

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE - 29th May 2018

Application **06**

Application Number:	15/00878/FULM	Application Expiry Date:	16th July 2015
----------------------------	---------------	---------------------------------	----------------

Application Type:	Planning FULL Major
--------------------------	---------------------

Proposal Description:	Erection of 23 dwellings on approx 0.53ha of land with associated garages and car parking
------------------------------	---

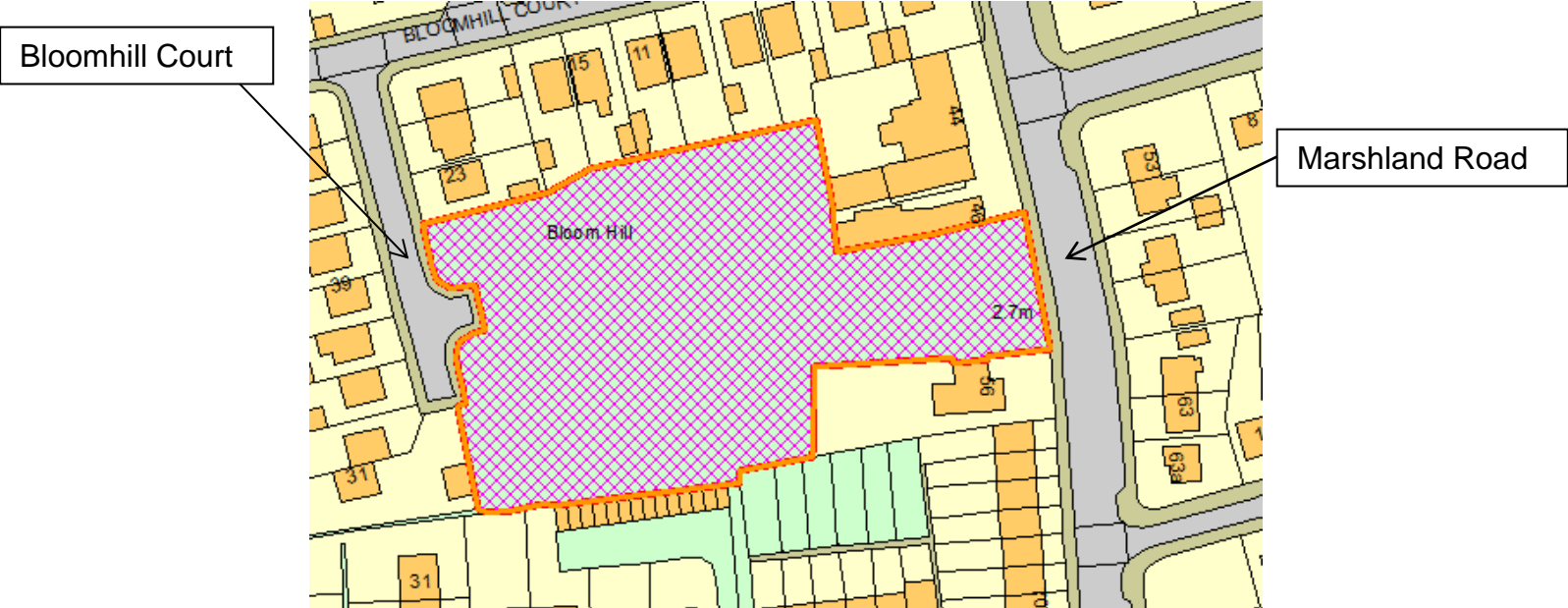
At:	Land Off Marshland Road Moorends Doncaster DN8 4TP
------------	--

For:	D Noble Limited
-------------	-----------------

Third Party Reps:	31 objections overall, 1 representation and 4 support. 2 petitions in opposition.	Parish:	Thorne Town Council
		Ward:	(Historic) Stainforth And Moorends

Author of Report	Nicola Elliott
-------------------------	----------------

MAIN RECOMMENDATION:	Grant
-----------------------------	-------



1.0 Reason for Report

This application is being presented to Committee due to the level of public interest.

2.0 Proposal and Background

2.1 Planning permission is sought for the erection of 23 dwellings, with associated garages and car parking. The dwellings are mainly 2 storeys in height, five of the properties are two and a half storeys, two of the dwellings are flats above garages (plots 15 and 19), and two of the dwellings are dormer bungalows (plots 9 and 10). There is a mixture of detached, semi-detached and terraced properties.

2.2 Three properties are proposed to front Marshland Road, and vehicular access for these properties will be served from Marshland Road. The main access for the development is from the rear at Bloomhill Court. Plots 1 and 2 have vehicular access from direct from Bloomhill Court, and the remaining properties will all have access onto the new estate road.

2.3 With the exception of the dormer bungalows which have hipped roofs, all other properties have a pitched roof form. Proposed construction materials include facing brick work with contrasting brick string course, cills, heads and quoin details and concrete interlocking roof tiles. Windows are to be white uPVC.

2.4 The site is located within the town of Moorends, it is approximately 13 miles North East of Doncaster and 1.6 miles North of Thorne. The site itself is located between Marshland Road and Bloomhill Court. Although there is a convenience store to the front of the site, the surrounding area is predominantly residential.

2.5 The site is currently open land with trees and vegetation. To the north and west is Bloomhill Court, to the east is Marshland Road, to the south is Darlington Grove.

2.6 The houses on Bloomhill Court are a mix of bungalows and two-storey dwellings of buff and red brick with pitched, tiled roofs. The houses on Marshland Road are predominantly two storey dwellings of brick with pitched roofs. The properties on Darlington Grove are predominantly semi detached bungalows with pebble dashed walls and grey tiled roofs, there are also some two storey terraced properties which are a mixture of red brick and render.

2.4 The application site is located within Flood Risk Zone 3 (high level of flood risk) and has been subject to lengthy negotiation with the Environment Agency in relation to proposed finished floor levels. As a result of the raised floor level, many of the properties have a stepped access to doors.

2.5 The site forms part of a UDP housing allocation and therefore the proposed development is acceptable in principle, subject to other policy requirements and material planning considerations.

3.0 Relevant Planning History

04/7942/P

Decision: Refused

Date Issued: 20th January 2005

Erection of 2 dwellings on approx 0.09Ha of land

Reason for Refusal;

1. The application site is Greenfield and its release for housing at this time would be contrary to the Council's Greenfield Housing Moratorium that was adopted September 2002 in response to national and regional planning guidance and the residential land availability situation in Doncaster.

Planning Policy Guidance Note 3 (Housing) introduced a Plan, Monitor and Manage approach to the release of land for housing and advises that priority should be given to re-using previously developed (Brownfield) sites in preference to Greenfield sites.

The Moratorium is a temporary policy the need for which will be superseded by the Local Development Framework (LDF). Release of Greenfield sites now would undermine the Greenfield Moratorium, the plan, monitor and manage approach to housing delivery and the options for consideration through the LDF and would undermine the achievement of Brownfield targets.

03/6038/P

Decision: Refused

Date Issued: 8th December 2003

Erection of 2 dwellings and construction of access road on approx 0.09Ha of land

Reasons for Refusal;

1. The application is contrary to the advice set out in PPG3 (Housing) as the site is Greenfield. The Council has adopted a Greenfield Moratorium, which presumes against the granting of planning permission for housing development on Greenfield sites. The Moratorium has been adopted in the context of national and regional planning guidance and the current supply of housing land in Doncaster. Planning Policy Guidance Note 3 (Housing) introduced a Plan, Monitor and Manage approach to the release of land for housing and advises that priority should be given to re-using previously developed (or brownfield) sites in preference to Greenfield sites. A national target of 60% of all units has been set for brownfield housing development. Regional Planning Guidance (RPG) has set a provisional brownfield target of 70% for Doncaster for the period up to 2016. Brownfield completions in Doncaster over the last 5 years have averaged 44%. The overall availability of brownfield land in the Borough will be established by the Urban Potential Study, which is currently being carried out. The Study will establish the extent to which the 70% brownfield target is achievable through the development plan review and thereby provide the basis for new brownfield allocations and the possible de-allocation of greenfield sites. The Greenfield Moratorium will be reviewed following completion of the Urban Potential Study. At the current time however there is an adequate supply of housing land still available on sites with planning permission (including substantial brownfield windfall sites) and brownfield allocations to meet the RPG requirement of 735 dwellings per annum.

To release greenfield sites (including the application site) at this time would conflict with Plan, Monitor and Manage and brownfield/Greenfield objectives and would undermine the achievement of the 70% brownfield target.

2. The application is contrary to the advice set out in PPG1 (General Policy and Principles) as no supporting statement setting out the design principles has been submitted. The proposal is piecemeal and could prejudice the comprehensive development of this site contrary to good design and sustainability principles.

3. The proposal is contrary to the advice set out in Planning Policy Guidance Note 25 (Development and Flood Risk). The site is within an indicative flood risk area and no technical information or flood risk assessment has been provided with the application. As submitted, the proposed development may increase the flood risk to people and property on the site.

93/1025/P

Decision: Granted

Date Issued: 24.05.1993

Erection of 28 dwellings on approx 0.57 ha of land (as per amended plans dated 10/05/93)

89/2846/P - Erection of 40 bedroom residential/nursing home for the elderly on approx 0.53 ha of land - Granted 16.02.1990

86/0523/P - Erection of detached house on approx. 0.06 ha of land - Granted 08.08.1986

79/2393/P - Outline application for residential development on approx. 9.46 acres of land - Granted 11.07.1980

4.0 Representations

The application is a major development and has been advertised by means of neighbour notification, press advertisement and site notice. This is in accordance with Article 15 of the DMPO.

The application has been subject to re-advertisement as a result of the amendments made to the application since its original submission in 2015.

Initially 11 objections and a petition of 65 signatures in opposition were received. Comments include;

- * significant increase in traffic problems
- * invasion of privacy
- * overlooking of bungalows
- * traffic congestion on Bloomhill Court
- * access for emergency vehicles already restricted due to parked cars
- * danger to children playing on the street
- * congestion due to construction traffic
- * increased surface water flooding
- * access should be from Marshland Road
- * no reasons given as to why site can not be accessed from Marshland Road
- * residents of Bloomhill Court need to use the turning head which is the point access

- * reduction of quality of life
- * Increase flood risk to neighbouring properties
- * Increase in noise
- * Pollution
- * Dust and debris from construction
- * Site is greenfield land
- * Concerns that the houses will all be for rent

Amended plans were re-advertised in November 2017, 14 objections were then received, 4 letters of support and a petition of 33 signatures in opposition. The amendments were to the site boundary, visitor parking and road layout, ridge and eaves height added to the site plan, provision of street scene elevations and an amended Sequential Test and Exceptions Test in respect of flooding was also received.

The following comments were received;

- * seeking assurance that previous comments would be taken into account, as amendment to not address main concerns
- * routing of traffic
- * removal of turning point
- * impact on school places and play facilities
- * Dangerous to have driveways onto Marshland Road
- * Concerns that bats may be present
- * flooding
- * safety of existing residents
- * presence of existing underground infrastructure
- * too high density
- * overlooking
- * impact on nearby nature reserve
- * restricts neighbours from building
- * site and surrounding land already floods
- * loss of light
- * gardens too small
- * anti-social behaviour
- * not enough housing for the elderly, bungalows should be provided
- * very little anti-social behaviour currently on the site so should not be seen as a reason to approve housing
- * amendments do not address previous objections
- * good opportunity for first time buyers
- * new housing will create extra security for the site
- * good asset to the street and will make it safer as will be lighter

Following an increase to the proposed finished floor level, and resultant increase to overall height of dwellings, the application was re-advertised a final time in March 2018. 6 further objections and 1 representation was received, comments as follows;

- * ground is made of clay, hence flooding issues
- * there is no anti-social behaviour
- * will create a rat-run
- * developer ignores residents requests to access from Marshland Road

- * developer already using the cul de sac to provide access for construction vehicles
- * previous comments still relevant and have not been addressed
- * increased raised land will only increase the flood risk to existing properties
- * restrictions should be imposed on construction vehicles in relation to times of entry

5.0 Parish Council

No comments received.

6.0 Relevant Consultations

South Yorkshire Police Architectural Liaison Officer - No objections raised, incorporating a mix of dwellings enables greater potential for homes to be occupied throughout the day. This gives greater opportunity for natural surveillance and community interaction. Specific design guidance in respect of boundary treatment, lighting, doors provided.

South Yorkshire Archaeology Service - No comments received.

Black Drain Drainage Board - No objections subject to informatives.

National Grid - No comments received.

Doncaster East Drainage Board - No comments received.

Environment Agency - Remove outstanding objection subject to conditions.

South Yorkshire Fire and Rescue Service - Access is to conform to Approved Document B Volume 1 Part B5 Sect. 11.2-11.5 inclusive. South Yorkshire Fire and Rescue is keen to promote the benefits of sprinkler systems to protect lives, property and the environment. As such it is recommended that this is allowed for when determining the water supply requirements for the site.

Natural England - No objection.

South Yorkshire Passenger Transport Executive - No comments received.

Northern Powergrid - No comments received.

Yorkshire Water - No objections raised.

DMBC Affordable Housing - This development of new homes in Moorends is to be welcomed and will provide much needed new homes which meet the needs of those struggling to buy or rent a decent affordable home. The area has significant demand for affordable homes and should the homes be sold to the Housing Association the scheme will be supported with grant funding from Homes England

Pollution Control (Air Quality) - No comments received.

Pollution Control (Contaminated Land) - No objections subject to conditions.

Ecology -No objections, subject to condition. Would like to see landscaping scheme which uses native species to compensate for loss of tree, shrub and grassland.

Trees and Hedgerows Officer - No objection subject to landscaping scheme by condition.

Internal Drainage - No objections, subject to condition.

Education - Commuted sum of £54,891 to provide 3 secondary school places.

Environmental Health - Recommends conditions to protect residential amenity.

Footpaths - No recorded public rights of way affected by the proposed development.

Local Plans Team (Open Space) - Given accessibility issues and a variety of open spaces deficiencies, 15% commuted sum (in line with policy RL4) would be required for this development proposal.

Design - No objections although raises concern with regard to the proximity of plot 9 to existing property on Marshland Road.

Local Plans Team (Flooding) - Proposal passes Sequential Test

Transportation - The size of the development does not require any further assessment, no objections from a Transportation perspective.

Highways Development Control – No objections following receipt of amended plans.

Local Plans Team (Housing) - The site forms part of a UDP Housing Allocation and therefore the proposed development is acceptable in principle in terms of development plan policy provided the proposal can pass a flood sequential test

Ward Members - Cllr Blackham is in support of the application. Cllr Durant requested that the application be brought to Planning Committee, although no material planning reason was provided.

7.0 Relevant Policy and Strategic Context

Doncaster Unitary Development Plan;
PH 1 9/22 - Housing Site (Adj 46 Marshlands Road, Moorends)
RL 4 – Local Public Open Space Provision

Doncaster Council Core Strategy;
CS 1 - Quality of Life
CS 4 - Flooding and Drainage
CS 12 - Housing Mix and Affordable Housing
CS 14 - Design and Sustainable Construction
CS 16 - Valuing our Natural Environment
CS 17 – Providing Green Infrastructure

National Planning Policy Framework;
Chapter 6 - Delivering a wide choice of high quality homes
Chapter 7 - Requiring good design
Chapter 10 - Meeting the challenge of climate change, flooding and coastal change

Supplementary Planning Documents;
Development Guidance and Requirements
Development and Flood Risk
South Yorkshire Residential Design Guide

8.0 Planning Issues and Discussion

8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In the case of this application, the Development Plan consists of the Doncaster Core Strategy and the saved policies of the Unitary Development Plan 1998.

8.2 The main issues for consideration are the principle of the development proposed, flood risk, impact on residential amenity, appearance of the development and the character of the surrounding area, and highways and traffic generation.

Principle of Development

8.3 The application site forms part of a housing allocation in the Unitary Development Plan, and therefore residential development is acceptable in principle. Policy PH 1 of the UDP sets out the sites in the Borough which have been identified as being capable of accommodating 10 dwellings and over, and which are identified on the Proposals Map will be developed for housing purposes. With regard to this particular site, it is stated in the UDP that it is capable of accommodating approximately 28 dwellings.

8.4 Applications for residential development on this site have been made previously, as per the planning history set out above, however at the time of the consideration of those proposals the Council had adopted a Greenfield Moratorium, which presumed against the granting of planning permission for housing development on Greenfield sites. The Moratorium was adopted in the context of national and regional planning guidance and the supply of housing land in Doncaster at that time. This ensured that development was steered towards brownfield sites. The Moratorium was removed in February 2008. Therefore, residential development is acceptable in principle, subject to other constraints.

8.5 The Doncaster Council Core Strategy sets out the Borough Strategy, and in doing so summarises what the borough wide vision means for each area. Paragraph 2.19 of the Core Strategy states that in Moorends, regeneration will have involved creating sustainable communities with priority given to housing renewal and associated urban remodelling, redevelopment of cleared sites and an improved district centre. The quality of Moorends' housing, environment and local amenities will have been improved. The development of the site for housing is considered to accord with this vision.

Housing Mix

8.6 Policy CS 12 of the Doncaster Council states that new housing developments will be required to include a mix of house size, type, price and tenure to address identified housing needs and market demand and to support mixed communities, based on a number of principles. Part A states that affordable housing will be delivered through a number of measures, including housing 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.

8.7 Whilst the proposal originally sought to provide 23 properties which would be sold on the open market, during the course of the application process, the developer has stated that they are committed to enter into a contract with 'Together Housing' which is a Registered Provider and all units are likely to be affordable and would be part funded by Homes England. Whilst this is the intention of the applicant, there can be no assurances at this stage due to third party involvement (i.e. the Registered Provider and Homes England), therefore whilst it would be beneficial to have a Section 106 Agreement to secure this, there may be a possibility that the site is sold on the open market as private housing. It should be noted that the possibility of the scheme being for an affordable housing was not a request from the local planning authority, but an offer from the developer.

8.8 Viability Appraisals have been submitted for both a wholly affordable housing scheme and an open market housing (OMH) scheme with both being shown that to deliver any of the normal S106 asks such as education contributions and affordable housing (for the OMH scheme) would render the development unviable. The layout provides for no onsite public open space. This has been verified by an independent consultant (the 2018 update on the private market scheme was assessed by our Strategic Housing team to ensure that the figures remained the same as the initial viability appraisal was submitted in 2016). However, both policy CS 12 and the NPPF state that this is subject to viability.

8.8 The development would see a mix of housing across the site including one bedroom dormer bungalows, two bedroom flats and three and four bedroom properties. As such, there is a range of accommodation across the site that would be support a mixed community. The Council's Strategic Housing team have been consulted on the proposal and welcomed it. The area has significant demand for affordable homes and should the homes be sold to the Housing Association the scheme will be supported with grant funding from Homes England

Flooding and Drainage

8.9 The application site lies within flood zone 3a defined by Table 1 of the National Planning Practice Guidance as having a high probability of flooding and shown on the Environment Agency's flood map and in Doncaster's Strategic Flood Risk Assessment. Policy CS 4 sets out the Council's policy in relation to flood risk. It states that large areas of Doncaster are at risk from flooding, however many of these areas already benefit from defences and are otherwise sustainable locations for growth. Part A of policy CS 4 states that development will be directed to areas of lowest flood risk (from all sources) within the overall framework of the Growth and Regeneration Strategy and its emphasis on deliverable urban brownfield sites.

Where this results in development within flood zones 2 and 3, priority will be given to sites which: (i) already benefit from an acceptable standard and condition of defences; or (ii) have existing defences which will be improved as a result of the proposal to an acceptable standard and condition or (iii) do not have existing defences, if it can be shown that there are no appropriate sites already benefitting from defences, and the development can be made safe through the creation of new defences which would also benefit existing communities.

8.10 The site is located within an area protected by flood defences from the Rivers Trent and Don. As stated by the Environment Agency, 'the low lying land in this area is also locally managed by Doncaster East Internal Drainage Board. If either the flood defences and/or the pumps which drain the low lying land were to fail or were no longer sufficiently maintained, then this area would be at risk of experiencing significant depths of flooding (>1m deep). The proposed development will therefore be highly reliant upon future maintenance of flood defences and pumps and is thus at a high risk of flooding.'

8.11 The low lying nature of the land in question means flood waters are likely to preferentially gather in this area compared to adjacent higher land. It also means that in the event of significant flooding, flood waters are likely to persist for a prolonged period, given they will be largely unable to gravitate away and instead rely almost wholly on being pumped away.

8.12 The original proposal proposed floor levels of 2.82mAOD. This was not acceptable to the Environment Agency who objected to this floor level stating that they would accept 3.5mAOD with 600m flood resilience for a development of this scale. The topic of floor levels has been debated at length with the Environment Agency and the applicant. The applicant did not wish to raise floor levels from 2.82mAOD. It was considered by the Council that raising floor levels by this amount would have a detrimental impact on the character of the surrounding area, as the application site is surrounded on all four sides by existing housing, all of which at a lower floor level than required by the Environment Agency. This would have resulted in ridge heights of dwellings being approximately 1.5m - 2m higher in some places than adjacent properties given the low scale of No 56 Marshland Road and No 23 Bloomhill Court. No 46 Marshland Road is a higher property, although has constraints in that main habitable room windows to flats are located in the side elevation facing the site. The existing properties to the north on Bloomhill Court are bungalows, therefore raising floor levels a further 700mm would have design implications, and potentially overlooking issues.

8.13 As stated above, and as can be seen from the site's application history, the application site has been an allocated site since 1998 and has not been developed due to the fact that the Greenfield Moratorium had been put in the place. During this time, the flooding policy and flood zones had changed, therefore restricting development once again on this allocated site, which is surrounded by housing development.

8.13 Given the fact that the EA maintained their objection to the proposal with floor levels set at 2.82mAOD, and given that they are a statutory consultee, the local planning authority were minded to recommend refusal of the application on flood risk grounds. However, noting the local planning authority's design concerns, the EA stated that they may consider lower floor levels if the applicant considered the topography of the site and raised levels above 2.82m wherever possible, and ground floor sleeping accommodation was removed on the dormer bungalows.

8.14 The applicant has been able to raise all but three of the properties to 3.0 and 3.1mAOD, proposing resilience to 3.5m AOD.

8.15 In commenting on the amended plans the Environment Agency has stated that 'the DMBC SFRA acknowledges that this site falls within the boundary of the wider Isle of Axholme area and as such has a critical flood level (CFL) of 4.1mAOD. This critical flood level is based upon the loss of the pumped regime in conjunction with an extreme flood event. While the risk is residual in nature, it none the less remains a risk, and both the LPA and the developer should be aware of and accept the risk that flooding to these depths, is still possible on this site.'

8.16 In discussing the original requirement for floor levels to be at 3.5mAOD with resilience to 4.1m AOD, they stated that whilst they would ultimately like to see these FFLs achieved, they do recognise that the topography of the site, coupled with other planning constraints, has made this unachievable.

8.17 The EA comment that the developer has made significant changes to the development to raise FFL, however plots 15, 19 and 23 remain at 2.82mAOD. In relation to plot 23, whilst this is not an ideal situation, they do understand that this is due to planning constraints with regard to overlooking issues on neighbouring properties and therefore the floor level cannot be raised any higher. With regards to plots 15 and 19, it is noted that these are apartments located above garages and that there are no habitable rooms located on the ground floor, therefore all living and sleeping accommodation is located above the CFL, and is therefore not considered to be as significant an issue. Considering the significant betterment achieved across the wider of this allocated site, the EA do not wish to pursue any further objection to the development on the basis of these three properties, as they are aware that the developer's intention was to raise the FFL if possible. With this in mind they request a number of conditions be included on the decision notice if planning permission is granted. Without these conditions to address the flood risk issues on site, their objection would have to remain.

Sequential and Exceptions Tests

8.18 Policy CS 4 part (B) goes on to state that developments within flood risk areas will be supported where they pass the Sequential Test and/or Exceptions Test. Paragraph 101 of the NPPF states that 'the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding.

8.19 With regard to the Sequential Test, the Council's Development & Flood Risk SPD (October 2010) sets out how the sequential test should be applied in Doncaster to reflect our relatively unique flood risk constraints.

8.20 The SPD pre-dates the adoption of the LDF Core Strategy and states that the area of search would normally be the whole borough. The adopted Core Strategy has since identified Moorends as one of 4 Renewal Towns which have been identified as suitable for providing up to 9% of the housing growth for the plan period.

It does not prescribe how this requirement should be distributed between the 4 Towns, and the Sites & Policies DPD which would have identified the exact sites to deliver this growth was withdrawn following Examination in summer 2014. As all of the settlement of Moorends is in a high flood risk (FRZ2/3) area it is not possible to provide any housing in this settlement without using sites constrained by flood risk and no up-to-date development allocations have been made.

8.21 The applicant's sequential test sets out all of this in comprehensive detail and has justified why therefore the adopted SPD constrains the delivery of the Core Strategy's housing requirement if it is to be followed to the letter. Instead a pragmatic approach has been applied which identifies all potential sites (based on number of sources e.g. SHLAA/Withdrawn S&P DPD Allocations) across the 4 Renewal Towns and has discounted them as either not being sequentially preferable, or not reasonably available etc. Accordingly, the Ipa considers the ST to be passed. As residential is classed as 'more vulnerable' development in FRZ3, then the requirements of the Exceptions Test must also be met and a separate statement, coupled with a site specific FRA, has been provided.

8.22 As the Sequential Test is passed, it is necessary to apply the flood risk Exception Test. Paragraph 102 of the National Planning Policy Framework (NPPF) makes clear that both elements of the Test must be passed for development to be permitted. Part 1 of the Exceptions Test requires that it be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared. Part 2 of the Test requires the applicant to demonstrate in a site specific flood risk assessment that the development will be safe, without increasing flood risk elsewhere, and, where possible will reduce flood risk elsewhere.

8.23 With regard to part 1, in order to demonstrate that the development provides wider sustainability benefits to the community that outweigh flood risk, the applicant has carried out an assessment of the sustainability benefits of the proposed development, this has been made against the relevant criteria contained within the Council's Local Plan Sustainability Appraisal document in order to demonstrate how the development contributes to the sustainability objectives of the Local Plan. The proposal would see the development of a vacant site, allocated for housing development which is within the settlement limits and will be an efficient use of land. The range of house types will improve the housing mix in the area and if the site does become 100% affordable housing then this will provide greater benefit to the wider community in terms of housing choice. However, the development will not provide the requested education contribution or onsite public open space or a commuted sum in lieu of it.

8.24 The site is sustainably located with close access (100m) to bus stops providing a service approximately every 20mins during the day to Thorne and Doncaster. There are also cycle opportunities. The site is also within an acceptable walking distance to primary schools, GP surgery, shops and open spaces.

8.25 With regard to part 2, a SFRA has been provided and following amendments to the proposed finished floor levels, the Environment Agency has removed its objection subject to the development maintaining those levels.

The applicant's revised FRA concludes that the proposed development will be safe, by virtue of the proposed floor levels and design. Furthermore attenuation SuDs will be introduced to the site to reduce surface water run-off to prevent an increase of the risk of flooding elsewhere. Resilient design provisions will be made to the design flood level with additional freeboard allowance. The hazard of floodwater to residents to be mitigated by an advanced warning evacuation plan, however there is refuge at first floor level on all properties.

8.26 The features of flood resilient design include first floor refuge, suspended slab or block and beam concrete floor in conjunction with a Damp Proof Membrane to minimise the passage of water through the ground floor, high quality durable floor finishes, clear cavity wall design, electrical sockets installed at the highest achievable level, sealed PVC external framed doors and windows should also be used.

8.27 A flood evacuation plan is requested by condition which will be assessed by the Council's Drainage team.

Design and Appearance

8.28 Policy CS 14 of the Doncaster Council Core Strategy sets out the Council's policy on design and sustainable construction. It states that all proposals in Doncaster must be of a high quality design that contributes to local distinctiveness, reinforces the character of local landscapes and buildings traditions, responds positively to existing site features and integrates well with its immediate and surrounding local area. New development should also have no unacceptable negative effects upon the amenity of neighbouring land uses or the environment. This will be achieved through a set of design principles and quality standards. The Council's SPD Development Guidance and Requirements and the South Yorkshire Residential Design Guide are also used to inform developments.

8.29 The Council's Design Officer has been consulted throughout the application and raises no objection to the development, taking account of increased floor levels to address the concerns of the Environment Agency, the character of the surrounding area and the proximity of existing residential properties. The fundamental concern of the raising of levels to accord to the Environment Agency's original stance was that the resultant ridge heights would be out of character with surrounding development, as stated in the above section of the this report.

8.30 The existing housing along Bloomhill Court is predominantly red brick with pitched tiled roofs, this is similar to the properties along Marshland Road which are older. As such, the applicant has sought to follow this character through the design of the house types with facing brickwork with contrasting band course, quoin headers and cill details. As such, the proposal is considered to meet with policy CS 14 in that the development reinforces the character of the local landscape and building traditions, responds positively to existing site features and integrates well with its immediate and surrounding area.

Residential Amenity

8.31 Policy CS 14 states that new development should have no unacceptable negative effects the upon the amenity of neighbouring land uses or the environment. Neighbouring residents have raised concerns regarding overlooking, overshadowing and noise and disturbance, all of which are material planning considerations.

8.32 Due to existing constraints with regard to the proximity of the side elevation of No 46 Marshland Road which contains main habitable room windows to flats, and the rear elevation of No 44 Marshland Road which contains main habitable room windows, plots 9 and 10 have been designed as dormer bungalows. This is to prevent significant over shadowing and to retain some outlook for these properties. No objections have been received from these properties. The applicant provided a letter from the owner of No 44 stating no objections, and no separate letter was received following the publicity carried out for the planning application. There are no windows at ground floor to No 46, and whilst there is a window at ground floor in the rear of no 44, a 2m high wall could be built along the boundary without planning permission.

8.33 There is approximately between 23 and 24m separation distance from plots 3 - 9 from rear elevations of the bungalows on Bloomhill Court. There is less to the rear extension of No 15 which has approximately 20m of separation. Whilst it is appreciated that there is little overlooking currently to these properties as the land is vacant, this level of separation is considered acceptable. The Council's SPD recommends a minimum of 21m between rear elevations of two storey properties. As such, given the positioning of the proposed boundary fence, it is not considered that there will be an unacceptable level of overlooking into the bungalows. The rear gardens of the proposed dwellings for plots 3 - 9 achieve the 10m distance to the rear garden boundary as set out in the SPD in the interests of protecting amenity.

8.34 There is approximately 20m separation distance to No 56 Marshland Road, a two storey property set back from the road, however this is also at a slight angle and as such will not directly overlook the property or garden. Plot 15 may overlook the rear of the long gardens to the terraced properties to Darlington Grove, however these gardens are separated from the remaining amenity space directly serving the rears of these properties by an access. Plot 15 is also a flat above a row of garages and the rear windows at first floor will serve a bathroom, landing and dining room, the main aspect is from the front. Therefore it is not considered that this will result in a significant degree of overlooking. Plot 19 is also a flat above garage of the same design, although this backs onto a row of garages.

8.35 Plot 20 has a rear elevation facing the front of No 31 Bloomhill Court at a distance of 24.3m, as such, this meets recommended separation distance guidelines and is not considered to be harmful to the amenities of occupiers of this property. No 31 Darlington Grove is a bungalow and is 18m away from the corner of the proposed plot 20, this is at an oblique angle and is not considered to directly overlook this property.

8.36 The increased floor levels, which do not exceed 300mm higher than the originally proposed level in the worst case, are not considered to contribute to an unacceptable level of overshadowing or loss of light given the separation distances between the proposed development and existing properties.

8.37 Given that the site is surrounded by residential properties, it is considered appropriate to impose a condition requiring the provision of a Construction Method Statement providing details relating to hours of construction, measures to control noise, dirt and dust and operative parking.

Highways and Parking

8.38 In relation to highway design and layout policy CS 14 requires developments to achieve the following qualities of a successful place; quality, stability, safety and security of private property, public areas and the highway and permeability (ease of pedestrian movement with good access to local facilities and public transport services).

8.39 The majority of objections raised comment on the increased traffic congestion as a result of this development. However, a development of this scale (below 50 dwellings) does not require any further traffic or transport assessment, and the Transportation team have confirmed that there are no objections from a transportation team who take into consideration the impact of the development on the existing network. It is not considered that a further 23 dwellings in a residential area would significantly increase the level of traffic generated to this site.

8.40 It is noted that residents do not consider the access from Bloomhill Court to be appropriate and that access would be better served from Marshland Road. Whilst this has been discussed with Highways Development Control, they have no objections to the access from Bloomhill Court, therefore there is no highways reason to insist that the developer takes access from Marshland Road. Residents concerns regarding parking of existing vehicles on Bloomhill Court is noted and restricted access, however this local planning authority can not control or restrict how and where existing residents park their cars.

8.41 A series of amendments have been made to the layout to address the concerns raised by the Highways Officer in relation to the internal road layout and parking arrangements over the course of the application. Whilst the final layout is not entirely to the highways officer's satisfaction in that the development provides one less parking space than the minimum requirements set out in Doncaster's' parking standards, the longitudinal space to the front of plot 18 is a metre shorter than the length dimension defined within the technical requirements section of the South Yorkshire Residential Design Guide, and the existing boundary treatment between 23 Bloomhill Court, and plot 1 means that the 2m x 2m visibility splay to the back of footway has not been provided (although a 1m metre splay from plot 1 has). It is not considered that these matters combined would lead to a severe impact on highway safety. Paragraph 32 of the NPPF sets out that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. As such, the layout is on balance, considered to be acceptable.

8.42 Policy CS 9 relates to the provision of travel choice. Whilst this is a more strategic policy, part G 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. The need for a transport assessment/travel plans has already been discussed, however whilst not part of the proposal, there is travel choice available within Moorends. The site is within close proximity to public transport with regular services to Doncaster and Thorne. The combined settlement of Thorne and Moorends scores 10 out of 12 in the Settlement Hierarchy in terms of its provision of key services.

Trees and Landscaping

8.43 Policy CS 16 of the Doncaster Council Core Strategy states that Doncaster's natural environment will be protected and enhanced in accordance with a number of principles. Part D states that proposals will be supported which enhance the borough's landscape and trees by ensuring designs are of high quality, include appropriate hard and soft landscaping, a long term maintenance plan and enhance landscape character while protecting its local distinctiveness, and retaining and protecting trees and hedgerows, and incorporating new tree, woodland and hedgerow planting.

8.44 A Tree Survey was submitted with the application and the Trees and Hedgerows Officer has been consulted over the course of the application process and raises no objection to the proposal, subject to a landscaping condition.

Ecology and Wildlife

8.45 A Phase 1 Habitat Survey was submitted with the application and the Council's Ecologist raised no objections commenting that while there are no high value habitats on this site, it's development will have a significant impact on the local wildlife due to the loss of trees, scrub and grassland. As such a landscaping scheme that uses native species to try and compensate for some of these losses should be subject to condition, alongside a condition for bird nesting boxes and bat boxes or bricks. Natural England raise no objections.

Planning Obligations

8.46 Paragraph 203 of the NPPF states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

8.47 In paragraph 204 it is stated that planning obligations should only be sought where they meet all of the following tests;

- 1.necessary to make the development acceptable in planning terms
- 2.directly related to the development; and
- 3.fairly and reasonably related in scale and kind to the development.

These are the statutory tests as set out in the Community Infrastructure Levy Regulations 2010.

Affordable Housing

8.48 To accord with policy CS 12 of the Core Strategy, the scheme should provide 26% on site affordable housing, as more than 15 dwellings are proposed.

Public Open Space

8.49 Core Strategy Policy CS 17 states that proposals will be supported which have regard to local standards and opportunities, and help to address deficiencies, by making an appropriate contribution to sport, recreation and related community uses by providing suitable and appropriate, on-site (or an equivalent contribution towards off-site contribution).

Policy RL 4 states that the Borough Council will seek to remedy local public open space deficiencies within existing residential areas and will require the provision of local public open space, principally of benefit to the development itself, however part (c) states that where the size of the development is such that 10-15% of the site area would result in an area of local public open space of less than 0.4ha the Borough Council may require the applicant to provide a commuted sum in lieu an area of open space to be used for the creation of a suitable area of open space elsewhere or for the enhancement of an area of existing public open space in the vicinity of the development site.

8.50 The 2013 Green Space Audit shows the Moorends community profile area is deficient in informal open space and public parks. As the Green Space Audit shows both accessibility issues and a variety of open spaces deficiencies, 15% commuted sum (in line with policy RL4) would be required for this development proposal. The external viability consultant considers a fair and reasonable land value to be £145,000. Therefore 15% of this would be £21,750.

Education

8.51 Policy CS 1 (A) of the Core Strategy states that as a means to securing and improving economic prosperity, enhancing the quality of place, and the quality of life in Doncaster, proposals will be supported which contribute to the Core Strategy objectives and in particular provide opportunity for people to get jobs, learn new skills, and have access to good quality housing, local services, sport, leisure, religious and cultural facilities. As such, the Education team have been consulted and have stated that 3 secondary school places would be required to accommodate the development, as such based on £18,297 per place, a commuted sum of £54,891 would be required in lieu of the provision of school places.

Viability

8.52 Viability Appraisals have been submitted for both a wholly affordable housing scheme and an open market housing (OMH) scheme with both being shown that to deliver any of the normal S106 asks such as education contributions, a commuted sum in lieu of on-site public open space and (for the OMH scheme) affordable housing would render the developments unviable.

8.53 The NPPF, paragraph 205 states that where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled. As such it is considered that the viability appraisal should be accepted.

8.54 The applicant has confirmed that a wholly 100% affordable scheme would be more viable than an open market scheme. This is because many risk and costs associated with an open market scheme will be avoided, such as sales costs, extended preliminaries, borrowing costs, marketing costs. With a 100% affordable scheme built for a known Housing Association (HA) there would be some payments from the HA up front, a simple build contract with a confirmed end buyer, no sales costs, minimal preliminaries and nil or very low borrowing requirements and costs. There would also be no need for marketing.

8.55 With regard to the policy required affordable housing (usually 26%), units are sold at a discount to OMV and effectively cross subsidised by the open market units when and after the usual developer risk margins are applied. This explains why a 100% affordable housing development would be viable for the developer (although not generating enough profit for other s106 requirements) and is achievable whereas the policy required 26% is not. As both schemes show the development is unable to provide the s106 requirements and remain viable, it is not considered that a Section 106 Agreement can be imposed in these circumstances.

Summary and Conclusion

9.1 In summary, the proposed development will ensure the efficient use of an allocated site within a sustainable location, without significantly compromising the amenities of occupiers of neighbouring properties. Whilst the site is within Flood Risk Zone 3, it is considered that matters of flood risk have been fully considered with the removal of the Environment Agency's objection based on the fact that higher floor levels cannot be achieved on the site on design grounds. Whilst it is noted that additional traffic will be generated on Bloomhill Court, this is not to the detriment of road safety.

9.2 A viability appraisal has shown that the site is unable to provide the policy requirements in terms of affordable housing, public open space and education. However, there is a strong possibility that the development may be sold to an affordable housing provider, although the developer cannot commit at this point. As such, it is recommended that planning permission be granted on the basis of an open market development, as the viability assessments have shown that Section 106 requirements cannot be met on either scheme and planning policy does not require 100% affordable housing, this is an offer of the developer.

RECOMMENDATION

Subject to the following conditions.

01. STAT1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
REASON
Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.

02. U61354 The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows;
Site Location Plan Drawing No. 3996-00 Rev B - Dated March 15
Site Layout Plan Drawing No. 3996-01 Rev N - Amended 02.05.2018
Plots 1 and 2 - Wetherby Housetype Plans and Elevations Drawing No. 3996-12 Rev B - Amended 14.03.2018
Plots 3-5 Block Plans and Elevations Drawing No. 3996-16 Rev D - Amended 14.03.2018

Plots 6-9 Block Plans and Sections Drawing No. 3996-13 Rev E - Amended 12.04.2018

Plots 6-9 Block Elevations Drawing No 3996-14 Rev C - Amended 14.03.2018

Plots 10-12 Block Plans and Elevations Drawing No. 3996-15 Rev E - Amended 11.04.2018

Plots 13, 14 and 23 - Earl Housetype Plans and Elevations Drawing No 3996-09 Rev A - Amended 14.03.2018

Plots 15 and 19 - Housetype B Plans and Elevations Drawing 3996-17 Rev B - Amended 30.10.2017

Plot 16 - Skipton Housetype Plans and Elevations Drawing 3996-07 Rev B - Amended 14.03.2018

Plots 17 and 18 - Lincoln and Wetherby Housetype Plans and Elevations Drawing No 3996-03 Rev B - Amended 14.03.2018

Plot 20 - Wetherby Housetype Plans and Elevations Drawing No 3996-05 Rev B - 14.03.2018

Plots 21 and 22 - Skipton Housetype Plans and Elevations Drawing No 3996-06 Rev C - Amended 13.03.2018

Detached Single Garage Plans and Elevations Drawing 3996-18 Rev A - Amended 30.10.2017

Detached Double Garage Plans and Elevations Drawing 3996-10 Rev C - Amended 30.10.2017

REASON

To ensure that the development is carried out in accordance with the application as approved.

03. U61366

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) compiled by AAH Planning Consultants (Ref: AAH/0805/14FRA) dated February 2015 (amended March 2018), to be read in conjunction with updated site layout plan (Drawing number 3996-01 Rev N) and amended elevation drawings (Refs: 3996-03, 3996-05, 3996-06C, 3996-07, 3996-09, 3996-12, 2996-13E, 3996-14, 3996-15E and 3996-16D), and the following mitigation measures detailed within the FRA, amended site layout plan and amended elevation drawings:

* Finished floor levels (FFL) for plots 1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 14, 16, 17, 18, 20, 21 and 22 to be set no lower than 3mAOD, as indicated on site layout plan 3996-01 Rev N and section 7.3 of the FRA.

* FFL for plots 15,19 and 23 to be set no lower than 2.82mAOD as indicated on site layout plan 3996-01 Rev N and section 7.3 of the FRA.

* FFL for plots 10,11,and 12 to be set no lower than 3.1mAOD as indicated on site layout plan 3996-01 Rev N and section 7.3 of the FRA.

* Ground floor for plots 15 & 19 to incorporate garages/undercroft parking with all habitable living accommodation to be set on the first floor.

* All sleeping accommodation will be provided at first floor level or within dormer roof space as stipulated within section 7.4 of the FRA.

* Flood resilient design measures to be incorporated into the final development as stipulated within sections 7.6, 7.7, 7.8, 7.9, 7.10 and 7.11 of the FRA.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON

To reduce the risk of flooding to the proposed development and future occupants.

04. U61367

Prior to the occupation of the development hereby approved, a Flood Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority. The Flood Evacuation Plan shall include the following information;

- * the flood warning procedure
- * a safe point of extraction
- * how users can safely evacuate the site upon receipt of a flood warning
- * the areas of responsibility for those participating in the plan
- * the procedures for implementing the Plan
- * how users will be made aware of the flood risk
- * how users will be made aware of flood resilience
- * who will update the flood evacuation plan

The Flood Evacuation Plan shall be adhered to thereafter.

REASON

To ensure the safety of residents in times of flood.

05. DA01

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 carried out 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.

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.

06. MAT1A Prior to the commencement of the relevant works, details of the proposed external materials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved materials.
REASON
To ensure that the materials are appropriate to the area in accordance with policy CS14 of the Doncaster Core Strategy.
07. HIGH1 Before 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.
08. U61368 No development shall take place, including any works of demolition, until a Construction Method Statement and scheme of mitigation measures has been submitted to and approved in writing by the local planning authority. The approved statement and measures shall be adhered to throughout the construction period. The statement shall provide for:
- i) - the parking of vehicles of site operatives and visitors
 - ii) - loading and unloading of plant and materials
 - iii) - storage of plant and materials used in constructing the development
 - iv) - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - v) - wheel washing facilities
 - vi) - measures to control noise and the emission of dust and dirt during construction
 - vii) - a scheme for recycling/disposing of waste resulting from demolition and construction works
 - viii) - the hours of construction/site works, including loading and unloading and deliveries
 - ix) - details of any proposed external security lighting installation
 - x) - the routing of contractors vehicles
- REASON
To safeguard the living conditions of neighbouring residents and in the interests of highway safety.
09. U61369 No development shall take place on the site until a detailed landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a soft landscape plan; a schedule providing details of the species, nursery stock specification in accordance with British Standard 3936: 1992 Nursery Stock Part One and planting distances of trees and shrubs; a specification of planting and staking/guying; a timescale of implementation; and details of aftercare for a minimum of 5 years following practical completion of the landscape works.

Thereafter the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified in writing within 7 working days to approve practical completion. Any part of the scheme which fails to achieve independence in the landscape or is damaged or removed within five years of planting 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 the interests of environmental quality and core strategy policy CS16: Valuing our natural environment

10. U61370 Prior to the first occupation of the site, plans detailing the following measures will be submitted to the local planning authority for approval in writing.

- 5 bird nesting boxes
- 3 bat boxes or bat bricks

Once agreed these features will be installed as described in the submitted plans prior to the first occupation of the site.

REASON

In line with Core Strategy Policy 16 to ensure the ongoing ecological interests of the site.

11. 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.

12. 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.

13. 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. INF1B INFORMATIVE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

This Standing Advice is valid from 1st January 2017 until 31st December 2018

02. IFWI INFORMATIVE

At the time of this decision, the site has been identified as being within an area of medium or high flood risk, based on the Environment Agency's flood maps. Therefore, the applicant/occupants should consider registering for the Environment Agency's Floodline Warning Direct, by phoning Floodline on 0345 988 1188 . This is a free service that provides flood warnings direct by telephone, mobile, fax or paper. It also gives practical advice on preparing for a flood, and what to do if one happens. By getting an advanced warning it will allow protection measures to be implemented such as moving high value goods to an elevated level as well as evacuating people off site.

03. U12497 INFORMATIVE

1. Surface water drainage plans should include the following:

- * Rainwater pipes, gullies and drainage channels including cover levels.
- * Inspection chambers, manholes and silt traps including cover and invert levels.
- * Pipe sizes, pipe materials, gradients and flow directions.
- * Soakaways, including size and material.

* Typical inspection chamber / soakaway / silt trap and SW attenuation details.

* Site ground levels and finished floor levels.

2. 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.

If the greenfield run-off for a site is calculated at less than 2 l/s then a minimum of 2 l/s can be used (subject to approval from the LPA)

3. On Site Surface Water Management

The site is required to accommodate rainfall volumes up to 1 in 100 year return period (plus climate change) whilst ensuring no flooding to buildings or adjacent land.

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.

Guidance on flood pathways can be found in BS EN 752.

4. Written evidence is required from the sewerage undertaker / Internal Drainage Board / Environment Agency to confirm any adoption agreements and discharge rates.

5. All Micro Drainage calculations and results must be submitted in .MDX format, to the LPA. (Other methods of drainage calculations are acceptable)

6. The design of flow control devices should, wherever practicable, include the following features:

a) Flow controls may be static (such as vortex flow controls or fixed orifice plates) or variable (such as pistons or slide valves);

b) Controls should have a minimum opening size of 100 mm chamber, or equivalent;

c) A bypass should be included with a surface operated penstock or valve; and

d) Access should be provided to the upstream and downstream sections of a flow control device to allow maintenance.

04. U12498

INFORMATIVE

If the surface water were to be disposed of via a soakaway system, the Interl Drainage Board (IDB) would have no objection in principle but would advise that the ground conditions in this area may not be suitable for soakaway drainage. It is therefore essential that percolation tests are undertaken to establish if the ground conditions are suitable for soakaway drainage throughout the year.

If surface water is to be directed to a mains sewer system the IDB would again have no objection in principle, providing that the Water Authority are satisfied that the existing system will accept this additional flow.

If the surface water is to be discharged to any watercourse within the Drainage District, Consent from the IDB would be required in addition to Planning Permission, and would be restricted to 1.4 litres per second per hectare or greenfield runoff.

No obstructions within 9 metres of the edge of a watercourse are permitted without Consent from the IDB.

05. U12499

INFORMATIVE

Works tying into or carried out on the public highway by a developer or anyone else other than the Highway Authority shall be under the provisions of Section 278 of the Highways Act 1980. The agreement must be in place before any works are commenced. There is a fee involved for the preparation of the agreement and for on-site inspection. The applicant should make contact with Malc Lucas - Tel 01302 735110 as soon as possible to arrange the setting up of the agreement.

Doncaster Borough Council Permit Scheme (12th June 2012) - (Under section 34(2) of the Traffic Management Act 2004, the Secretary of State has approved the creation of the Doncaster Borough Council Permit Scheme for all works that take place or impact on streets specified as Traffic Sensitive or have a reinstatement category of 0, 1 or 2. Agreement under the Doncaster Borough Council Permit Scheme's provisions must be granted before works can take place. There is a fee involved for the coordination, noticing and agreement of the works. The applicant should make contact with Paul Evans - Email: p.evans@doncaster.gov.uk or Tel 01302 735162 as soon as possible to arrange the setting up of the permit agreement.

Any alteration to the existing street lighting as a result of the new access arrangements will be subject to a costs which are to be borne by the applicant. Street lighting design and installation is generally undertaken by the Local Highway Authority. There is a fee payable for this service and the applicant should make contact with Malc Lucas - Tel 01302 735110 regarding this as soon as possible. Further information on the selected DNO / IDNO together with the energy supplier will also be required as soon as possible as they directly affect the adoption process for the street lighting assets.

The developer shall ensure that no vehicle leaving the development hereby permitted enter the public highway unless its wheels and chassis are clean. It should be noted that to deposit mud and debris on the highway is an offence under provisions of The Highways Act 1980.

06. U12500

INFORMATIVE

The development would benefit from being constructed to Secure by Design. The development will have to comply with Approved Document Q and the easiest way for any development to comply with this is to achieve Secure by Design. Which will lead to the creation of a safer and more enduring community in line with the NPPF.

* Front and back entrances should be well lit, with each being fitted with a bulk head type light above the door. These should be situated sufficiently high as to prevent tampering, and working on a dusk to dawn sensor and fitted with an LED bulb or similar

* All doors and windows should be to PAS 24:2016 the required standards for Secured by Design and Approved Document Q

* All ground floor and vulnerable glazing must be laminated.

* Any Garage Doors should be to Loss Prevention Standards 1175 SR 1.

07. U12501

INFORMATIVE

Access for Appliances - Residential Dwellings

Access is to conform to Approved Document B Volume 1 Part B5 Sect. 11.2-11.5 inclusive.

South Yorkshire Fire and Rescue is keen to promote the benefits of sprinkler systems to protect lives, property and the environment. As such it is recommended that this is allowed for when determining the water supply requirements for the site.

08. ICON1

INFORMATIVE

Prior to preparing any reports in support of conditions relating to land contamination, the applicant is strongly advised to refer to the document entitled Development on land affected by contamination. Technical Guidance for Developers, Landowners and Consultants. Yorkshire and Humberside Pollution Advisory Council.

The document can be found at the following web address:

<http://www.doncaster.gov.uk/services/environmental/developing-on-contaminated-land>

Or alternatively you can request a paper copy from the LPA.

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.

Appendix 1 – Site Location Plan



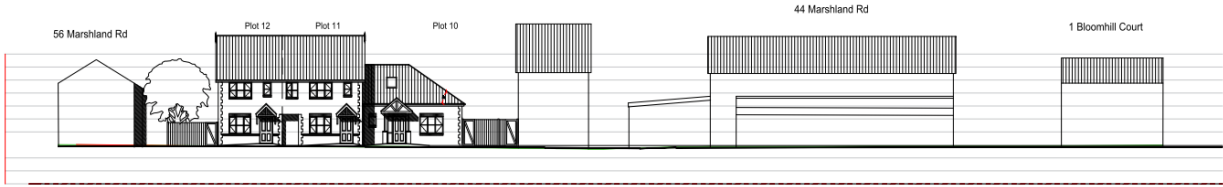
Appendix 2 – Proposed Site Layout



Appendix 3 – Streetscene Elevations



Line B - Elevation from BloomHill Court



Line C - Elevation from Marshland Road



Site Section DD
Residential Development at Marshlands Road, Moorends Doncaster



Section A-A