prior to the referendum when seeking to apply weight to an emerging neighbourhood plan.' There is evidence of support for the Neighbourhood Plan and the allocation of this site for development and there is also no suggestion that the community at large is opposed to this allocation and this adds to the argument that significant weight can now be attached to the Neighbourhood Plan.

Character and Appearance

8.18 The establishment of new residential development in this location would extend the urban form from the existing dwellings on the northern edge of the settlement up to the West Moor Link Road, and so would inevitably result in a loss of openness and change to the existing character of the site. The development would not however be isolated from the existing settlement, and represents a natural extension to the village, with the A630 forming a clear boundary to the northern side of the village, Hatfield Lane to the east, and Mere Lane to the west. The indicative masterplan provided with the application also shows that the strategic Green Wedge, running along the northern part of the site, would not accommodate built development and would retain the gap between Armthorpe and Edenthorpe as identified by Policy CS17 of the Core Strategy,

8.19 It is considered that the proposal as shown on the indicative masterplan represents a logical urban extension to the settlement, whilst maintaining a substantial green and landscaped buffer to the northern frontage with the West Moor Link Road. This proposed Green Wedge is indicatively shown to accommodate formal and informal open space, and potentially playing fields for the proposed primary school, as well as retaining and proposing new landscape features. This landscaped area is substantial in area, amounting to 11.9ha. Play facilities and open green spaces are also indicatively shown within the proposed housing areas.

8.20 The submitted Design and Access Statement says that based upon the development area and number of dwellings, the density of the development will vary between 30 and 40 dwellings per hectare. Key design principles could be incorporated within the proposal;

- More formal and compact development in proximity to the proposed school;
- Adequately define the main primary street and other streets within a well structured street hierarchy;
 - Transition to low / medium density where the development area tapers towards Mere Lane and parkland shown within the Green Wedge;
- Ensure an appropriate relationship in the scale of development with existing residential forms at the southern edge with longer gardens that are capable of incorporating landscaping to provide a soft edge for existing properties.

The development is expected to consist of two and three storey dwellings, however allowing for some flexibility to aid the definition of key locations and legibility.

8.21 Given its location on the edge of the settlement, and the wide mix of form and appearance of dwellings within the settlement, there is no predominant character to replicate or inform the appearance of the dwelling. The detailed appearance of the

development will be established under the reserved matters applications to follow, and there will be an opportunity to provide high quality contemporary homes and broad mix in this location. A condition requiring a design guide to be agreed prior to the submission of the first reserved matters application is proposed, which will provide a design framework and establish principles for the subsequent development of the site.

8.22 The proposed primary school could provide a community focal point, and the applicants have set out how different densities could be utilised around the site to reflect different characters, be it lower densities towards edge of the site, and higher densities close to the centre, near the school, and adjacent to the proposed access from Hatfield Lane, reinforcing the gateway to the development.

8.23 The application therefore accords with the guidance set out in the NPPF, policy CS14 of the Core Strategy, policies ENV17 and ENV53 of the Doncaster UDP and policies ANP2, ANP5, ANP11, ANP32 and ANP36 of the Armthorpe Neighbourhood Development Plan.

Highways and Transportation

8.24 The applicants have provided a Transport Assessment (TA) with the application, to assess the impacts of the proposal on the surrounding road network. The TA is based upon a development quantum of up to 400 dwellings.

8.25 The applicants have agreed with the Local Authority and Highways England the scope and methodology employed to assess the impacts of the proposals, including trip generation forecasts, traffic modelling methodology and results, as well the package of mitigation measures to enhance the highway network whilst mitigating transport impacts.

8.26 The approval of the principle of access from Hatfield Lane is sought as part of this application. The preferred option to deliver this access would be through the delivery of a fourth arm from the roundabout proposed by the applicants of the land to the east of Hatfield Lane development, and dialogue is continuing between all parties including DMBC to secure this option. As a fallback, the applicants have also considered access to be served via a new roundabout on Hatfield Lane that is independent of the proposals for the adjacent site. The submitted Transport Assessment gives consideration to the delivery of this separate roundabout access to be delivered in conjunction with the other, to ensure that there is no uncertainty that access from Hatfield Lane can be achieved. Full details of the proposed access to the site will be pursued at detailed design stage, however the information submitted provides comfort that an adequate access can be accommodated.

8.27 It is envisaged that off-site pedestrian and cycle connections to Armthorpe will be utilised to ensure that pedestrians and cyclists can access the site as easily as possible. Connecting into these routes will ensure that the development can better integrate with the already established surrounding area. In terms of public transport, the 81/82 bus routes that connect Armthorpe to Doncaster Town Centre stop near the site. A safe and lit network of footpaths will connect the site to the bus stops.

8.28 A key component of the transport mitigation measures is the implementation of a Travel Plan for the site. The submitted Travel Plan proposes a target for the site to reduce single occupancy car use by 10%.

8.29 The submitted Transport Assessment outlines the proposed transport strategy for the site, and assesses the suitability of that strategy. Details are also provided of the offsite measures considered to be required to junctions within the local area to mitigate the

cumulative impact of the proposal and that of the adjacent proposed development. The identified offsite works are:

- A630 / Hatfield Lane Roundabout: widening of all approach arms;
- A18/A630 (East) Roundabout): minor widening of east, south and west approach arms;
- A18/A630 (West) Roundabout): minor widening of east and west approach arms;
- Mill St / Nutwell Lane / Church Street Roundabout: minor widening of all approach arms;
- A18 / Armthorpe Road Roundabout: minor widening of north and west approach arms;

8.30 The Council's Transportation team have assessed the submitted information, and have raised no objections to the impact of the scheme upon the local highway network, subject to the proposed mitigation measures being implemented. Following modelling, it is noted that the impact of the proposed development negated and in some cases the operation of the junction has been improved.

8.31 The applicant has also agreed to pay a contribution of £387,855 towards the West Moor Link widening scheme. The West Moor Link widening scheme is a Sheffield City Region Investment Fund (SCRIF) to dual the West Moor Link from the M18 to the Shaw Lane Roundabout. This figure has been arrived at using an agreed formula based upon the trip generation from the development. Should the West Moor Link widening be carried out before the works to the roundabouts are required then the obligation to carry out works to the roundabout will be removed, as these works will form part of the West Moor Link widening scheme.

8.32 No objections have been received in respect of the submitted Travel Plan. A travel bond of £42,020 is required, to be secured through s106 agreement.

8.33 Highways England have been consulted and raise no objections to the scheme in terms of its impact upon the Strategic Road Network. Final comments from the South Yorkshire Passenger Transport Executive have not been received at the time of writing.

8.34 The proposed development mitigation works to the highway network will be subject to Highway Agreements, Road Safety Audits and requisite technical approvals by the Councils' Highways and Street Lighting Design team. The application therefore accords with the guidance set out in the NPPF, policy CS9 of the Core Strategy, policy ENV4 of the Doncaster UDP and policies ANP11, ANP17, ANP19 and ANP32 of the Armthorpe Neighbourhood Development Plan.

Landscape and Ecology

8.35 Policy CS16 of the Core Strategy is concerned with the natural environment, and states that proposals will be supported where they both enhance and protect ecological networks and the borough's landscape and trees. As part of the application, the applicants have provided both ecological and arboricultural assessments.

8.36 As stated previously within the report, the site currently is agricultural in nature, arable and managed. The surveys undertaken reveal that the habitats on site consist of common and widespread species, and are in themselves of no intrinsic ecological value. As such their removal to facilitate development is not significant, and can be mitigated through the proposed landscaping scheme. It is noted that the trees and pond on site are of some interest in the context of the locality, and are recommended to be retained and

where possible incorporated into the redevelopment. Indeed, the proposed indicative masterplan does show the currently isolated woodland / copse and associated pond to be retained within the substantial landscaped green wedge along the northern edge of the site. The two Local Wildlife Sites within 1 km to the NE and SW were assessed as being unaffected by predicted negative impacts and there may be positive impacts upon Shaw Wood (misidentified in the report as 'Hags' Wood actually Hagg Wood which is a western extension of the much larger Shaw Wood) if large areas of semi natural vegetation in the northern half of the site form part of the development.

8.37 The survey work showed no evidence of protected or notable species on the site, and the report recommends that any site clearance works are carried out outside of the nesting season. . The outcome of these surveys identified that bats, great crested newts and reptiles do not pose a constraint to the proposed development though bats are probably using the site for foraging but only to a small extent due to the lack of suitable habitat. It is predicted that the proposed green space areas would have a beneficial impact on bats. Enhancements are recommended to provide bat and bird boxes to provide additional opportunities for habitat, as well as the substantial new planting to be provided within the large green wedge area, which will offer additional foraging and nesting opportunities in the future.

8.38 As such, no objections have been raised by the Council's Ecologist or Natural England. Conditions are recommended to ensure biodiversity enhancement plans and lighting schemes are agreed for each reserved matters application. In terms of its ecological impacts and proposed mitigation, the proposal is considered to be in accordance with Policy CS16 of the Core Strategy.

8.39 The Council's Trees and Hedgerows officer has also been consulted and commented on the proposals. As mentioned earlier in the report, the proposed landscaped Green Wedge element of the site forms a substantial part of the proposals, amounting to an area just under 12ha. As noted within the submitted Design and Access Statement, the proposed landscaping and green infrastructure is key for integrating the development within the existing landscape, and it is noted in the consultation response that are some very positive elements to the indicative scheme.

8.40 These include the strong landscaping buffer along the West Moor Link Road, the retained trees around the pond, strong landscaped entrance features, treed boulevards, trees defining junctions down to fruit tree planting in rear gardens. It is also noted that all existing trees have been surveyed, and as such this survey work will need to inform the detailed design process. No objections are raised, and conditions are recommended to ensure that reserved matters proposals are based upon tree surveys, details of tree protection to be provided, and full details of landscaping to be agreed.

Drainage and Flood Risk

8.41 The applicants have provided a Flood Risk Assessment with the planning application. The application site is shown to be within Flood Zone 1, being an area of low probability of flooding in terms of fluvial and tidal flood risk. The FRA also assesses other potential flood sources, and show the land to have a low to medium probability of flooding from overland flow, ground water and sewer flooding. The assessment shows that the development is suitable in this location, and that any flood risks can be mitigated.

8.42 The assessment proposes management of storm water by way of SuDS, which will ensure that peak water discharge from the development site is not an increase over the

existing baseline rates, whilst also ensuring the quality of the water discharged from the site is maintained.

8.43 In terms of foul water disposal, means to discharge have been established that comply with the current guidance and the requirements of Severn Trent Water. Further modelling is yet to determine the capacity of the sewer network, however Severn Trent have been consulted on the proposals and raise no objections to the scheme, subject to conditions agreeing the final detailed drainage scheme.

8.44 The application therefore accords with the guidance set out in the NPPF, policy CS4 of the Core Strategy and policy ANP34 of the Armthorpe Neighbourhood Development Plan.

Archaeology

8.45 An archaeological assessment has been provided with the application. The assessment has shown that the site does not contain any scheduled or protected heritage assets, nor does the land within the site boundary form part of the setting of any heritage assets. The assessment has established that non designated assets are present within the site, with evidence of prehistoric to Romano - British "brickwork pattern" field system. The field system has been proven through a geophysical survey on the site, which did not identify any significant evidence for extensive settlement activity.

8.46 The potential for significant archaeology from other periods, comprising the Anglo-Saxon, Medieval, post - medieval and modern periods, is considered to be low. It is likely that the site was open ground or waste, becoming enclosed within the post - medieval period and in agricultural use since.

8.47 No objections have been received from the South Yorkshire Archaeology Service, and a planning condition is recommended to ensure that further archaeological evaluation of the site is carried out. The application accords with policy ENV38 of the Doncaster Unitary Development Plan.

Planning Obligations

8.48 Although in outline form with an indicative layout provided, the development would clearly result in more the 15 dwellings, the applicants applying for up to 400 dwellings indicatively. As such, in accordance with Policy CS12 of the Core Strategy and ANP7 and ANP10 of the Armthorpe Neighbourhood Development Plan, the development would be required to provide affordable housing to the level of 26% of units on site. This will be included within the s106 legal agreement.

8.49 There is also to be an education contribution towards the cost of the provision of primary school places in the locality required by the development as per the requirements of policies ANP10 and ANP28 of the Armthorpe Neighbourhood Development Plan. The contribution is to be based on a formula devised by the Education Department. The applicants are proposing to gift land amounting to 2.4Ha for the construction of a primary school and associated open space on the site.). 0.29Ha of this land would be within the Development Area (ie not the landscaped Green Wedge land), and it has been agreed that the value of the developable land is discounted from the financial education contribution, recognising that the provision of land forms part of the overall education contribution. As such the overall contribution is the transfer of up to 2.4ha school site (including up to 0.29ha within the development area) and the financial contribution.

8.50 Also included within the legal agreement are a contribution towards the West Moor Link Widening Scheme of £387,855, offsite highway improvements and a Transport Bond of £42,020 to be used if targets for the number and type of trips to and from the site are not met. Travel Plan measures will include the appointment of a travel co-ordinator, the provision of information about alternative means of transport to the private car and the promotion of car-sharing schemes.

Loss of agricultural land

8.51 Local, regional and national policies seek to protect the best and most versatile agricultural land. Consideration of the soil database for this area does not identify the site as having best and most versatile agricultural land. In addition, Natural England recognises that although a proportion of the agricultural land will be affected by the development, much will remain undeveloped (open space). The application therefore accords with policy CS18 of the Core Strategy.

Other Matters

8.52 Local residents have expressed concern about the effect of the development on facilities and services in Armthorpe. There is an identified shortage of primary school places in Armthorpe and a contribution is to be made towards this. Apart from education, there is no evidence that the development would place undue pressure on local facilities and services.

8.53 Concerns have also been raised about the closeness of new properties to existing dwellings on the northern edge of the settlement. The indicative layout demonstrates that a layout can be achieved that respects accepted separation distances, with landscaping to be provided between. These detailed matters of layout and landscaping will be agreed as part of subsequent reserved matters application, and a design guide will also be agreed to ensure a framework of design principles is in place to inform the future proposals. That being said, it is considered that the proposed development would not lead to issues of overlooking or overshadowing of existing properties.

8.54 Other concerns have been raised over the capacity of the local road network, drainage and ecology, however these issues have been discussed previously in the report.

9.0 Conclusion

9.1 The site is allocated as a Countryside Policy Area in the Doncaster UDP and a Countryside Protection Policy Area in the Doncaster Core Strategy and is not identified as a suitable proposal in policies ENV4 of the UDP and CS3 of the Core Strategy. Policy CS2 of the Core Strategy however identifies the need for between 646 and 923 dwellings in Armthorpe through urban extensions. It is acknowledged by policy CS2 that such urban expansion should take place notwithstanding the protection afforded to the surrounding countryside by policies ENV4 and CS3. Policy CS10 states that these urban extensions can come forward from 2016 onwards.

9.2 Policy CS3 of the Core Strategy allows for the development of urban extensions to Principal Towns through allocations. The proposal would not be inconsistent with the objectives of this policy which seeks to minimise the extent of urban extensions.

9.3 The site is allocated for development in the emerging Armthorpe Neighbourhood Plan and significant weight can be attached to the plan given that it is well advanced, is

consistent with the policies in the Framework and objections (mainly by competing developers) have been resolved by the examiner; there is also evidence of support for the Neighbourhood Plan by the community.

9.4 The issue of prematurity to the Neighbourhood Plan, although still relevant, is less significant now because the Neighbourhood Plan has consistently shown this site for development and we are now at a point beyond 2016 whereby policy CS10 of the Core Strategy allows for the release of land for urban extensions. The adverse impacts of granting planning permission would not outweigh the benefits and therefore the issue of prematurity in itself would not justify a refusal of planning permission.

9.5 The site is sustainable given that it is located on the edge of Armthorpe and within access to a range of facilities for pedestrians, cyclists and public transport users. The proposed development would not have an adverse effect on the character and appearance of the area, nor would it unacceptably reduce highway safety or constrain the free flow of traffic. All other planning matters have been satisfactorily resolved.

9.6 The proposed development will bring about additional housing to which significant weight should be attached. The provision of affordable housing would be a significant benefit.

9.7 In conclusion, the proposed development on an allocated site in an advanced emerging Neighbourhood Plan, and the support for urban extensions from 2016 onwards in countryside locations outweigh any argument that the application is premature to the emerging Neighbourhood Plan.

Recommendation

MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT, SUBJECT TO THE CONDITIONS BELOW AND FOLLOWING THE COMPLETION OF AN AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 IN RELATION TO THE FOLLOWING MATTERS:

- A) 26% affordable housing.**
- B) Education contribution based on a formula and transfer of land for primary school.**
- C) Contribution of £387,855 towards West Moor Link widening scheme.**
- D) Off-site highways improvements.**
- E) Transport Bond of £42,020.**

THE HEAD OF DEVELOPMENT BE AUTHORISED TO ISSUE THE PLANNING PERMISSION UPON COMPLETION OF THE AGREEMENT

01. U55634 The development to which this permission relates must be begun not later than whichever is the later of the following dates:- i) The expiration of five years from the date of this permission or ii) The expiration of two years from the final approval of the reserved matters or in the case of different dates the final approval of the last such matter to be approved.

REASON

Condition required to be imposed by Section 92 (as amended) of the Town and Country Planning Act 1990.

02. STAT3 In the case of the reserved matters, application for approval must be made not later than the expiration of three years beginning with the date of this permission.
REASON
Condition required to be imposed by Section 92(as amended) of the Town and Country Planning Act 1990.
03. STAT4 Approval of the details of the access, layout, scale, appearance and landscaping of the site (hereinafter referred to as reserved matters) shall be obtained from the local planning authority before the commencement of any works.
REASON
To enable the local planning authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.
04. U55635 The first submission of Reserved Matters shall include a Design Guide to be approved by the Local Planning Authority, which shall be applied to all subsequent Reserved Matters submissions. The guide shall follow the principles established in the Design and Access Statement, dated September 2016 and provide more detailed design information. The document to be produced shall refer to and reflect the Local Planning Authority's current design guidance, and cover the following key detailed design matters:
- o Movement hierarchy and street types- the network of streets and car free routes and how these integrate into existing networks, using street sections and plans to illustrate the hierarchy,
 - o Urban design principles- how the development will create a permeable and secure network of blocks and plots with well-defined, active and enclosed streets and spaces,
 - o Legibility strategy- how the scheme will be easy to navigate using gateways, views, nodes and landmarks for orientation,
 - o Residential character areas- the different areas of housing within the site and details of the key characteristics of each zone in terms of layout, scale, siting, appearance, and landscape,
 - o Architectural appearance, building details and materials- informed by a local character appraisal,
 - o Open space character areas- the function, appearance and design principles for each key areas of open space,
 - o Vehicle and cycle parking- including details of allocated and visitor parking strategies in line with the Council's parking standards,
 - o Hard and soft landscape- including street surfacing, junction treatments, street furniture, management and maintenance,
 - o Boundary treatments- details of front, side, rear and plot division boundaries for each street type / character area.
 - o Building for Life (BFL) Statement- how BFL principles are to be met by the development (applicable to residential areas).

REASON:

To ensure a consistent and co-ordinated design approach, in the interests of the satisfactory function and appearance of the development.

05. U55636 Prior to the commencement of the development hereby granted a scheme for the protection of all retained trees that complies with clause 6.2 of British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction - Recommendations shall be submitted to and approved in writing by the Local Planning Authority. Tree protection shall be implemented on site in accordance with the approved details and should be substantially in accordance with the findings of the Arboricultural Baseline EDP2573_02b dated August 2016 hereby approved. The local planning authority should be notified of the implementation of the tree protection scheme before any equipment, machinery or materials have been brought on to site for the purposes of the development.
- Thereafter, all tree protection shall be maintained in full accordance with the approved details until all equipment, machinery and surplus materials have been removed from the site, unless the local planning authority gives its written approval to any variation. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.
- REASON:
To ensure that all trees are protected from damage during construction in accordance with core strategy policy CS16: Valuing our natural environment
06. U55638 Prior to the commencement of the development hereby approved full details of the scheme of landscaping to include the green wedge, formal open space and children's play areas, and details of the future maintenance of these spaces, shall be submitted to the Local Planning Authority for approval. The development shall be carried out in accordance with the approved details.
- REASON:
These details have not been provided and are required prior to commencement of development to ensure that a landscape scheme is implemented in the interests of environmental quality and compliance with Core Strategy policy CS16.
07. U55640 The landscape scheme required by condition 6 shall include a plan indicating the planting location of all trees and shrubs; a schedule including the nursery stock specification for all shrubs and trees in compliance with British Standard 3936: Part 1: 1992 Specification for Trees and Shrubs and planting density/numbers; a detailed specification for tree pit construction that utilises a professionally recognised method of construction to provide the minimum rooting volume set out in the Council's Development Guidance and Requirements supplementary planning document and a load-bearing capacity equivalent to BS EN 124 Class C250 for any paved surface above; a specification for planting including details of tree support, tree pit surfacing, aeration and irrigation; a maintenance specification and a timescale of implementation, which shall be within 3 months of completion of the development or within the first planting season thereafter. Thereafter, the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning

Authority notified prior to the backfilling of any engineered tree pits to inspect and confirm compliance and within seven days of the completion of landscape works to inspect and approve practical completion in writing. Any tree or shrub planted as part of the scheme that is removed or is found to be dying, diseased or seriously damaged within five years of practical completion of the planting works shall be replaced during the next available planting season in full accordance with the approved scheme, unless the local planning authority gives its written approval to any variation.

REASON:

In order that the Council may be satisfied as to the details of the proposal and to ensure the maintenance of a healthy planting scheme in the interests of amenity.

08. U55641

For each Reserved Matters Application, a Biodiversity Enhancement Master Plan shall be submitted and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Master Plan shall be implemented in accordance with approved details.

The content of the Plan shall be informed by updated ecological surveys as required and will include;

- o A strategic approach to the provision and management of greenspace to identify the connectivity to other accessible green space and how through habitat enhancements these will function as ecological links.

- o Baseline specifications for biodiversity creation and enhancement works and other ecological features specific to mitigation proposals for habitats, faunal groups and species. These to be based on site survey data and Local Biodiversity Action plan priorities.

- o Identification of persons responsible for implementing biodiversity mitigation and compensation on site and overseeing sensitive elements of the development.

- o Provision of bat roosting and bird nesting opportunities in woodland and new dwellings

REASON:

To ensure the ecological interests of the site are maintained in accordance with Core Strategy Policy 16

09. U55642

For each Reserved Matters Application, a lighting design strategy specifically responding to light sensitive biodiversity shall be submitted for approval in writing by the Local Planning Authority and implemented in accordance with approved details. Such schemes shall include:

- o likely presence and location of light sensitive ecological receptors based on survey baseline data in relation to the proposed developments within each zone.

- o Mitigation measures along with technical specifications to reduce /eliminate the impacts of lighting spill on ecological receptors unless otherwise agreed.

REASON:

To ensure the ecological interests of the site are maintained in accordance with Core Strategy Policy 16

10. U55643 No development shall commence within a reserved matters area until a Construction Environmental Management Plan (CEMP) for that phase of development is submitted to and subsequently approved in writing by the Local Planning Authority. The development will be implemented in accordance with the approved details throughout the construction phase. The CEMP shall include:
- o Volumes and types of construction vehicles
 - o Identification of delivery routes; Identification of agreed access point(s); Contractors method for controlling construction traffic and adherence to routes;
 - o Size, route and numbers of abnormal loads;
 - o Swept path analysis (as required);
 - o Construction Period;
 - o Details of Temporary signage;
 - o Measures to control mud and dust being transferred to the public highway; and
 - o Timing of deliveries.
- REASON:
To safeguard the living conditions of neighbouring residents and in the interests of highway safety.
11. U55644 Before each reserved matters area of the development is brought into use, that part of the site to be used by vehicles shall be surfaced, drained and where necessary marked out in a manner to be approved in writing by the local planning authority.
- REASON:
To ensure adequate provision for the disposal of surface water and ensure that the use of the land will not give rise to mud hazards at entrance/exit points in the interests of public safety.
12. U55645 Before each reserved matters area of the development hereby permitted is brought into use, the parking as shown on the approved plans shall be provided. The parking area shall be retained for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved.
- REASON:
To ensure that adequate parking provision is retained on site.
13. U55646 Details of wheel washing facilities for construction traffic connected with the development hereby permitted shall be submitted to and approved in writing by the local planning authority and shall be installed before the development hereby approved is commenced and once installed shall be used for the purpose of limiting mud and other debris being deposited on the highway during the construction of the development.
- REASON:
In the interests of road safety.
14. ARCH4 Prior to the submission of any reserved matters application, an archaeological evaluation of the application area will be undertaken in accordance with a written scheme of investigation that has been submitted to and approved in writing by the local planning authority. Drawing upon the results of this field evaluation stage, a mitigation strategy for any further archaeological works and/or preservation in

situ will be approved in writing with the local planning authority and then implemented.

REASON

To ensure that the site is archaeologically evaluated in accordance with an approved scheme and that sufficient information on any archaeological remains exists to help determine any reserved matters and to comply with policy ENV38 of the Doncaster Unitary Development Plan.

15. U55647

The development hereby granted shall not be begun until details of the foul, surface water and land drainage systems and all related works necessary to drain the site have been submitted to and approved by the Local Planning Authority. These works shall be implemented in accordance with the approved details concurrently with the development and the drainage system shall be operating to the satisfaction of the Local Planning Authority prior to the occupation of the development.

The approved sustainable drainage shall be designed, managed and maintained in accordance with the Non-statutory technical standards and local standards.

REASON:

To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin.

16. U55709

Development shall not begin until a scheme for protecting residents in the proposed dwellings from noise from road traffic has been submitted to and approved in writing by the local planning authority. All works which form part of the approved scheme shall be completed before occupation of the permitted dwellings unless otherwise agreed in writing by the Local Planning Authority. The protection measures in the agreed scheme shall be maintained throughout the life of the development

REASON:

In order to safeguard the amenities of the occupiers of the proposed dwellings

17. CON1

No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being accepted and approved by the Local Planning Authority (LPA), unless otherwise approved in writing with the LPA.

a) The Phase I desktop study, site walkover and initial assessment must be submitted to the LPA for approval. Potential risks to human health, property (existing or proposed) including buildings, livestock, pets, crops, woodland, service lines and pipes, adjoining ground, groundwater, surface water, ecological systems, archaeological sites and ancient monuments must be considered. The Phase 1 shall include a full site history, details of a site walkover and initial risk assessment. The Phase 1 shall propose further Phase 2 site investigation and risk assessment works, if appropriate, based on the relevant information discovered during the initial Phase 1 assessment.

b) The Phase 2 site investigation and risk assessment, if appropriate, must be approved by the LPA prior to investigations commencing on site. The Phase 2 investigation shall include relevant soil, soil gas, surface and groundwater sampling and shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology and current best practice. All the investigative works and sampling on site, together with the results of analysis, and risk assessment to any receptors shall be submitted to the LPA for approval.

c) If as a consequence of the Phase 2 Site investigation a Phase 3 remediation report is required, then this shall be approved by the LPA prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters, the site must not qualify as contaminated land under Part 2A of the Environment Protection Act 1990 in relation to the intended use of the land after remediation.

d) The approved Phase 3 remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. The LPA must be given two weeks written notification of commencement of the remediation scheme works. If during the works, contamination is encountered which has not previously been identified, then all associated works shall cease until the additional contamination is fully assessed and an appropriate remediation scheme approved by the LPA.

e) Upon completion of the Phase 3 works, a Phase 4 verification report shall be submitted to and approved by the LPA. The verification report shall include details of the remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste materials have been removed from the site. The site shall not be brought into use until such time as all verification data has been approved by the LPA.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework. This is required prior to commencement to ensure that the necessary mitigation measures can be put in place should any contamination be found.

18. CON2

Should any unexpected significant contamination be encountered during development, all associated works shall cease and the Local Planning Authority (LPA) be notified in writing immediately. A Phase 3 remediation and Phase 4 verification report shall be submitted to the LPA for approval. The associated works shall not re-commence until the reports have been approved by the LPA.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.

19. CON3

Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and be approved in writing by the LPA prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.

01. U11727

INFORMATIVES

Highways

Detailed engineering drawings for the proposed access arrangements, carriageway re-alignment and proposed roundabout on Hatfield Lane shall be submitted for inspection and approval by the Local Highway Authority before works commence on site. The construction of the roundabout and access road shall thereafter be carried out in accordance with the approved details.

The detailed access arrangement shall be subject to Road Safety Audits in accordance with DMRB Volume 5 Section 2 Part 2 (HD 19/15).

Any highways structures (as defined within South Yorkshire Residential Design Guide 4D1.1) will require technical approval in accordance with the approval procedure based on DMRB BD2/05. The developer will be responsible for preparing and submitting the AIP, with the technical approving body being the Highway Authority. The approval procedure is to be followed for the construction or alteration of any highway structure whether to be adopted or not.

Design Guide

It is recommended for further detailed advice, applicants speak to the Local Planning Authority prior to developing the design guide.

Ground Water Source Protection Zone

Where the development lies within SPZ 1 or 2, the applicant is advised to consult with the Environment Agency to ensure that pollution risk to aquifers is minimised.

All necessary precautions should be taken to avoid any contamination of the ground and thus groundwater. Guiding principles on the protection of groundwater are set out in Environment Agency document GP3.

Surface Water Discharge From Brownfield Site

There should be no increase in surface water discharge from the site to existing sewers / watercourses. On site surface water attenuation will therefore be required if drained areas to existing sewers / watercourses are to be increased. A 30% net reduction to existing peak discharge (up to a 1/100 yr storm + 30% CC) will be required if the site is being redeveloped.

Allowances for climate change can be found in National Planning Policy Framework Technical Guidance Document Table 5.

Surface Water Discharge From Greenfield Site

The total surface water discharge from greenfield sites should be limited to green field run-off rates - up to 1 in 100 years storm + climate change. On site surface water attenuation will be required. Note -5l/s/ha can be used for all storms up to 1/100 years + 30% CC. however if the site is a known site that is subject to flooding this rate may be decreased. Further advice to the developer will be given. Allowances for climate change can be found in National Planning Policy Framework Technical Guidance Document Table 5.

On Site Surface Water Management

The site is required to accommodate rainfall volumes up to 1 in 100 year return period (plus 30% for climate change) whilst ensuring no flooding to buildings or adjacent land. This can be achieved by providing additional space for water below or above ground. The applicant will need to provide details and calculations including any below ground storage, overflow paths (flood routes), surface detention and infiltration areas etc to demonstrate how the 100 year + 30% CC rainfall volumes will be controlled and accommodated.

Where cellular storage is proposed and is within areas where it may be susceptible to damage by excavation by other utility contractors, warning signage should be provided to inform of its presence. Cellular storage and infiltration systems should not be positioned within highway

Allowances for climate change can be found in National Planning Policy Framework Technical Guidance Document Table 5.

If attenuation is to be put forward for adoption by the Sewerage Undertaker, it should be noted that they may only accept volumes up to a 1 in 30 year event by means of oversized pipes or underground tanks. Additional volumes up to 1 in 100 year + 30% CC may therefore have to be provided elsewhere. The applicant should make early consultation with the sewerage undertaker where this applies.

Soakaways

If soakaways are to be used, volume design calculations should be undertaken to 1 in 30 year rainfall + 30% climate change standard. Ground percolation test results should be undertaken to ensure viability / correct sizing. Existing ground water levels should be noted.

Where possible, soakaways should be positioned where accessible in soft landscaping and clear of paved areas because of the risk of ground settlement. Soakaways should not be used within 5m of buildings or within highway. Soakaways should not be used where the water table is in close proximity to the soakaway base at any time of the year (1m min clearance from water table recommended).

Soakaway detailed design guidance is given in CIRIA Report 156 and BRE Digest 365. inspection points should be included, to allow visibility of the base and incoming pipes and for de-silting. To prevent siltation, a sedimentation chamber (silt trap) upstream of the inlet should be included. Where possible these points should be within accessible distance (max 15m) to a jetvac tanker parked on hard standing

Bird Nesting

No potential bird nesting habitat should be removed from the site between the 1st March and 31st July inclusive in any year unless a check survey confirms that no nesting birds are present within that habitat

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

APPENDICES



Aerial Photo of site



Indicative Layout