



City of Doncaster Council

Agenda

To all Members of the

PLANNING COMMITTEE

Notice is given that a Meeting of the above Committee is to be held as follows:

Venue: Council Chamber, Civic Office, Waterdale, Doncaster DN1 3BU

Date: Tuesday, 7th March, 2023

Time: 2.00 pm

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Damian Allen
Chief Executive

Issued on: Monday, 27 February 2023

Governance Services Officer for this meeting

Amber Torrington
Tel: 01302 737462

City of Doncaster Council
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1. Apologies for Absence
 2. To consider the extent, if any, to which the public and press are to be excluded from the meeting.
 3. Declarations of Interest, if any.
 4. Minutes of the Planning Committee Meeting held on 7th February, 2023. 1 - 8
- A. Reports where the Public and Press may not be excluded.**
- For Decision**
5. Schedule of Applications 9 - 212
- For Information**
6. Appeal Decisions 213 - 232

Members of the Planning Committee

Chair – Councillor Susan Durant

Vice-Chair – Councillor Duncan Anderson

Councillors Bob Anderson, Iris Beech, Steve Cox, Aimee Dickson, Sue Farmer, Charlie Hogarth, Sophie Liu, Andy Pickering and Gary Stapleton

Agenda Item 4.

CITY OF DONCASTER COUNCIL

PLANNING COMMITTEE

TUESDAY, 7TH FEBRUARY, 2023

A MEETING of the PLANNING COMMITTEE was held in the COUNCIL CHAMBER, CIVIC OFFICE, WATERDALE, DONCASTER DN1 3BU on TUESDAY, 7TH FEBRUARY, 2023, at 2.00 pm.

PRESENT:

Chair - Councillor Susan Durant
Vice-Chair - Councillor Duncan Anderson

Councillors Bob Anderson, Iris Beech, Steve Cox, Sue Farmer, Charlie Hogarth, Sophie Liu, Andy Pickering and Gary Stapleton.

APOLOGIES:

An apology for absence was received from Councillor Aimee Dickson.

53 Declarations of Interest, if any

There were no declarations of interest made at the meeting.

54 Minutes of the Planning Committee Meeting held on 10th January, 2023

RESOLVED that the minutes of the meeting held on 10th January, 2023 be approved as a correct record and signed by the Chair.

55 Schedule of Applications

RESOLVED that upon consideration of a Schedule of Planning and Other Applications received, together with the recommendations in respect thereof, the recommendations be approved in accordance with Schedule and marked Appendix 'A'.

56 Town And Country Planning Act 1990, Section 106 Agreements

RESOLVED that prior to the issue of planning permission in respect of the following planning application, which is included in the Schedule of Planning and Other Applications marked Appendix 'A' and attached hereto, the applicant be required to enter into an Agreement under Section 106 of the Town and Country Planning Act 1990, regulating the development:-

Application No.	Description and Location
19/02977/FULM	Erection of residential development (Use Class C3), internal access roads, car parking, open space and associated works on land off Watch House Lane, Bentley.

57 To provide authority for the Recommendation & Reason(s) for Refusal associated with Non-Determination Appeal - 22/00040/NONDET & 22/00250/OUTM - Land at former Blaxton Quarry, Mosham Road, Auckley, Doncaster

The Committee considered a report which sought the endorsement of the recommendation and reason for refusal associated with a live appeal against non-determination with regard to an Outline Planning Permission (including means of access only) for B2, B8 and Class E:(g) - Employment uses of 31,846 square metres for up to 52 units and parking on land at former Blaxton Quarry, Mosham Road, Auckley, Doncaster.

It was reported that the determination date of the application was 25th May, 2022 but the Council was unable to support the application at the time of determination due to an issue of conflict in relation to the ecological impact of the development weighed against the Local Plan policy allocation, job creation and fall-back position associated with the historic use of the site.

The application was still under consideration when an appeal against non-determination was submitted by the applicant. The proposal sought outline planning permission with access for determination. The determining issue raised was the impact of the development on the biodiversity of the site.

Members were informed that it was considered that whilst the proposal accorded with the development plan allocation for employment use, it sought to develop a greater area of the site than the supply envisaged as being delivered from this allocation for the purposes of employment land supply. The applicant/appellant had failed to address the requirements of Policy 30 of the adopted Local Plan pertaining to Biodiversity Net Gain. As a consequence, the proposal did not accord with the development plan when considered as a whole. Whilst the planning history of the site was an important material consideration, the other benefits of granting permission were not sufficient, on balance, to justify a decision not in accordance with the development plan.

Subsequently, on the 16th November, 2022 a valid appeal against non-determination was received by the Council. The appeal had been scheduled as a Public Inquiry which was to take place between the 14th to 17th February, 2023 and therefore, the report sought support for the recommendation and the reason(s) for refusal which would be presented at the Inquiry.

RESOLVED that for the reasons outlined within the report, the Appeal be refused by the Secretary of State, subject to the following reason and the Council's position be endorsed in respect of the upcoming Public Inquiry:-

01. The proposal does not deliver a net gain in biodiversity and has failed to satisfactorily compensate for the harm generated from the loss of biodiversity that would occur as a result of the development. This includes the loss of a Priority Habitat, Open Mosaic Habitat (OMH). The proposal is therefore contrary to Doncaster Local Plan Policy 30 (Parts A & B), The Council's Supplementary Planning Document

(SPD) Biodiversity Net Gain, and paragraphs 174 and 180 of the National Planning Policy Framework (2021).

58 Briefing Paper on the Doncaster Local Heritage List

The Committee considered a Briefing Paper on the Doncaster Local Heritage List.

It was reported that in 2020, the Department of Levelling Up, Housing & Communities, supported by Historic England, started a campaign to encourage Local Heritage Listing by providing funding to 22 areas to develop new lists or to update existing lists. Given the policy commitment in the Local Plan, Doncaster Council agreed to sign up to a joint South Yorkshire bid alongside Barnsley, Rotherham and Sheffield with the South Yorkshire Archaeology Service, as a joint service, leading on the project. South Yorkshire was one of the areas selected and was awarded a grant to deliver a 12-month project working with community partners and Local Authorities across South Yorkshire, to deliver a local heritage list supported by a full-time project officer for 12 months.

Members were informed that members of the public in each Local Authority area were requested to nominate heritage assets, which could be buildings, structures, parks and gardens, historic areas or areas with archaeological interest, to be added to a local heritage list. The nominated candidates were then assessed by a panel with heritage expertise and if they met the set of common criteria, as detailed within Appendix 1 of the report, were recommended to be added to the relevant Local Authority list.

Subsequently, as a result of the work to date, a total of 31 heritage assets within Doncaster, had been deemed to meet the selection criteria so worthy of inclusion on a Doncaster Local Heritage List which were listed in Appendix 2 of the report. These were now subject to a 6 week consultation period and once adopted, their heritage significance would become a material consideration in planning decisions.

Members noted that as the Conservation Area designation already offered a degree of protection, the nominations which were outside conservation areas were prioritised as they currently lacked any recognition in planning.

RESOLVED that the Briefing Paper on the Doncaster Local Heritage List, be noted.

59 Appeal Decisions

RESOLVED that the following decisions of the Secretary of State and/or his inspector, in respect of the undermentioned Planning Appeals against the decision of the Council, be noted:-

Application No.	Application Description & Location	Appeal Decision	Ward	Decision Type	Committee Overturn
21/02095/FUL	Erection of new dwelling (being resubmission of application 21/00333/FUL) (amended) at Beacon Ridge, Common Lane, Clifton, Rotherham	Appeal Dismissed 13/01/2023	Conisbrough	Delegated	No
21/03607/TEL	Proposed 5G telecoms installation: H3G Phase 8 street pole of 20 metres in height, with wrap-around cabinet, 3 further additional equipment cabinets and associated works at Tadcaster Court, Doncaster Road, Armthorpe, Doncaster	Appeal Dismissed 23/12/2022	Armthorpe	Delegated	No
22/00349/FUL	Part demolition of existing cottage, with proposed 2-storey new build 4-bed family home with parking and gardens, creation of new vehicular access. at Hawthorne Cottages, Fenwick Lane, Fenwick,	Appeal Dismissed 12/01/2023	Norton and Askern	Delegated	No

	Doncaster				
21/03313/FUL	Change of use of land to a hand car wash (Use Class Sui Generis) including two permanent storage container structures and associated works - Part Retrospective at land opposite Toll Bar Primary School, Askern Road, Toll Bar, Doncaster	Appeal Dismissed 18/01/2023	Bentley	Delegated	No
19/02561/FUL	Erection of rear single storey extension, formation of roof terrace with balustrade above and increased in height of gate piers to approximately 2m (Retrospective) at 8 Auckland Road, Wheatley, Doncaster, DN2 4AG	Out of Time 18/01/2023	Town	Delegated	No

60 Planning Enforcement Quarterly Report - December, 2022

The Committee considered a report which detailed all Planning Enforcement performance in the third Quarter of 2022/23.

RESOLVED that all Planning Enforcement Cases received and closed for the period for 1st October to 31st December, 2022, be noted.

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 7th February, 2023

Application	1
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Application Number:	19/02977/FULM
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Application Type:	Planning FULL Major
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Proposal Description:	Erection of residential development (Use Class C3), internal access roads, car parking, open space and associated works
At:	Land off Watch House Lane, Bentley

For:	C/O Quod
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Third Party Reps:	37 (of which only 7 are against the current affordable housing scheme)	Parish:	
		Ward:	Bentley

A proposal was made to grant the application subject to Conditions and the completion of a Section 106 Agreement.

Proposed by: Councillor Susan Durant

Seconded by: Councillor Iris Beech

For: 5 Against: 4 Abstain: 1

Decision: Planning permission granted subject to Conditions, the completion of an Agreement under Section 106 of the Town and Country Planning Act, 1990 in relation to the following matters, and the Head of Planning be authorised to issue the planning permission upon completion of the Legal Agreement:-

- (a) 100 per cent affordable housing to be secured in perpetuity;**
- (b) £122,253 for Don Valley Academy;**
- (c) £103,625 for Biodiversity offsetting;**
- (d) £16,250 for improvements to the Recreation Ground off Queens Drive; and**
- (e) £7,352 for the Travel Bond.**

In accordance with Planning Guidance 'Having Your Say at Planning Committee', Mr Nick Harrison, the Applicant, spoke in support of the Application for the duration of 5 minutes.

(Receipt of an additional letter of objection was reported at the meeting).

Application	2
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Application Number:	22/02194/OUT
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Application Type:	Full Application
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Proposal Description:	Outline application for the erection of extension of dwelling to form six one bedroomed flats and conversion of outbuilding to flat (Approval being sought for access and scale)
At:	97 Scawthorpe Avenue, Scawthorpe Doncaster, DN5 9DQ

For:	Mr Duhre
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Third Party Reps:	4 objectors 1 supporter	Parish:	Unparished
		Ward:	Roman Ridge

The Application was deferred for procedural matters in relation to the nature and description of the application.

CITY OF DONCASTER COUNCIL

To the Chair and Members of the PLANNING COMMITTEE

PLANNING APPLICATIONS PROCESSING SYSTEM

Purpose of the Report

1. A schedule of planning applications for consideration by Members is attached.
2. Each application comprises an individual report and recommendation to assist the determination process. Any pre-committee amendments will be detailed at the beginning of each item.

Human Rights Implications

Member should take account of and protect the rights of individuals affected when making decisions on planning applications. In general Members should consider:-

1. Whether the activity for which consent is sought interferes with any Convention rights.
2. Whether the interference pursues a legitimate aim, such as economic wellbeing or the rights of others to enjoy their property.
3. Whether restriction on one is proportionate to the benefit of the other.

Copyright Implications

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Scott Cardwell
Assistant Director of Economy and Development
Directorate of Regeneration and Environment

Contact Officers: Mr R Sykes (Tel: 734555)

Background Papers: Planning Application reports refer to relevant background papers

Summary List of Planning Committee Applications

NOTE:- Site Visited applications are marked 'SV' and Major Proposals are marked 'M'
Any pre-committee amendments will be detailed at the beginning of each item.

Application	Application No	Ward	Parish
1. M	21/03311/FULM	Conisbrough	
2. M	22/01377/3FULM	Finningley	
3. M	22/01228/3FULM	Balby South	
4. M	22/01427/3FULM	Hexthorpe And Balby North	
5.	22/01962/3FUL	Hatfield	Hatfield Parish Council
6.	22/02770/3FUL	Wheatley Hills And Intake	

Application	01
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Application Number:	21/03311/FULM
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Application Type:	Full Planning Permission
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Proposal Description:	Proposed residential development with public open space, access, landscaping and associated infrastructure (amended plans).
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At:	Land South East Of Old Road, Conisbrough, Doncaster, DN12 3LR
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For:	Robert Harding - Countryside Partnerships PLC
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Third Party Reps:	36 representations in opposition	Parish:	N/A
		Ward:	Conisbrough

Author of Report:	Dave Richards
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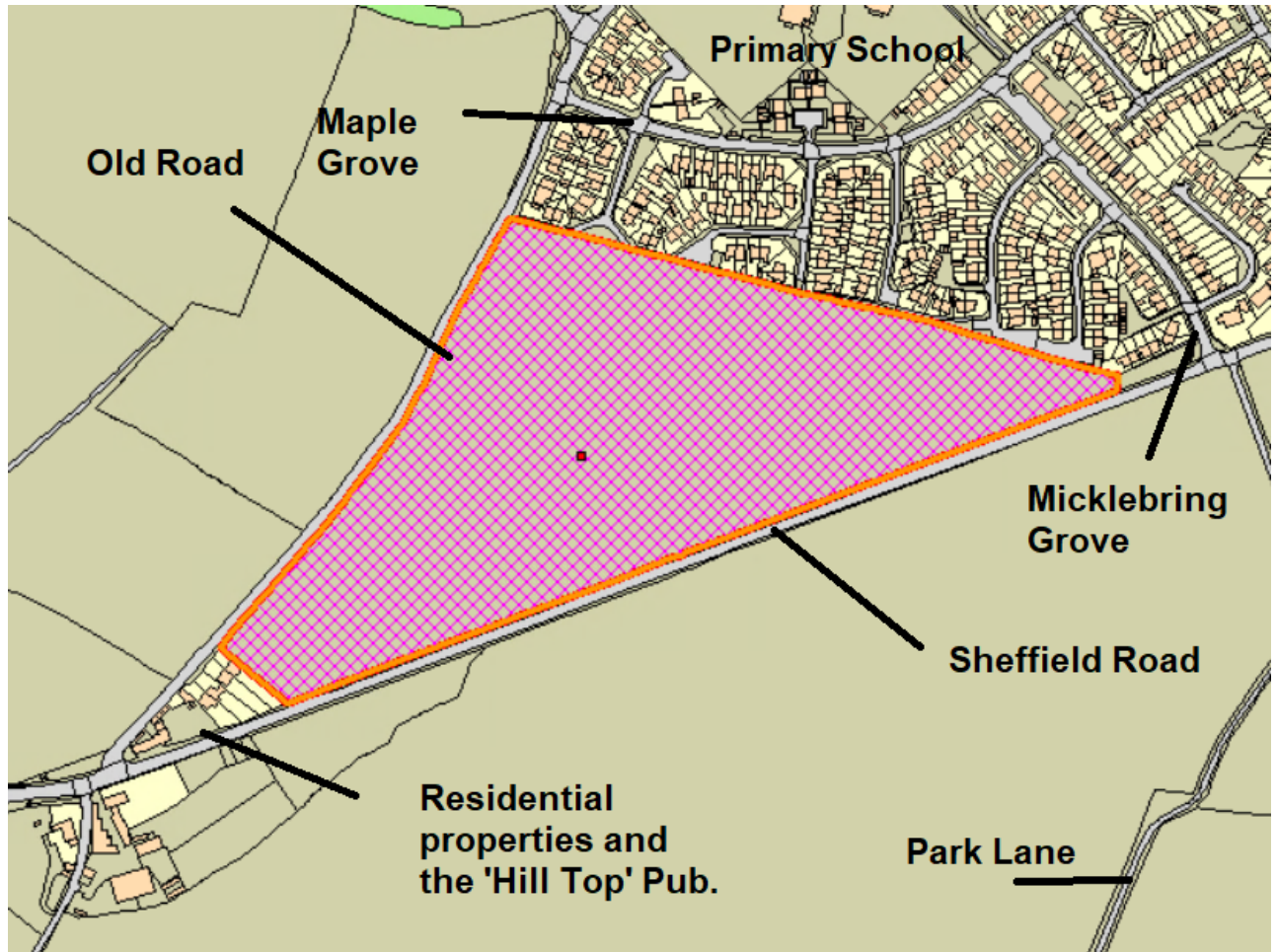
SUMMARY

The proposal seeks full planning permission for the erection of 239 dwellings within a site allocated for housing in the adopted (Sept 2021) Doncaster Local Plan - Site Allocation Ref: (CD06). The application is deemed to be in accordance with Developer Requirements set out in the Local Plan. Furthermore, the proposal is considered to be an acceptable and sustainable form of development in line with paragraphs 7 and 8 of the National Planning Policy Framework (NPPF), (2021). The scheme will deliver housing supply for the City in line with its allocation within the Local Plan.

The development would not cause an unacceptable level of harm to the highway network, local infrastructure, ecology, flood risk, archaeology or the wider character of the area - subject to suitably worded conditions and the provision of a legal (S106) agreement securing 1) Affordable Housing; 2) Education contribution; 3) Travel Bond; 4) Off site highway works, 5) Biodiversity Net Gain and 6) Green Belt Compensatory Improvements.

The application was deferred from the Council's Planning Committee on 10th January 2023 in order to receive further details in relation to the impact of the proposal on sustainability, notably any pressure on local infrastructure, traffic generation or drainage capacity in the area. The relevant sections of the report have been updated.

RECOMMENDATION: GRANT subject to conditions and signing of a Section 106 agreement.



1.0 Reason for Report

- 1.1 This application is being presented to Planning Committee due to the level of public opposition and as a result of a 'call in' by Cllrs Lani-Mae Ball, Nigel Ball and Ian Pearson who have concerns about the amount of houses proposed and wider implications for the community.
- 1.2 The application was deferred from the Council's Planning Committee on 10th January 2023 in order to explore additional information in relation to the impact of the proposal on sustainability, notably any pressure on local infrastructure or drainage capacity in the area. For ease of reference, the updated sections of the report are set out below:
- Paragraphs 8.17 – 8.21 - Impact on school places;
 - Paragraphs 8.22 – 8.32 - Impact on medical services;
 - Paragraphs 8.86 – 8.97 - Drainage considerations; and;
 - Paragraphs 8.68 – 8.75 - Impact on traffic and trip generation.

2.0 Proposal and Background

- 2.1 The proposal seeks full planning permission for the erection of 239 dwellings, including new access points on to Sheffield Road, and associated infrastructure such as landscaping, drainage attenuation, public open space and parking. The application site is known as Hill Top and is in private ownership. The site is under offer by Countryside Partnerships PLC (the applicant) subject to planning permission being agreed.
- 2.2 In summary, the proposal makes provision for a variety of house types with the mix of size, type and tenure summarised below:
- A) Market Housing Total = 201 dwellings
- 2 No. x 2 bedroom (Acomb)
 - 110 No. x 3 bedroom (Honley, Midford, Rydal, Brayton and Hambleton)
 - 89 No. x 4 bedroom (Leverton, Lymington, Winburgh and Thorne)
- B) Affordable Housing = 38 dwellings
- 22 no. x 2 bedroom (Arundel, Acomb)
 - 16 no. x 2 bedroom (Bournemouth, Brayton)
- 2.3 The scale of the proposed dwellings are in keeping with the local character and scale all being two storeys in height. The proposed dwellings provide a mix of terraced, semi-detached and detached properties.
- 2.4 During the course of the application, the scheme has been amended several times to take account of comments received, primarily by the Council's Urban Design, Public Open Space, Highways and Tree Officers respectively.
- 2.5 The main amendments centre around a reduction of proposed dwellings to 239 in total from an initial 241, a configuration of the site layout to ensure technical

compliance with design/highway standards, and a general increase of landscaping within the site.

2.6 The highways within the site will be offered for adoption under a Section 38 agreement with the Highway Authority and the foul and surface water sewerage networks will be adopted by YW via a section 104 agreement.

2.7 The application itself has been submitted with numerous technical documents, which include:

- Planning Statement
- Detailed Plans
- Design and Access Statement
- Landscape Masterplan
- Preliminary Ecological Appraisal
- Flood Risk Assessment and Drainage Strategy
- Including Drainage Strategy Plan
- Statement of Community Involvement
- Transport Assessment
- Travel Plan
- Arboricultural Assessment
- Geo-environmental Appraisal
- Archaeology Assessment
- Noise Impact Assessment
- Air Quality Assessment
- Economic Benefits Infographic
- Health Impact Assessment

2.8 The proposal complies with all Local Plan policy asks in terms of Affordable Housing, Public Open Space, Education contributions and Biodiversity Net Gain. The applicant proposes all homes to meet Nationally Described Space Standards and further comply with the policy requiring a proportion of the new homes to be Building Regulations M4(2) ('accessible and adaptable') and M4(3) ('wheelchair adaptable') compliant.

3.0 Site Description

3.1 The application site comprises an agricultural field which has been allocated for housing in the recently adopted Doncaster Local Plan (DLP) in September 2021 - specifically site allocation Ref. CD06. The allocation itself is proposed through this single full application by a single volume householder. The whole site extends to a total area of approximately 8.9ha (22 acres)

3.2 The site is currently used for agricultural purposes. In terms of nearby land uses, there are existing residential development located along the north eastern boundary of the site. The western boundary runs adjacent to Old Road where reflective marker posts along the verge separate the site from the public highway. The southern boundary runs adjacent to Sheffield Road (A630) which includes a public footpath alongside the road and the site. A number of dwellings are located to the south-west of the site with a hedgerow and fencing acting as boundaries to the site.

- 3.3 The land surrounding the proposal site is broadly flat with some undulation. The land rises in the south towards a local high point at Clifton. To the north, the land drops away into a valley landscape and a more rolling landform. Public Rights of Way are generally found to the south of the site and Conisbrough with good access along a series of bridleways and public foot paths.
- 3.4 The site is located 7 miles west of Doncaster City Centre on the south-western edge of Conisbrough, connected to the city via the A630. The A630 provides a direct link to Rotherham, 6 miles west of the site. Conisbrough train station is 2.1 miles to the north-east of the site and provides services to Doncaster, Rotherham, Sheffield, Retford and Lincoln. There is a regular bus service linking Conisbrough to Mexborough and Barnsley. These links provide access to destinations which offer employment, leisure and retail opportunities. Conisbrough itself contains local amenities such as shops, a pharmacy and schools.
- 3.5 Two vehicular accesses are proposed to serve the development. Both of these accesses are on the southern side of the site and form new priority 'ghost island' junctions with A630 Sheffield Road. Visibility splays of 2.4m x 160m have been provided in accordance with the required standard for a speed limit of 50mph along Sheffield Road. Each access will serve approximately half of the 239 dwellings within the Site (less the 26 units accessed directly from Old Road).
- 3.6 The site is allocated for housing in the adopted Local Plan under Policy 5 (ref. CD06):

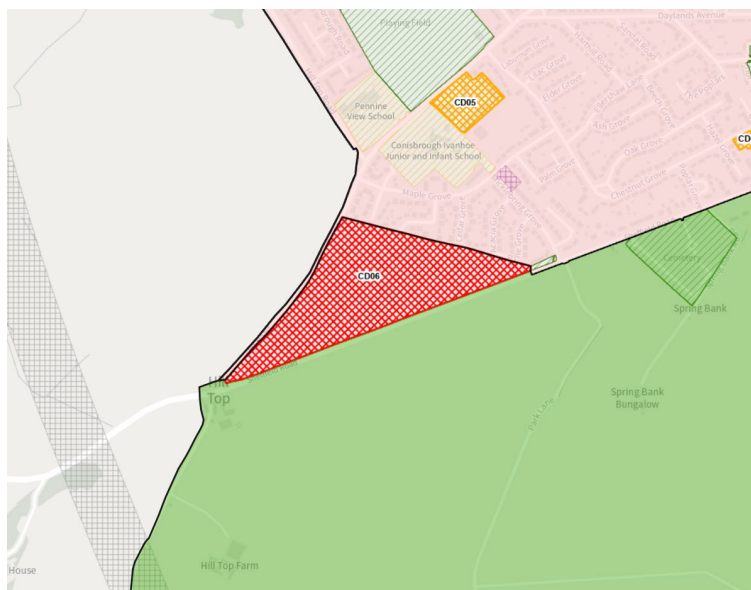


Figure. 1 Doncaster Local Plan Proposals Map (extract)

- 3.7 The proposed development site is within Flood Zone 1 of the Environment Agency's (EA) Flood Map for Planning, presenting the lowest risk of flooding. The EA have raised no objections to the proposal in terms of flood risk.

4.0 Relevant Planning History

- 4.1 There is no relevant planning history to the site. The proposals have been subject to pre-application advice and a screening request by the applicant as to whether the development would constitute 'EIA' development under the 2020 EIA Regulations.

5.0 Site Allocation

5.1 The application site is an allocated site (CD06) for housing in the Local Plan. The indicative capacity for housing within the site is shown to be 200 dwellings within the Developer Requirements briefing document for the site. These requirements are shown within Appendix 1 of this report.

5.2 National Planning Policy Framework (NPPF 2021)

5.3 The National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions and the relevant sections are outlined below:

5.4 Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.

5.5 Paragraphs 7 – 11 establish that all decisions should be based on the principles of a presumption of sustainable development.

5.6 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

5.7 Paragraph 47 reiterates that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

5.8 Paragraphs 55 and 56 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. Planning conditions should be kept to a minimum and only be imposed where necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

5.9 Paragraph 60 states to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay

5.10 Paragraph 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- 5.11 Paragraph 119 requires planning policies and decisions to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.12 Paragraph 124 states that planning policies should support the development that makes efficient use of land when taking into account the identified need for different types of housing and other forms of development.
- 5.13 Paragraph 130 states that planning decisions should ensure developments will function well and add to the overall quality of the area, are visually attractive and optimise the potential of the site.
- 5.14 Paragraph 131 emphasises that trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined.
- 5.15 Paragraph 174 states planning policies and decisions should contribute to and enhance the natural and local environment, including preventing new and existing development from being put at unacceptable risk from land instability.
- 5.16 Paragraph 183 states planning policies and decisions should ensure that a site is suitable taking account of ground conditions and any risks arising from land instability and contamination.
- 5.17 Paragraph 184 states where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.
- 5.18 Paragraph 194 and 195 relates to sites which includes, or has the potential to include, heritage assets with archaeological interest, and states that local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. This should enable an assessment of the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

5.19 Local Plan

- 5.20 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.21 The development plan consists of the Doncaster Local Plan (DLP) (adopted 2021), and the Barnsley, Doncaster and Rotherham Joint Waste Plan (JWP) (adopted 2012). The following Local Plan policies are the most relevant in this case:
- 5.22 Policy 1 sets out the Settlement Hierarchy for the City. It seeks to concentrate growth at the larger settlements of the City with remaining growth delivered elsewhere to support the function of other sustainable settlements and to help meet more local needs taking account of existing settlement size, demography, accessibility, facilities, issues and opportunities
- 5.23 Policy 5 sets out housing allocations to deliver the housing requirement and distribution as set out in Policy 2. Allocations have been selected having regard to

the Spatial Strategy and the findings of the site selection methodology. The site is allocated under Policy 5 for housing.

- 5.24 Policy 7 Delivering the Necessary Range of Housing (Strategic Policy) - sets out the requirements for the range of housing including the need for affordable housing.
- 5.25 Policy 13 relates to sustainable transport within new developments. Part A.6 states that proposals must ensure that the development does not result in an unacceptable impact on highway safety, or severe residual cumulative impacts on the road network. Developments must consider the impact of new development on the existing highway and transport infrastructure.
- 5.26 Policy 16 seeks to improve cycling provision in Doncaster (including new routes and improved links to existing networks and to existing and new development).
- 5.27 Policy 17 states walking will be promoted as a means of active travel as well as for recreation. Improvements will be sought to walking connectivity throughout the City on new development schemes through a number of key principles.
- 5.28 Policy 26 states the Council will protect, maintain, enhance and, where possible, extend or create Doncaster's green infrastructure (GI), including landscapes, ecological networks, natural environment, open spaces, public rights of way, geodiversity, biodiversity, navigable river and waterway assets.
- 5.29 Policy 28 deals with open space provision. Developments of 20 family dwellings or more will be supported which contribute 10% to 15% of the site as on-site open space to benefit the development itself – the nature and type of which will be determined by having regard to the Council's Green Space Audit and Playing Pitch Strategy.
- 5.30 Policy 29 states proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the City's ecological networks.
- 5.31 Policy 30 deals with the need to value biodiversity and assets will be protected through the following principles:

A) All proposals shall be considered in light of the mitigation hierarchy in accordance with National Policy.

B) Proposals which may harm designated Local Wildlife Sites, Local Geological Sites, Priority Habitats, Priority Species, protected species or non-designated sites or features of biodiversity interest, will only be supported where:

1. they use the DEFRA biodiversity metric to demonstrate that a proposal will deliver a minimum 10% net gain for biodiversity;
2. they protect, restore, enhance and provide appropriate buffers around wildlife and geological features and bridge gaps to link these to the wider ecological network;
3. they produce and deliver appropriate long term management plans for local wildlife and geological sites as well as newly created or restored habitats;
4. they can demonstrate that the need for a proposal outweighs the value of any features to be lost; and

5. if the permanent loss of a geological site is unavoidable, then provision will be made for the site to first be recorded by a suitably qualified expert.

C) Proposals which may impact Special Areas of Conservation, Special Protection Areas or RAMSAR Sites will only be supported where it can be demonstrated that there will be no likely significant effects and no adverse effects on the integrity of European sites.

D) Proposals that may either directly or indirectly negatively impact Sites of Special Scientific Interest will not normally be supported.

5.32 Policy 32 states that proposals will be supported where it can be demonstrated that woodlands, trees and hedgerows have been adequately considered during the design process, so that a significant adverse impact upon public amenity or ecological interest has been avoided.

5.33 Policy 33 states proposals will be supported that take account of the quality, local distinctiveness and the sensitivity to change of distinctive landscape character areas and individual landscape features. Development will not be permitted where there is significant harm to the distinctive setting of, and relationship between, settlements and buildings and the landscape including important views.

5.34 Policy 39 refers to development affecting archaeology.

5.35 Policy 41 relates to character and local distinctiveness and states that development proposals will be supported where they recognise and reinforce the character of local landscapes and building traditions; respond positively to their context, setting and existing site features as well as respecting and enhancing the character of the locality. Developments should integrate visually and functionally with the immediate and surrounding area at a street and plot scale.

5.36 Policy 42 requires proposals to reflect and respect character and local distinctiveness. In all cases, the components of a development must be designed and assessed to ensure that, amongst other things, it provides safe and secure private property, public areas and the adoptable highway ensuring access points.

5.37 Policy 44 relates to residential design and sets out the key design objectives which residential development must achieve, as well as stating that all developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours.

5.38 Policy 45 new housing proposals will be supported where they are designed to include sufficient space for the intended number of occupants, and are designed and constructed in a way that enables them to be easily adapted to meet existing and changing needs of residents in Doncaster over their lifetime.

A) In order to ensure homes are large enough for the intended number of inhabitants, all new housing should meet the Nationally Described Space Standard as a minimum.

B) In order to provide suitable and genuine housing choices for an ageing population and those with Limiting Long Term Illnesses or Disabilities, at least 65% of all new homes on housing developments of over 0.5 hectare or 10 or more units should meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.

C) In order to provide suitable and genuine housing choices for occupants with more specific needs, at least 5% of all new homes on housing developments of over 0.5 Hectare or 10 or more units should meet Building Regulations requirement M4(3) 'wheelchair adaptable dwellings'.

The required number and mix of accessible and Nationally Described Space Standard compliant homes should be clearly illustrated on submitted plans, and in the case of accessible homes will be controlled via planning condition. Exemptions to these requirements will only be considered where the applicant can robustly demonstrate, with appropriate evidence, that adhering to the standards is not feasible due to physical constraints.

- 5.39 Policy 47 aims to create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Developments will be supported which are designed in a way that reduces the risk of crime and the fear of crime through safe street design.
- 5.40 Policy 48 states that development will be supported which protects landscape character, protects and enhances existing landscape features, and provides a high quality, comprehensive hard and soft landscape scheme.
- 5.41 Policy 50 states the Council will improve and promote strong, vibrant and healthy communities by ensuring a high quality environment is provided with local services to support health, social and cultural wellbeing.
- 5.42 Policy 54 states development proposals that are likely to cause pollution, or be exposed to pollution, will only be permitted where it can be demonstrated that pollution can be avoided, or where mitigation measures will minimise significantly harmful impacts to acceptable levels that protect health, environmental quality and amenity.
- 5.43 Policy 55 deals with the need to mitigate any contamination on site.
- 5.44 Policy 56 requires the need for satisfactory drainage including the use of SuDS.
- 5.45 Policy 58 deals with low carbon and renewable energy within new developments.
- 5.46 Policy 65 deals with developer contributions.

5.47 Other material planning considerations and guidance

- 5.48 Doncaster Council's previous suite of adopted Supplementary Planning Documents (SPDs) have been formally revoked in line with Regulation 15 of the Town and Country Planning (Local Planning) (England) Regulations 2012, following the adoption of the Local Plan.
- 5.49 The Transitional Developer Guidance (April 2022) provides guidance on certain elements, including design, during the interim period, whilst new SPDs to support the adopted Local Plan are progressed and adopted. This guidance is attached limited weight.

- 5.50 Other material considerations include:

- National Planning Practice Guidance (ongoing)
- National Design Guide (2019)
- Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990)

5.51 Other Council initiatives include:

- Doncaster Green Infrastructure Strategy 2014 – 2028
- Doncaster Masterplan
- Doncaster Delivering Together

5.52 Launched in September 2021, Doncaster Delivering Together (DDT) is the Council's new 10 year Strategy. DDT is about everyone being able to thrive and contribute to thriving communities and a thriving planet. This strategy does not form part of the adopted development plan but it is important that the policies of the Doncaster Local Plan achieve the aims and objectives of DDT strategy. The DDT has identified 8 priorities to deliver for Doncaster over the next ten years.

1. Tackling Climate Change
2. Developing the skills to thrive in life and work
3. Making Doncaster the best place to do business and create good jobs
4. Building opportunities for healthier, happier and longer lives for all
5. Creating safer, stronger, greener and cleaner communities where everyone belongs
6. Nurturing a child and family - friendly borough
7. Building transport and digital connections fit for the future
8. Promoting the borough and its cultural, sporting and heritage opportunities

5.53 The body of the report below reflects the planning considerations for the site. However, it is considered that the application would directly contribute towards the aims of DDT. The development would deliver a minimum of 10% net gain towards bio-diversity and a scheme of green belt improvements would be secured by legal agreement (1). The scheme would deliver open space areas, affordable housing with access to good quality housing which is safe and efficient. There would be opportunities to employ a local workforce during the construction phase (2, 3). The layout of the scheme would be safe and inclusive, with improved links connecting the new development within the existing urban edge of Conisbrough (4). The properties and layouts would meet nationally prescribed space standards with good access to external amenity space (4) and play areas suitable for children. There would be decent access to local services and primary school provision (5, 6). The development would have access to local public transport provision and the properties would benefit from gigabyte ready broadband connections (7). Finally, the urban extension would represent a suitable expansion of housing on the edge of the Borough and would be suitably landscaped to ensure it blends into the urban environment in this key location (8).

6.0 Representations

6.1 This application has been advertised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) by means of site notice, council website, press advertisement and neighbour notification.

6.2 36 representations have been received raising the following issues:

- Concerns about the long term impact on the existing infrastructure including doctors, schools and traffic
- The proposed access points are dangerous to road safety
- Concerns over traffic at the construction phase
- Increase in traffic on the surrounding network
- Impact of surface water runoff from the site and affecting surrounding development
- Concerns over potential for anti-social behaviour
- Concerns over potential for archaeology on the site
- The development may impact HS2
- The properties will impact privacy of occupiers of No. 134 Old Road
- Dormers and single storey properties should be considered
- The surrounding streets have a history of accidents
- The development is on green belt land

6.3 The following non-material objections were raised for which no weight can be afforded:

- Devaluation of property
- Loss of a view

6.4 Cllr I. Pearson raises concerns with:

The potential for surface water run off to affect other property, notably Kearsley Brook and the Motorway network.

The works to the local junction are insufficient and queuing at the junction leads to excessive stacking of traffic and implications for air quality.

6.5 Cllr Ball has repeated his request to call in the application to the Council's Planning Committee and to speak with other ward members.

7.0 **Relevant Consultations**

7.1 **Highways DC** - No objections in principle following numerous amendments to the layout/design – subject to conditions and informatives.

7.2 **Urban Design** - No objections following a number of amendments to the site plans and subject to conditions relating to landscaping, materials, provision of Public Open Space and securing the M42 and M43 houses. .

7.3 **Ecology** - No objections subject to conditions. The scheme provides a good appraisal of the site in terms of ensuring protected species are not impacted by the development. In terms of Biodiversity Net Gain, the application is fairly straightforward in that the losses will 'just' be arable cropland land (8.84 ha). It was agreed that offsite mitigation can be delivered through a suitable provision within the legal agreement.

7.4 **Tree Officer** - Initial objection due to limited planting within the adoptable highway. The site is not constrained by existing features. As such a series of amendments were made to fully account for providing street trees. No objections subject to a condition securing a landscaping scheme.

- 7.5 **Affordable Housing** - The application complies with the Council's policy for delivering the necessary range of housing (Strategic Policy) in that it includes 38 affordable units, which equates to 15.8% of the total proposed. It is also part of a residential allocated site in the adopted Local Plan.

Demand and Need for Affordable Housing in Conisbrough, Doncaster is quite high; with the requirement being specifically high for 2 bed properties, followed by 3 bed properties. The current proposal put forward by the applicant mirrors this local requirement and the proposed affordable plots are now better pepper potted across the development.

- 7.6 **Open Space** - No objections. The requirement for this location, as per Policy 28 of the Local Plan is that 15% of the site is delivered as open space. Observations on amending the open space design to include more grassland suitable for wider recreational uses, and amending the play area proposed to deliver a better range of equipment, were taken into consideration. The applicants heeded to incorporate naturalistic play with traditional elements, and alongside the now grassed recreation space, providing a reasonably good play scheme for residents alongside the central meeting space. Some further suggestions on play equipment were made and can be reserved by planning condition.
- 7.7 **Transportation** - No objections subject to conditions requiring cycle parking and EV charging points. Other requirements include a commitment to off site highway works, including new 2m wide footways along the site frontage on Sheffield Road and Old Road, together with development being delivered in accordance with the submitted Travel Plan and a Travel Bond being agreed via Section 106.

The application was capacity assessed for its impact on the local transport network. The following junctions are relevant.

A630 Sheffield Road/Firsby Lane/Old Road Priority Junction

One arm of this junction is forecast to operate slightly over capacity (90%) in the future year (2031) with the development added in the PM Peak. The impact, however, is not considered severe.

A630 Doncaster Road/B6094 Clifton Hill/A6023 Low Road Signals

Analysis showed that the effects of the development increases the queue lengths significantly across all arms of the junction. The signalised junction has very limited opportunities for physical improvements and therefore the developer has worked with highways to updating/validating the control of traffic light signalling to balance the vehicular flows. The developer has provided a 'white lining' improvement scheme which includes increasing the available stacking length from along the Low Road approach. This improvement can be undertaken within the existing carriageway width available. The Highway Officer agreed with this approach to mitigate the impact of the proposed development.

A630 Doncaster Road/Mill Lane/Edlington Lane Signals

Analysis showed that the effects of the development shows the development impact would be considerably less than at the A630 Doncaster Road/B6094 Clifton

Hill/Low Road junction, a contribution of £10,000 is proposed towards updating/validating MOVA at the A630 Sheffield Road/Edlington Lane/Mill Lane junction.

- 7.8 **Highways Signalling Officer** - No objections subject to the mitigation measures set out above.
- 7.9 **Internal Drainage** – Initial objection due to lack of information. No objections following further details subject to conditions and informatives.
- 7.10 **Education** - Have advised that two schools are impacted – Conisbrough Ivanhoe Primary Academy and De Warenne Academy (secondary).

A new illustration has been provided in light of recent data from Autumn School Census 2022, the latest Schools Capacity Survey return information and more recent cost per place figures from the Department for Education (DfE).

In regards to the primary school provision this has resulted in the number of places required as a result of the development up from 32 to 39 due to a projected increase on the pupil figures (based on admissions data and ONS birth data) increasing for the school from the last illustration.

The unit cost per place has also increased since the last illustration from £16,902 per place to £19,439. This would result in an increase from £540,864 to £758,121 required to support an additional 39 places which equates to an additional £217,257.

In respect of secondary school provision this has resulted in the number of places required as a result of the development down from 37 to 36.

The unit cost per place has also increased since the last illustration from £23,271 per place to £26,764. This would result in an increase from £861,027 to £963,504 required to support an additional 36 places which equates to an additional £102,477.

It is worth noting that we have now changed the contingency factor applied for parental choice down from 5% to 2% in line with DfE guidance, and an uplift of 5% is no longer added to the unit cost.

In summary, Education have advised that a s106 is required for monies to be invested into these schools to allow future capacity to the amount of:

- Conisbrough Ivanhoe Primary Academy - £758,121 (for 39 places)
- De Warenne Academy – £963,504 (for 36 places)

Total: **£1,721,625,000**

- 7.11 **Pollution Control** - Have reviewed the following reports and raise no objections – subject to conditions.
- 7.12 **Air Quality** - No objections subject to conditions following the submission of an air quality assessment. Suitable controls on implementing the agreed travel plan and ensuring properties have access to electric vehicle charging points are reserved by planning condition.

- 7.13 **Waste and Recycling** – No objections, design guidance given. Highlighted concerns with the use of block paving driveways and potential damage from refuse collection lorries.
- 7.14 **Public Rights of Way** - No objections. There are no recorded public rights of way across the land nor has any application been made to add any to the definitive map. There are desire lines across the site which should be taken into consideration with the design layout.
- 7.15 **Area Manager** - No comments.
- 7.16 **Public Right of Way** - No objections.
- 7.17 **Road Safety** - No objections following further discussion on reducing speed limits in the vicinity of the site and suitability of access points.
- 7.18 **Environmental Health Officer** - No objections subject to conditions.
- 7.19 **Street Scene Officer** - Comments made on various aspects of design which are covered within the report.
- 7.20 **Public Health** - Comments made on various aspects of design which are covered within the report.
- 7.21 **Ward Councillors** - Cllr Nigel Ball, Cllr Lani-Mae Ball and Cllr Ian Pearson - serious concerns about the amount of houses proposed and wider implications for the community.
- 7.22 **Bramley Parish Council** – No comments.
- 7.23 **Environment Agency** – No objections or concerns with the proposal.
- 7.24 **HS2 Ltd** – No objections, informative suggested. Avoids encroachment with published HS2 design and the land is not currently subject to formal safeguarding directions.
- 7.25 **National Grid** – No comments.
- 7.26 **Natural England** – No objections.
- 7.27 **Rotherham Metropolitan Borough Council** – No objections.
- 7.28 **Ravensfield Parish Council** – No comments.
- 7.29 **SY Archaeological Service (SYAS)** – No objections in principle and no further comments following an on-site trial trenching investigation. A condition has been proposed.

Any evidence of human remains will be treated in accordance with best archaeological practice and as specified in the approved evaluation WSI (paras. 7.44 & 7.45). The further research will occur through the further work recommended with SYAS. The respectful treatment of the dead is secured by law, predominantly the Burial Act 1857 and this requires a licence to be obtained from the Ministry of

Justice prior to exhumation. A licence has been obtained by the archaeological contractor.

SYAS has recommended any further work is left to the mitigation stage to allow for full and detailed planning whilst ensuring it complies fully with all relevant legislation.

7.30 **South Yorkshire Transport Executive** – No comments.

7.31 **Superfast Broadband** – No objections, a condition is proposed.

7.32 **SY Architectural Liaison Officer** – No objections, design guidance given.

7.33 **Yorkshire Wildlife Trust** – Support the comments made by the Council’s Ecologist.

7.34 **Yorkshire Water** - No objections subject to conditions and informative.

7.35 **NHS South Yorkshire ICB (GP Practices)** – No objections. Conisbrough Medical Practice is happy to take on additional patients. This practice is part of a group which operates from Askern, Mexborough, Conisbrough and Denaby and therefore has capacity to take additional patients.

Conisbrough Group Practice is also happy to take on additional patients but currently feels it does not have enough space in its current building as they would need additional staff to meet additional demand. The ICB are working with them on this currently.

7.36 **NHS England (Dentistry)** – No objections. There are a number of practices in the Conisbrough area contracted to provide NHS dentistry, however whilst all NHS dental practices are open, there is reduced capacity across the dental sector overall due to the availability of clinical workforce with issues around both recruitment and retention.

Contracts for dental services are not the same as those for GPs and are not based on the patient list size, or the local population, but on activity only. NHS England does not receive additional funding to accommodate additional residents moving in to an area as would be expected with housing developments.

7.37 **NHS England (Pharmacy)** – No objections. The Doncaster Health and Wellbeing Board has recently published the Pharmaceutical Needs Assessment (PNA) 2022-2025. The PNA found that the current pharmaceutical provision in Doncaster is adequate and there are no gaps in current provision. The PNA considered future impacts including housing and development (page 55).

8.0 Assessment

8.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that:

‘Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise’.

8.2 The NPPF at paragraph 2 states that planning law requires that applications for planning permission be determined in accordance with the development plan,

unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

8.3 The main issues for consideration under this application are as follows:

- Principle of development
- Design and the character of the area
- Landscaping/trees
- Ecology
- Residential amenity
- Highway safety and traffic
- Local infrastructure
- Flooding and drainage
- Archaeology
- Viability and S106 obligations
- Overall planning balance

8.4 For the purposes of considering the balance in this application, planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

EIA

8.5 The EIA Regulations contain two development schedules (Schedule 1 development and Schedule 2 development). Schedule 1 contains a list of development where EIA is mandatory. The proposed development does not fall within Schedule 1 development but falls within Schedule 2 development.

An EIA Screening Request was submitted to the Council on 27th July 2021. The Council responded on 17th August 2021 and confirmed that the development proposals do not require an Environmental Impact Assessment.

Principle

8.6 The NPPF seeks to significantly increase the overall quantity and quality of housing and to ensure that it is built in sustainable locations. In terms of principle, the proposal is in conformity with the Local Plan and National Planning Policy objectives and as such is considered acceptable. This weighs considerably in favour of the application.

8.7 Policy 5 sets out housing Allocations to deliver the housing requirement and distribution set out in Policy 2 of the Local Plan. The site is described as housing allocation CD06 in the Local Plan, and has been sequentially assessed as suitable

for significant housing development subject to the specific site constraints. The 'Developer Requirements' detailed in Appendix 2 (pages 280-281) of the Local Plan details the following matters need to be taken into detailed consideration:

- Archaeology – the potential for the survival of unrecorded buried archaeological remains on the site is considered to be moderate. Further work has been commissioned, in addition to trial trenching, leading to conclusions that the site does have capacity for archeological remains but this can be dealt with via a suitable Written Scheme of Investigation during construction works.
- Bio-diversity – An ecological appraisal and BNG calculation has been provided and is accepted.
- Compensatory Green Belt Improvements - As the site allocation results in the loss of Green Belt land, this must be compensated for by contributing to improving the environmental quality and accessibility of remaining Green Belt land within the vicinity of the site. Any compensatory improvements agreed can be delivered through the Section 106 Agreement.
- Design – provides general guidance on the development layout principles, which have been accepted by the Urban Design officer.
- Education – a contribution is likely to be required – which has been evidenced and is to be secured via a s106 agreement.
- Public Open Space – to be provided on site and include play provision.
- Transport – the development includes the provision of new footways along the site frontage. The need for a Travel Assessment and Travel Plan is required and has been submitted and is acceptable subject to conditions and the s106 agreement.

The application accords on the whole with policies 2 and 5 of the Local Plan in principle and is given significant weight in favour of the application.

Sustainability

- 8.8 The National Planning Policy Framework (NPPF 2021) sets out at paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs
- 8.9 There are three strands to sustainability, social, environmental and economic. Para.10 of the NPPF states that in order sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

SOCIAL SUSTAINABILITY

Impact on neighbouring residential amenity

- 8.10 In terms of the development proposal, the site is an allocated housing site on a currently agricultural field, bounded by Old Road and Doncaster Road and residential development to the west and north east.
- 8.11 The Council has published Transitional Developer Guidance (TDG, April 2022) but this is not an SPD, nor will it be adopted as one. The TDG states that habitable room windows that overlook neighbouring garden space should normally be at least 10 metres from the boundary, which the latest proposal looks to achieve. The TDG also goes on to state that 2-3 storey properties should have back to back distances (between facing habitable rooms) of no less than 21m, and front to front distance of no less than 12m, dependent upon the street hierarchy.
- 8.12 Residential amenity has however been considered for the potential future occupiers of this development – in terms of separation distances and layout. All proposed properties, in conjunction with the existing cluster of properties on Old Road and the planned development to the east are considered acceptable in terms of separation distances. As such, there is not considered to be an impact in terms of overlooking and loss of privacy or other residential amenity impacts for existing residents. This includes the relationship between Nos. 134-140 Old Road, mentioned in a representation.
- 8.13 The TDG states that habitable room windows that overlook neighbouring garden space should normally be at least 10 metres from the boundary, which the latest proposal looks to achieve.
- 8.14 Having assessed the latest layout, it is considered that the proposal would not adversely affect neighbouring properties in terms of excessive levels of overlooking, over dominance, loss of privacy or overshadowing. Likewise, the layout of the proposal is also considered acceptable. The Urban Design Officer advises, following the amendments, that there are no objections. This weighs positively in favour of the application carrying moderate weight.

Impact on local infrastructure

Recreation

- 8.15 Although the development has access to a good range of community infrastructure, there are concerns about the increasing pressure on facilities within Conisbrough which the proposed development would add to.
- 8.16 In terms of recreation, a play area for use by the general public would be included in the on-site open space provision. The Green Space Audit highlights the need to increase the provision of children's play space within Conisbrough and the development would contribute directly towards delivering this requirement. The development would also benefit from a smaller, village green space to allow opportunity for sitting out and resting. The space would be necessary to mitigate the impact of the development on recreational provision in Sprotbrough and would be fairly and reasonably related in scale and kind. The open space provision would be secured within by planning condition and would meet the necessary tests.

Education

- 8.17 With regard to education infrastructure, a new projection for demand has been provided by the City of Doncaster (CDC) Education team to reflect recent data from

the Autumn School Census 2022, the latest Schools Capacity Survey return information and more recent cost per place figures from the Department for Education. The schools impacted are Ivanhoe Primary Academy and De Warenne Academy.

8.18 In regards to the primary school places this has resulted in the number of places required as a result of the development up from 32 to 39 due to a projected increase on the pupil figures (based on admissions data and ONS birth data) increasing for the school from the initial illustration. The unit cost per place has also increased since the last illustration from £16,902 per place to £19,439. This would result in an increase from £540,864 to £758,121 required to support an additional 39 places which equates to an additional £217,257.

8.19 In respect of secondary school places, the latest illustration has resulted in the number of places required as a result of the development down from 37 to 36. The unit cost per place has also increased since the initial illustration from £23,271 per place to £26,764. This would result in an increase from £861,027 to £963,504 required to support an additional 36 places which equates to an additional £102,477.

8.20 In summary, the Education team continue to have no objection to the proposal, subject to the developer providing a financial contribution to be secured via the Section 106 Agreement as set out below:

- Conisbrough Ivanhoe Primary Academy - £758,121 (for 39 places)
- De Warenne Academy – £963,504 (for 36 places)

8.21 The S106 undertaking proposes a financial contribution towards existing primary and secondary school places, which the Council’s Education team confirm would be sufficient in both amount and timing to mitigate the pupil need arising from the scheme as and when it comes forward. The contribution would go towards the improvement, remodelling or enhancement of facilities at each school to ensure that growth can be met with anticipated demand. This would provide the necessary capacity to accommodate the additional pupils projected to arise from the proposed development in line with the funding formula and requirements of the Local Education Authority (LEA).

Medical services

8.22 The provision of local medical services is administered through the Conisbrough Group Practice based at the Stone Castle Centre, which consists of two GP practices, a pharmacy and other healthcare services. In terms of accessibility, the site is located roughly a 25 minute walk from the centre and would be situated within the middle of the catchment area. A summary of each practice has been provided below:

Practice	Number of GPs	Evidence	Patient Numbers	Evidence
Conisbrough Group Practice	8	https://conisbroughgrouppractice.co.uk/team/	12,000	https://digital.nhs.uk/data-and-information/publications/statistical/patients-registered-at-a-gp-practice
Conisbrough Medical Practice	2		1,700	

8.23 A broad comparator on whether there is sufficient capacity at local GP practices has been shown by the applicant by using NHS guidance which recommends a Gross Internal Area of 150 m² per 1 GP per 1,750 patients. In this case, the Stone Castle Centre is shown to be 2,845m²¹. Looking at the Centre as a whole (combine both practice numbers) the current situation on the provision of services at the Stone Castle Centre is:

No of patients	Floorspace of Practice	Number of GPs	Patients per GP	Floorspace required for patient numbers (150m ² per 1,750 patients)	Remaining floorspace within practice
13,700	2,845m ²	10	1,370	1,174m ²	1,671m ²

8.24 The proposals are predicted to generate an additional 782 new patients (based on NHS approach). As such, the application scheme would have the following impact:

No of patients (including potential new patients from planning application)	Floorspace of Practice	Number of GPs	Patients per GP	Floorspace required for patient numbers (150m ² per 1,750 patients)	Remaining floorspace within practice
14,482	2,845m ²	10	1,448	1,241m ²	1,604m ²

8.25 It should be noted that not all of the floor space available may be applicable depending on whether there are other third party users within the practice. However, based on building size the two GP practices located at The Stone Castle Centre can indicatively show that, even with the additional patient numbers generated by the development, there is capacity to take additional patients. It is also noted that this would include the whole of the development when in reality, development will take place in stages meaning it will take years for the site to be built out and new patient demand created in the area (i.e. no danger of cumulative effects). GP practices will not therefore see an instant demand of 782 patients upon commencement of development but instead an incremental rise over a number of years until the site is complete.

8.26 The application was deferred from the Planning Committee in January 2023, in part to further consider the impact of the development on existing health infrastructure in the local area. Relevant consultation responses from NHS England within the general GP practices, dentistry and pharmacy services have been received and are contained in paragraphs 7.35 - 7.37 of the committee report. The responses indicate challenges with the recruitment and retention of clinical staff, however no service identified a lack of capacity in the area to accept new patients for their services or requested any specific contributions to be delivered through the planning application.

8.27 It should be noted that whilst planning applications can secure contributions towards any potential impact of the development, local NHS healthcare services are centrally funded with contracts being negotiated locally for by the South Yorkshire Integrated

¹ Doncaster Estates Partnership - <https://www.doncaster-lift.co.uk/projects/stone-castle/>

Care Board (ICB) for the provision of services. The funding which the ICB receives is calculated using a formula which takes into account population growth, using Office of National Statistics projected populations.

- 8.28 There is an important distinction to make therefore between the impact of the development on certain NHS services and other infrastructure. Essentially, the provision of NHS services and accounting for population growth and demand should be funded through central government funding and direct taxation and not through a planning application. The impacts of this development should be recognised by the ICB who would take into account not only population growth, but also other factors such as migration into the area, relocation of some existing population and the occupation of properties vacated by existing residents relocating to the proposed development. This would translate into a formula, which indicates population growth and a requirement to fund additional floorspace within local surgeries. The NHS have indicated that this will be required in future years and discussions are ongoing to accommodate this demand, however this would fall outside the remit of this planning application to provide any additional funding.
- 8.29 The Council are required to set out a 'duty to co-operate' in relation to planning of sustainable development. A further consideration is that the site benefits from being sequentially assessed as suitable for housing through the Local Plan. As part of the plan preparation, it was necessary for CDC to engage and co-operate with other Councils, public bodies and stakeholders. Primary Care Trusts were identified as part of this consultation and were consulted at each stage of adopting the Local Plan. This would include:
- Preparation of a Local Plan (Regulation 18) - The Council informed stakeholders and the public that the Local Plan is being produced and ask for views on the scope of the plan at the Issues and Options stage.
 - Publication of a Local Plan (Regulation 19) - The Local Plan was made available for stakeholders, consultees and the public to make comment.
 - Submission to the Secretary of State (Regulation 22) – Any comments would be taken into consideration before the Council submitted the Local Plan to the Secretary of State for Examination.
 - Independent Examination - The Local Plan was examined by an Independent Planning Inspector taking into consideration the key issues raised by responses received through a number of public hearings.
- 8.30 No objections were raised by the NHS Primary Care Trusts in relation to allocating this site for housing within the Local Plan.
- 8.31 In summary, the medical services available to the development are currently accepting new patients who live within the practice boundary and are eligible to register for NHS services. The relevant section directors within the local ICB have been consulted and have no objections to the application. They acknowledge that population growth may increase demand for new appointments and are working with local practices to anticipate and fund this demand. This would be taken into consideration through funding grants via NHS England, based on existing and anticipated population grown in the area.

8.32 The site is also allocated in the Local Plan, meaning external stakeholders have been consulted on the intended approach for housing growth in the area to allow forecasting to take place. The grant of planning permission would not prevent the ICB from seeking additional funding from NHS England to accommodate any population growth including the development in future settlement grants. Therefore, the healthcare infrastructure implications of any relevant proposed development have been considered in accordance with Policy 50.D.

Conclusion on Social Impacts.

8.33 In conclusion of the social impacts of the development, it is not considered that residential amenity will be adversely affected by the proposal in accordance with Policy 44 of the Local Plan.

8.34 The development would have an acceptable effect on local infrastructure provision having regard to the level of existing services and facilities and the contribution towards education provision set out in the S106. The site has been 'sustainability appraised' as part of the Local Plan allocation process and the site provides much needed housing in a sustainable location whilst providing a new defensible boundary to the Green Belt edge.

8.35 The proposal has been able to adequately demonstrate that residential development can be achieved on the site without adversely affecting the residential amenity of neighbouring properties through overlooking, over dominance or loss of privacy.

8.36 It is noted that neighbouring residents view of the site would change should planning permission be granted and the development built. However it has long been held that a right to a view is not a material planning consideration and that planning control is not concerned with the creation or preservation of private rights (see *Wood-Robinson v Secretary of State for the Environment and Wandsworth London Borough Council* [1998]). As such, no weight should be afforded to this matter.

8.37 It is anticipated that the proposal would lead to some noise and disturbance being generated whilst construction is taking place and this is a concern that has been raised in representations. However, this is considered to be short term when considered against the lifetime of the development.

8.38 Notwithstanding this, planning conditions are proposed to mitigate this harm through the submission of a Construction Impact Management Plan. This carries very limited weight against the proposal.

ENVIRONMENTAL SUSTAINABILITY

Design and character

8.39 The NPPF sets out that achieving high quality places and buildings is fundamental to the planning and development process. It also leads to improvements in the quality of existing environments. In this case, the Local Plan expands upon the fundamental principles of good design to define what is expected for well-designed places in Doncaster.

8.40 Policy 41 requires applicants to undertake a detailed assessment of the character and architectural qualities of the surrounding area and demonstrate how the development has responded to it, how it has created a new distinctive identity. At a

very high level, the Council will seek to resist 'anywhere housing' within the Local Plan framework, which provides no sense of place or any distinction that the housing is located in South Yorkshire, never mind Doncaster.

- 8.41 The proposal is a mixture of two/three storey terraced, semi-detached and detached brick built dwellings to be built of modern appearance and design. The use of render is proposed to add interest to the streetscene providing focal buildings, and buff brick to create differing character areas within the site. The house types have been amended to introduce a slightly differing architectural detailing to the area to create an individual character, whilst forming a natural extension to Conisbrough.
- 8.42 Part of the requirements for the site is to establish a series of connection points from the street along the northern edge to integrate the development into the existing movement network and promote a walkable neighbourhood to local facilities and bus stops. During the course of the application this was incorporated into the plans with the addition of pedestrian routes provided through the site, and linking with the existing footpaths on Cypress Grove, Cherry Grove, Larch Grove and Pine Grove. From here, pedestrians can more readily access the existing bus stops and services within Conisbrough. Pedestrian links from the larger POS area in the north eastern corner on to Sheffield Road is unfortunately not buildable due to the proposed and existing levels. An illustration of these connections is shown below:



Extract from amended Design and Access Statement

- 8.43 Officers worked with the applicant to include a number of revisions to the scheme to provide a stronger visual identity to the scheme. The house types were improved to appear more bespoke, interesting and visually rich. Properties on corner plot locations or prominent positions were amended to include more active frontages. Some properties were lost and house types changed to ensure the required separation distances and garden sizes are met.
- 8.44 The provision of public open space on the site was reworked to provide a principle open space area and a smaller pocket park 'village green' central within the site. The type and offer of play equipment was amended to proposed more informal natural

play equipment. Further details of this equipment are reserved by planning condition for the avoidance of doubt. It was clarified that the provision of this equipment would not conflict with the dual use of part of the site for on-site drainage attenuation through storage tanks buried underground. Additional landscaping has been added to incorporate street trees and buffer areas.

- 8.45 A number of design amendments have been incorporated into the highway layout. This includes the provision of speed restraints have been incorporated along with pedestrian crossings to ensure all users can pass through the site safely. Footpaths connecting to existing streets and footpath width increased to enable visitor parking throughout the site. Cars have been indicated on the layout in suitable locations for visitor parking. Efforts have also been made to redesign frontages to reduce frontage parking in certain area and highway verges have been extended in to the site to introduce more tree lined streets and planting to the plot frontages.
- 8.46 Concerns have also been raised that the proposal may impact the local environment being situated on the edge of Conisbrough and are concerned that the infrastructure local cannot cope with new development. The site has been 'sustainability appraised' as part of the Local Plan allocation process and the site has a defensible boundary comprising the revised Green Belt edge to the south and west and the existing residential development to the north east.
- 8.47 Doncaster's Urban Design Officer has requested amendments to the scheme which have been incorporated into the design in the latest layout and is now content that the proposal meets the necessary standards subject to suitably worded conditions. These amendments have included ensuring that the development provides M4(2) and M4(3) housing, which are 'accessible and adaptable dwellings' and 'wheelchair adaptable dwellings'. These will be secured through condition.

Landscape Impact

- 8.48 The NPPF states planning policies and decisions should contribute to and enhance the natural and local environment protecting and enhancing valued landscapes in a manner commensurate with their statutory status or identified quality in the development plan. This is replicated in Local Plan policies which seek to ensure that new developments have an appropriate impact on their location.
- 8.49 In terms of wider visual impact, the proposal site was formerly included within the Green Belt that surrounds the edge of Conisbrough but has been removed following the adoption of the Local Plan. Sequentially the site has been chosen to deliver housing for the City and has been determined as making the difficult decision to remove land from the Green Belt.
- 8.50 A landscape and visual impact assessment (LVIA) produced by TPM Landscape Ltd has been submitted as evidence with the application. No objections have been received against the methodology used within the LVIA which uses industry standards and techniques to a professional level standard.
- 8.51 The LVIA considers the baseline for both landscape and visual amenity and concludes on the sensitivity and magnitude of change as a result of the development. At a national level, this is a small but noticeable change with it leading to a loss of open agricultural land and field group and its replacement through the extension of settlement. The change at this scale of landscape study is assessed as Low. At the more local level of the Conisbrough to Denaby Coalfield Farmlands, the proposals

will exert a direct physical change to a part of the open countryside which currently include the characteristics of open, medium scale arable fields. Some local views will be affected as described above and the settlement will extend to the west, increasing the area of urban form within the character area. The change is assessed as Low-Medium. In terms of visual sensitivity, here are a relatively limited number of affected residential properties which are generally those immediately adjacent to the proposal site at the edge of Conisbrough and the small number of properties at Hill Top to the west. Public footpaths are present throughout the landscape and are notable in the south. Views extend as far as Clifton on elevated ground. Impacts on the highway network are largely restricted to sections of the road immediately adjacent to the site boundary on Sheffield Road and Old Road.

- 8.52 In summary, the proposed development will create an extension to the existing settlement of Conisbrough which will create some local landscape impacts and some visual effects most notably for residential properties immediately adjacent to the site and from locations on rising ground to the south. The development of the site would mark an immediate change in the landscape, however the mitigation measures proposed within the LVIA and set out in the submitted landscaping scheme would help in both screening and integrating the proposals. Once mature, the conclusions of the LVIA are that these will both reduce the level of effect on landscape and visual receptors and also shift the nature of the effect from adverse to neutral when the development begins to be viewed as the 'new' outer edge of Conisbrough.

Compensatory Greenbelt Improvements

- 8.53 The NPPF requires the LPA to set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land. It states that local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity. The NPG (para 002 – GB section) sets out several examples of potential compensatory improvements measures, including;

- new or enhanced green infrastructure;
- woodland planting;
- landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);
- improvements to biodiversity, habitat connectivity and natural capital;
- new or enhanced walking and cycle routes; and
- improved access to new, enhanced or existing recreational and playing field provision

- 8.54 Whilst the Local Plan does not make specific reference to the provision of compensatory measures to offset the impact of removing land from the Green Belt, there are a number of policies which support the principles of improving the Green Infrastructure network, biodiversity and habitat connectivity, and more generally supporting environmental quality improvements.

- 8.55 The Developer Requirements brief in the Local Plan states that details of specific sites and projects will be established in discussion with the Council. In this case, the site is land locked by busy roads and the urban edge where improved walking/cycling routes or improved access in general (over and above what is already being

provided) may be difficult. There may be opportunities to deliver on Council aspirations to improve active travel, specifically the improvement of connections to local public rights of way and other bridleways. The Council are also looking to deliver improvements to social infrastructure through the Future Parks programme to deliver the provision of parks and open spaces within the City.

- 8.56 There is potential to deliver environmental improvements to biodiversity, woodland planting, habitat connectivity and natural capital as compensatory improvements. This would directly contribute towards the Council's aspirations to implement an Environmental and Sustainability Strategy as part of Doncaster Delivery Together to tackle the climate emergency and deliver a range of environmental improvements to reduce carbon emissions and increase biodiversity over and above the policy requirement set out in the Local Plan. Such improvements could include the protection and enhancement of woodland, green spaces, the planting of trees, maintaining and enhancing drainage and protection from flooding in the area. As well as Council-owned land, there would be an opportunity for landowners/developers of land currently in the Green Belt to contribute to this.
- 8.57 The potential enhancements and opportunities shall be agreed as part of the Section 106 Agreement. This approach is also in line with Paragraph 003 of the NPG which states that consideration will need to be given to the appropriate use of conditions, Section 106 obligations and the Community Infrastructure Levy to secure the improvements where possible. A legal agreement can also ensure a suitable mechanism for the long term maintenance of sites.
- 8.58 On balance having considered the latest proposals and having consideration to the context of the surrounding area, it is not considered that the proposal would be out of character with its immediate surroundings and would have an acceptable impact in the form of an appropriately managed urban extension to Conisbrough. The compensatory improvements required for taking land out of the green belt can be suitably agreed and controlled via legal agreement. Compliance with the relevant policies attracts neutral weight in the overall planning balance.

Highways

Access/Road Layout/Parking

- 8.59 Access to the site will be provided via two new junctions along A630 Sheffield Road, both with new ghost island priority junctions and up to 26 properties are to be served via direct frontage access onto Old Road. Initial concerns from the Highway Safety Team in relation to a safe access and internal road layouts/parking have been addressed following amendments to the submitted plans - specifically site plan Revision S, which is to be conditioned as an approved plan.
- 8.60 Policy 42 lists safe and secure private property, public areas and the adoptable highway ensuring access points, street design, and parking and operational highway requirements safely cater for pedestrians, cyclists and vehicles as qualities of a successful place. Policy 13 of the Local Plan states that proposals will be supported which make an overall contribution to the improvement of travel choice and the transport network.
- 8.61 During the course of the application, a number of revisions have been made to the internal layout to take account of concerns raised by the Highway, Waste and Design Officers respectively. The amendments include adequate speed restraints have

been incorporated along with pedestrian crossings to ensure all users can pass through the site safely. The level of frontage parking has been reduced where possible to provide opportunities for street planting and grass verges. A footpath has been provided along Old Road and connections to the new access points on Sheffield Road. Visitor parking has been revised to align with suitable locations around the public open space areas and to meet the required standards. The pedestrian linkages within the site have also been altered to ensure that all users can gain access to open space and the amenities of the edges of Conisbrough quicker. The Waste and Recycling Officer has commented on the suitability of block paving areas for refused vehicles, and the final surface treatment for the development is conditioned. Overall, the relevant Officers are satisfied that the internal layout is now safe, legible and meets the relevant requirements in Policies 13 and 42 of the Local Plan.

Road safety

- 8.62 In terms of the existing network, Sheffield Road is a lit, single carriageway road, some 7.4m wide and subject to a 50mph speed limit, before dropping to 40mph near the south eastern corner of the application site. The A630 Sheffield Road runs on a southwest/northeast alignment to the south of the site connecting Doncaster to Rotherham through Conisbrough. Footways of circa 1.3m wide are provided along the northern side of the carriageway adjacent the site frontage with a footpath on the southern flank of the carriageway being provided from the Sheffield Road/Ellershaw Road junction onwards.
- 8.63 Old Road is an unlit single carriageway that runs along the northwest boundary of the Site. It is subject to a speed limit of 40mph, adjacent to the Site, reducing to 30mph at the northern corner of the Site. Some 150m northeast of the site the speed limit reduces to 20mph during school drop off/pick up times. No footways are provided along the initial length of Old Road along the site frontage. Footway provision begins on Old Road just north of the site frontage, where pedestrian accessibility is provided to Cypress Grove.
- 8.64 The submitted transport assessment has tested the impact of the development proposals on the proposed site access junctions and it is concluded that they will operate safely and satisfactorily in the future following full development build-out.
- 8.65 Personal injury accident data has been obtained for the highway network in the vicinity of the site for the most recently available five-year period. The study area I incorporates the necessary local highway network and whilst any accident is regrettable, the causal factors and variety of locations suggest that there is not a specific accident concern or that the proposed development will exacerbate the existing situation.
- 8.66 Highways Development Control Officers have assessed the proposal against the required standards and relevant software and it has been concluded that there would be no adverse impact from a highway safety perspective. Importantly, the NPPF makes clear at paragraph 111 that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."
- 8.67 In this case, no such harm has been identified and this weighs positively in favour of the application carrying moderate weight.

Impact of traffic on the local highway network

- 8.68 Policies 13 and 42 of the Local Plan also includes the requirement to make appropriate provision for access by sustainable modes of transport to protect the highway network from residual vehicular impact. The same policies consider the impact of new development on the existing highway and transport infrastructure. Where necessary, developers will be required to mitigate (or contribute towards) any predicted adverse effects on the highway and the wider transport network.
- 8.69 In terms of representations, there has been local concern with the growth of residential development within the Conisbrough area in recent years and the impact on the local transport network. In particular, representations raised as part of the January 2023 Planning Committee meeting noted the potential impact upon the A630 Doncaster Road/B6094 Clifton Hill/A6023 Low Road junction situated approximately 1 mile from the nearest site access.
- 8.70 A Transport Assessment has been submitted and reviewed by the Transportation Team. The application was capacity assessed for its impact on the local transport network.
- 8.71 The following junctions are relevant.

A630 Sheffield Road/Firsby Lane/Old Road Priority Junction

Analysis shows that one part of the junction is forecast to operate slightly over capacity (90%) in the future year (2031) with the development added in the PM Peak. The impact, however, is considered by the Transportation Team to be acceptable and not considered severe.

A630 Doncaster Road/B6094 Clifton Hill/A6023 Low Road Signals

Analysis showed that the effects of the development increases the queue lengths significantly across all arms of the junction. The signalised junction has very limited opportunities for physical improvements and therefore the developer has worked with the Council's highways team to updating/validating the control of traffic light signalling to balance the vehicular flows. The developer has provided a 'white lining' improvement scheme which includes increasing the available stacking length from along the Low Road approach. This improvement can be undertaken within the existing carriageway width available. These Highway Officer agreed with this approach to mitigate the impact of the proposed development.

A630 Doncaster Road/Mill Lane/Edlington Lane Signals

Analysis showed that the effects of the development shows the development impact would be considerably less than at the A630 Doncaster Road/B6094 Clifton Hill/Low Road junction, a contribution of £10,000 is proposed towards updating/validating MOVA at the A630 Sheffield Road/Edlington Lane/Mill Lane junction.

- 8.72 In summary, the Transport Assessment has modelled capacity for six junctions across the highway network, including the site access. The assessments are robust as they test for a slightly higher number of dwellings (245) than the 239 applied for. Furthermore, the junction assessments have considered a 2031 design year (10 years post submission of the application) which is considered robust given that the

development will be fully built out by 2027. The conclusions of the junction analysis within the TA is that the proposed 239 dwellings can safely and satisfactorily be accommodated and will not materially impact the existing local highway network. The development impact is not considered to be 'severe' which is the test applied at paragraph 111 of the NPPF.

- 8.73 It is noted that representations have mentioned that traffic lights at the junction of Clifton Hill / Low Road junction were replaced and upgraded in November 2022 along with other installations along the A630 between Conisbrough and Balby flyover (excluding A1M junction). These works were funded by South Yorkshire Passenger Transport to help improve bus journey times. It is alleged that there has been extensive queuing at the Clifton Hill / Low Road junction.
- 8.74 The Highway Officer has commented that, whilst some minor tweaks were made to the traffic lights shortly after they were brought into commission, they are still to undergo a formal optimisation which will look at the operations and timings of the traffic lights on all approaches to the Clifton Hill / Low Road junction. This work was expected to be completed by around mid-February 2023. It is anticipated that the optimisation should help to improve the current situation although it is unlikely to prevent queuing altogether.
- 8.75 With regards to the proposed new development and impact that this may have on the existing traffic lights at Clifton Hill, the Highway Officer has reaffirmed the view that, although it is perceived that there is likely to be a slight effect, it is not considered to be significant but would be monitored and the timings of the traffic lights further reviewed as part of the works agreed as part of this application. Ultimately, the Transportation Team raises no objection subject to suitable mitigation measures agreed through the submitted travel plan and delivered by conditions and the legal agreement.

Location to services

- 8.76 National policy seeks to build prosperous and sustainable communities by improving the economic performance of towns and cities, promoting regeneration and tackling deprivation. It seeks to focus development in existing centres accessible to public transport, jobs, key services and infrastructure so as to promote their vitality and viability, support town centre regeneration and minimise the need to travel.
- 8.77 Section 9 (Promoting Sustainable Transport) of the NPPF goes into further detail on this core principle and at paragraph 110 states that decisions should take account of whether:
- a) Appropriate opportunities to promote sustainable transport modes can be - or have been - taken up, given the type of development and its location;
 - b) Safe and suitable access to the site can be achieved for all users; and the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code;
 - c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

- 8.78 The application includes a range of accessibility measures to include and support pedestrian movements to and from the site, including:

- Boundary connections with the existing local highway network to facilitate movement to bus stops on Maple Grove and Micklebring Grove;
- A new 2.5m wide footway along the full length of the Old Road Site frontage;
- An improved 2.0m wide footway along the entire Sheffield Road frontage;
- The provision of 2.0m wide footways along both sides of the site access roads; and
- Numerous internal links and pedestrian routes linking the new site with the existing edge of Conisbrough

8.79 With respect to accessibility to local facilities, the site lies within a 15 minute walk to the nearest local primary school, 10 to 20 minute walk to the nearest convenience store/foodstore and 5-10 minute cycle to the facilities within Conisbrough. It is concluded that the location of the development, combined with the proposed improvements, ensure that the site benefits from very good accessibility by foot and cycle to arrange of local services, facilities and employment opportunities.

8.80 Regular bus services to Sheffield and Doncaster already route in close proximity to the site along the following corridors:

- Maple Grove to the north of the site (Services X78); and
- A630 Sheffield Road to the south of the site (Service x78).

8.81 The public transport strategy is therefore to provide several pedestrian links along the site boundaries which will ensure that residents can readily access these established bus services and thereby strengthen and enhance their use and commercial viability. The vast majority (over 90%) of all residents will be within 400m (5 minute walk) of one of these bus stops. The remaining 10% of dwellings will still have a short walk with a maximum distance of 450m to the nearest bus stop.

Travel Plan (TP)

8.82 The TP contains a package of measures aimed at promoting greener, cleaner travel choices and reducing the reliance on the car. It involves the development of a set of mechanisms, initiatives and targets that together can enable a development to reduce the impact of travel and transport on the environment, whilst also achieving a number of other benefits for residents. There are a number of health, retail and leisure facilities, education institutions and employment sites within relatively close proximity – as detailed in the Travel Plan.

8.83 Furthermore, a number of measures are detailed within the Travel Plan to utilise and build on the site's sustainable location. In considering this, Highways Transportation have advised that a Travel Plan Bond is required, which will mitigate any traffic in the event that targets are not met.

8.84 The purpose of the Bond is to ensure that the targets within the Travel Plan towards sustainable travel (bus, walk, cycle etc.) can be met, and if not met the Council would step in with sustainable measures using the Bond. The Council needs to be assured that the Travel Plan is effective and has reasonable targets that can be met. The formula for calculating the bond is as follows:-

No. of dwellings x the current cost of a 28 day SY Connect+ ticket (currently £114.60) x 1.1 = £24,104.08 to be secured by S106 Agreement.

8.85 Taken in the round, the proposal is considered to be located within a sustainable location within a reasonable proximity to bus services and local amenities carrying significant weight in favour.

Flooding and Drainage

8.86 The application was deferred from the Council's Planning Committee in January 2023, in part in relation to concerns that surface water run-off from this site cannot be controlled effectively or that it may increase flood risk elsewhere. Local representations have highlighted potential flooding of Kearsley Brook which runs further afield to the south east of the site.

8.87 Flooding can occur from a variety of sources, including tidal, rivers, watercourses, overland run-off, sewers and culverts. NPPF and Policy 56 requires flood risk from all sources to be evaluated and suitable mitigation provided where required.

8.88 In this case, the site is considered to be low risk for a number of different reasons:

- In respect of any requirements for completing the Sequential and/or Exceptions Test, the site is allocated within the Local Plan and therefore has been sequentially assessed to be acceptable.
- The application site lies within an area designated as Flood Risk Zone 1 by the Environment Agency's flooding maps and by Doncaster's Strategic Flood Risk Assessment (SFRA). This is the lowest area of flood risk available.
- The Council's Drainage Team have confirmed there is no indication that the site has previously flooded or has caused flooding elsewhere.
- The Environment Agency's risk of flooding from surface water plans shows that there are no areas of the site at risk from overland flooding.
- There are no surface water sewers crossing or within close proximity of the site that could pose a risk of flooding.
- The EA reservoir flood risk plans show that there is no reservoir flood risk to the site.
- Records obtained from Yorkshire Water show that there are no large water mains that could pose a risk to the site.
- Groundwater risk from within the site is considered to be low. It is noted that conventional requirements under the Building Regulations would require finished ground floor levels to be set a minimum of 150mm above adjacent footpaths and gardens.
- The Environment Agency, Council Drainage Team, Yorkshire Water, Severn Trent Water and the Drainage Board have all been consulted and none raise any objections.

8.89 Policy 56 of the Local Plan, together with Part H of the Building Regulations, the NPPF, Yorkshire Water and Environment Agency guidelines require the consideration of sustainable drainage techniques for new developments. In this case, the strategy confirms that parts of the site (approximately 50% of the plots)

would not be suitable for soakaways. There is no suitable watercourse to discharge surface water near the site (the next step of the hierarchy) and therefore a connection to public sewer is required. This approach has been justified and accepted by the Council's Drainage Team, Yorkshire Water and, Severn Trent Water. This consideration of the hierarchy satisfies Policy 56 (F) of the Local Plan.

- 8.90 Concerns have been raised that the capacity of the system would be insufficient to accommodate the amount of rainfall collected from the development. It should be noted by members from the outset this site is currently greenfield land and therefore rainfall currently infiltrates into the land without restriction. The proposed development would essentially capture and store this rainwater instead. Although an unrestricted discharge of surface water from the development would not be accepted, it would still offer betterment over the current situation with regard to concerns regarding surface water runoff from the development.
- 8.91 Two large storage tanks are proposed to be installed below the public open space in the eastern corner of the site. These tanks would capture and store the rainwater collected before discharging into the existing public sewer in a controlled fashion. Yorkshire Water have agreed a rate of surface water runoff discharge rate of 3.5 litres per second. The pipe drainage network would be adopted by Yorkshire Water under a section 104 agreement.
- 8.92 An assessment of the volume to this storage has been modelled in accordance with agreed standards. Volumes across a range of storm events based on a flow restriction of 3.5 litres/second and an impermeable area of 4.30ha. The total volume of storage required on site based on a 100 year event plus 40% climate change plus 10% urban creep at a discharge rate of 3.5 l/s has been incorporated into the drainage design.
- 8.93 This would comply with Paragraph 006 of the National Planning Practice Guidance (NPPG) on flood risk. This recommends that residential development should be regarded as having a design life of 100 years. It follows that flows from a 1 in 100 year plus 40% event is used as a standard model in order to calculate that surface water from the development can be suitably controlled. The combined volume of the storage tanks will be designed and conditioned to be at least 5295m³. This will ensure that the system has a design life of at least 100 years including climate change and urban creep in accordance with the recommended guidance.
- 8.94 Concern has been raised with regard to allowing water in excess of the designed capacity for the storage to pass safely through the site and not flood dwellings. An initial appraisal of likely development levels has been undertaken to produce the exceedance flow routes shown on the strategy plan. In the highly unlikely event that the site would overtop with surface water, the strategy disposes run off on to Sheffield Road to the south east of the site. This would ensure that the site run off would reduce risk to life and property.
- 8.95 Therefore based on the above, whilst local representations dispute the effectiveness of the proposed drainage design, there is little in the way of substantive technical evidence to support this stance. The indicative drainage design proposed, subject to further details relating to its exact design, would be effective in managing flooding and surface water drainage related to the proposed development.
- 8.96 Foul water is proposed to discharge to the existing public foul sewer recorded in Pine Grove. The sewer is to be designed in accordance with the hydraulic design

requirements of Code for Adoption and handed over to Yorkshire Water under an adoption agreement. A gravity connection can be achieved to this location.

8.97 In summary, Doncaster's Drainage team have been consulted as part of the proposal and have commented on the full drainage information that has been submitted. They have concluded that the information submitted is acceptable and provides a clear method for dealing with foul and surface water drainage. There has been clarification that maintenance of the storage attenuation tanks within the site would not conflict with play space equipment. The submitted information demonstrates that SUDs cannot be achieved on site and, due to a lack of any suitable watercourse, that local discharge to the public sewer can be accepted in line with the drainage hierarchy. Foul water will discharge to a public sewer within the site. No objections have been received from the Council's Drainage team subject to suitable conditions. The proposal has therefore been undertaken with the approach detailed in Policy 56.

Trees and Landscaping

8.98 An Arboricultural Impact Assessment (AIA) has been prepared for the site by BWB Consulting. This involved a tree survey of the site in accordance with BS5837:2012.

8.99 The trees included within this survey comprise of four individual trees and six hedgerow groups which are categorised as follows:

- Four individual trees were classified as Category C; and
- Six hedgerow groups were classified as Category C.

8.100 In general, trees within the site are very limited. All trees and hedgerows within the proposed development area are located around the sites boundaries and considered to be of low quality and are therefore Category C. All trees on the site are small and young self sown trees of generally poor form. There are no objections to their removal.

8.101 Hedgerow sections are located along Sheffield Road along the southern boundary of the site. These are all small hedgerows of low species mix. All have been managed to maintain a small height and spread through flailing. One short hedgerow section is located along the northern boundary.

8.102 The Tree Officer notes that the existing landscaping is of poor structural form and condition and the survey results indicate it is of very low importance/interest and its replacement with a new, low maintenance hedgerow will be a marked improvement. The levels of replacement planting and the overall masterplan for street planting and structural landscaping was amended during the course of the application. In terms of the quantum of tree planting, the following is proposed.

- 74 x trees (30-35cm girth) along the spine road to the site
- 79 x trees (20-25cm girth) within the public open space
- 47 x medium sized ornamental house garden trees (14-16cm girth)
- 143 x small size ornamental house garden trees (10-12cm girth)
- 8 x orchard trees (10-12cm girth)

8.103 In total, the planting of 351 trees is proposed in addition to 1767 metres of evergreen hedgerow, over 3000 square metres of shrub planting and 3,566 square

metres of wildflower planting. A condition is proposed to secure a scheme of landscaping as shown by the indicative landscaping scheme.

- 8.104 On balance, the site is an allocated site for housing within the Doncaster Local Plan and the submission of an AIA complies with the Development Requirements. The proposals present the best opportunity to offer a good quality landscaping scheme to mitigate against the urbanisation of the site and develop new defensible site boundaries to the settlement. The proposals is considered to be acceptable and in accordance with Local Plan Policies 32 and 33.

Ecology and Wildlife

- 8.105 A Preliminary Ecological Appraisal of the site and a subsequent full Ecological Impact Assessment (EclA) has been undertaken by BWB Consulting, which assessed the site for Bats, statutory designated sites, non-statutory designated sites (Local Wildlife Sites), a summary of 'relevant species records' and a more in-depth assessment of the significant of any important ecological features.
- 8.106 The report findings have been assessed by the Planning Ecologist, who advises the ecological surveys, the appraisal and the biodiversity net gain assessment have all been carried out by competent and experienced ecologist, with no doubts about the thoroughness of their methods and subsequent appraisal. Overall, the Ecologist is satisfied with the ecological appraisal and the outcome of the subsequent surveys and the level of mitigation recommended. The site is of limited biodiversity value in respect of habitats and faunal species, being a worked agricultural field with limited trees and hedgerows. The potential impact on the use of the sites by foraging bats can be mitigated by retention and enhancement of boundary vegetation. With the absence of reptiles and other terrestrial fauna, it was concluded that no further protective measures would be needed during the construction phase.
- 8.107 The latest biodiversity net gain assessment sent through by the applicant's agent provides the most up-to-date assessment based upon the amended layout which was made to reduce the deficit. The outcome of this is that the biodiversity net gain deficit will need to be provided. The on-site biodiversity net gain can be conditioned to ensure delivery. The off-site deficit is to be secured through a s106 agreement. On the basis of suitable controls on ensuring off site mitigation is provided, the proposal is considered to be compliant with the requirements of Policies 29 and 30 of the Local Plan.

Pollution issues

- 8.108 A Phase 1 Geo-environmental Appraisal has been submitted by ID Geoenvironmental Limited and concludes no remediation is not required. The Pollution Control Officer agrees with its conclusions and preventative conditions are proposed. The proposal however accords with Local Plan Policy 54 having assessed the potential for ground pollution.

Air Quality

- 8.109 An Air Quality Assessment has been submitted by SLR Ltd. The Air Quality Officer has commented that it follows standard methodology, uses information from recognised sources and assesses suitable receptors. Consequently, the conclusions of the assessment can be accepted with a high degree of confidence and therefore no objections have been raised. In accordance with Policy 13,

properties will receive provision for electric vehicle charging and this is secured by condition.

Noise

8.110 The application is accompanied by a Noise Impact Assessment prepared by Environmental Noise Solutions. The assessment established that the noise environment at the site is dominated by road traffic on Sheffield Road and Old Road. It is considered that any impacts from the road traffic noise can be adequately mitigated via conditions which seek suitable mitigation for the occupiers of properties closest to the roads, and details of construction management to protecting existing residential properties nearby. It is considered that the application is in accordance with Policy 54 of the Local Plan.

Archaeology

8.111 In line with the development brief, BWB Consulting commissioned to do a desktop archeological evaluation as supporting information with the application. This identified that the site forms part of a multi-phase historical landscape with archaeological evidence indicating human activity in the surrounding area since the prehistoric period. It was during the Iron Age and Romano-British period, however, that more significant activity began, evidenced by several enclosures, ditches and the finds of coin and pottery findspots found within 1km of the site as well as a possible Roman road to its immediate south. The report concludes the site was highly likely to contain heritage assets with archaeological interest.

8.112 A programme of field evaluation was agreed with South Yorkshire Archaeology, which involved trial trenching, which consisted of 34 trial trenches and survey work within the site. Phase Site Investigations Ltd was also commissioned to carry out a magnetometer survey to further determine the potential for archaeological features and/ or deposits to occur within the site

8.113 These investigations revealed the presence of significant archaeological activity, in the form of two enclosures which appear to overlap one another. Anomalies relating to relatively modern features/ activity have been identified including two probable pylon bases. A Second World War heavy anti-aircraft battery may also be present in the site.

8.114 The archaeological evaluation trenches at Sheffield Road, Conisbrough have confirmed the presence of a double ditched enclosure that is dated to the Roman period. The enclosure is integrated within a wider field system that is consistent with enclosures and other field systems recorded along the Magnesium Limestone.

8.115 The site appears to date from the 1st century AD but the bulk of the pottery would suggest 2nd to 3rd century AD date. The evaluation has confirmed the results of the geophysical survey and provided an indication of a rural settlement that may have specialised in agricultural production. Samples produced concentrated deposits of carbonised remains suggesting waste deposition from nearby cereal processing and drying activity of spelt wheat and barley, together with a small amount of oat, and some spelt wheat chaff. In addition to the arable production the animal bones recovered suggest a wide range of cattle, horse, pig, sheep and dog bones were identified.

8.116 Accordingly, the site has indicated a good level of significance and further work has continued with South Yorkshire Archaeology Service (SYAS). SYAS believe that the finds have local significance but are not considered to be nationally significant which would prevent development from going ahead. A scheme of additional work is proposed via condition and the proposal has therefore been undertaken with the approach detailed in Policy 39 of the Local Plan.

Loss of Agricultural Land

8.117 Soils are classified from Grade 1 to 5 with Grade 1 and 2 being deemed to be the best and most versatile soils. Grade 3 soils have limitations that affect the choice of crops, timings, type of cultivation, harvesting and yield. The yield of more demanding crops grown on this land is generally lower or more variable than on Grade 1 and 2 soils.

8.118 Policy 60 of the Local Plan requires developments affecting land to comply with the following criteria

A) Proposals on non-allocated sites that involve the significant loss of the best and most versatile agricultural land (grades 1, 2 and 3a) will only be supported where:

1. there are no other suitable alternative locations on lower quality agricultural land (or non-agricultural land) available; or
2. the land can be reinstated back to its previous state (where possible).

8.119 The site is an allocated site and the grade of the soil, based on limited information, is Grade 3 – so at the lower end of the best and most versatile soils classification and as such, the proposal accords with Policy 60.

Conclusion on Environmental Issues

8.120 Para. 8 of the NPPF (2021) indicates, amongst other things, that the planning system needs to contribute to protecting and enhancing the natural built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

8.121 In conclusion of the environmental issues, it is considered that there has been no significant issues raised which would weigh against the proposal that cannot be mitigated by condition and a S106 contribution. As such, moderate weight can be attached to this in favour of the development through the achievement of BNG offsetting predominantly onsite, EV charging point integration and cycle parking provision. There is archaeological potential within the site but this has regional importance and development can proceed via condition.

8.122 The proposal has demonstrated that the development is located within a suitable location on an allocated site for housing in the Doncaster Local Plan and this weighs positively in favour of the application carrying significant weight. In addition, the proposal lies within the lowest possible area of flood risk which also weighs positively in favour of the application.

- 8.123 Impact on the character of the area would be seen as an extension to the existing built environment and spatially is confined within defensible boundaries – as per the overall allocated site. The conditions set out below will help to ensure that the proposal is designed and integrated into the surrounding area, with improved pedestrian and cycle links to the wider area and the site making use of open space to ensure suitable drainage attenuation can be achieved and a site wide landscaping scheme will significantly uplift the number of trees planted on the site. There will inevitably be a change in landscape and the environmental quality of the site will become developed in line with its allocation. Consequently, the impact of the development on the appearance of the surrounding area is considered to weigh neutrally.
- 8.124 Noise issues associated with the development construction are considered to be short term negative impacts which can be mitigated through appropriate conditions in terms of Construction Management Plans. Given the relative short term nature of the potential construction noise and disturbance when viewed over the lifetime of the development, it is considered that this carries limited weight against the proposal.

ECONOMIC SUSTAINABILITY

- 8.125 It is anticipated that there would be some short term economic benefit to the development of the site through employment of construction workers and tradespeople connected with the build of the project. However this is restricted to a limited period of time whilst the site is under construction and therefore carries limited weight in favour of the application. Whilst there may be some additional uplift for business within the area as a result of additional customers, this uplift is unknown and cannot be quantified at this time and so is afforded limited weight.

Conclusion on Economy Issues

- 8.126 Para 8 a) of the NPPF (2021) sets out that in order to be economically sustainable developments should help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- 8.127 Whilst the economic benefit of the proposal is slight and afforded only limited weight, it does not harm the wider economy of the city and for that reason weighs in favour of the development.

Planning Obligations

- 8.128 Paragraph 55 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.
- 8.129 Paragraph 57 states that planning obligations must only be sought where they meet all of the following tests:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

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

8.131 Policy 65 of the Local Plan deals specifically with developer contributions. Where necessary, directly related to the development, and fair and reasonable in scale and kind, developer contributions will be sought to mitigate the impacts of development through:

‘..provision off site, to ensure the development can be delivered in line with other policy objectives, and to a safe and satisfactory standard (such as off-site affordable housing, education facilities, biodiversity net gain, flood mitigation, or highways improvements).’

8.132 In terms of the s106 requirements for this site, in line with policy considerations and consultee responses, the following is required:

Affordable Housing

8.133 To accord with Policy 7 of the Local Plan, the scheme should provide 15% on site affordable housing, as more than 15 dwellings are proposed there is a policy requirement to provide affordable housing. The application complies with this policy in that it includes 38 affordable units, which equates to 15% of the total proposed. This will be safeguarded through the s106 agreement.

Public Open Space

8.134 Policy 28 requires the delivery of onsite public open space (POS) in the first instance. Where this cannot be achieved an offsite contribution may be considered acceptable. The policy requirement is to provide a contribution the equivalent of 10-15% of the land value. This is to be provided on site via the legal agreement and the management and maintenance of this space is to be via an appointed Management Company.

Education

8.135 To ensure capacity is accommodated, Education have advised an additional 39 places would be required at Conisbrough Ivanhoe Primary Academy and 36 places at De Warenne Academy. In order to ensure the school has capacity beyond 2027/28 (the Projection period), financial contributions of £758,121 and £963,504 respectively are required to deliver a total contribution of **£1,721,625,00**.

Travel Plan and Bond

8.136 A Travel Bond amounting to **£24,104.08** is required to ensure Travel Plan targets are achieved.

The Council's requirement for monitoring is annual counts at each vehicular entrance point of the site, undertaken in a neutral month, by an independent consultant for a period of 5 years. The parameters of any monitoring need to be agreed with the Highway Authority prior to being undertaken.

Five years of monitoring can be undertaken by the Council at a cost of £5,000 per entrance/ exit point, this will be included if necessary by the Section 106 agreement.

Off Site Highway Works

- 8.137 The improvement works include a white lining scheme at a junction impacted by the proposal, together with a contribution of **£10,000** towards reviewing traffic light signalling. Other physical works include access and footpath provision on Doncaster Road and Old Road respectively.

Biodiversity Net Gain

- 8.138 The Council's Ecologist was consulted and a deficit of 9.51 units to be secured offsite in order for a minimum 10% net gain. The mitigation hierarchy should be followed to either delivery equivalent provision off site or via the Council's compensation scheme. If a financial contribution is required, the payment would equate to **£237,250**.

- 8.139 Compensatory Improvements to Green Belt Land.

The site is allocated in the local plan for housing subject to Compensatory improvements to Green Belt land being agreed. The Heads of Terms are to include details of offsite mitigation including its management and maintenance. Potential schemes include the protection and enhancement of woodland areas, green spaces, the planting of woodland trees, maintaining and enhancing drainage and protection from flooding in the area. If a financial contribution is required towards the provision of environmental biodiversity improvements, a Biodiversity Offsetting Contribution of £25,000 per unit (or part thereof – i.e. if 0.5 units are required the fee would be £12,500) will be required.

9.0 PLANNING BALANCE & CONCLUSION

- 9.1 In accordance with Paragraph 11 of the NPPF (2021) the proposal is considered in the context of the presumption in favour of sustainable development.
- 9.2 The proposal is located within a sustainable location on a site allocated for residential development in the Local Plan and this attracts full policy weight in favour of the application. In addition, the amendments that have been undertaken have shown that a suitable layout can be achieved that would be reflective of the character of the area and overall provide an uplift to the site in terms of on site landscaping and the improvement of linkages to existing development through revisions made on the application.
- 9.3 All other material planning considerations have been fully explored by the appropriate consultees who have raised no objections to the proposal subject to conditions or S106 contributions and holistically this weighs moderately in favour of the application.
- 9.4 Limited weight in favour of the application has been afforded to the potential economic benefits generated by the proposal.
- 9.5 The impacts associated with equipment used during the construction of the site can be mitigated and controlled by condition and the short term noise and disturbance associated with implementing the planning permission is considered to carry limited weight against the proposal.

- 9.6 Having balanced all material planning considerations, whilst a number of objections have been received in respect to the proposal they have been suitably addressed through the information supplied and further amendments to the scheme. In terms of the planning balance, the positive aspects of the proposal outlined above demonstrably outweigh the material planning considerations weighing against the development proposal.
- 9.7 The proposal is therefore, on balance, recommended for approval subject to a Section 106 Agreement and the proposed heads of terms are outlined below.

10.0 RECOMMENDATION

10.1 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 AND THE HEAD OF PLANNING BE AUTHORISED TO ISSUE THE PLANNING PERMISSION UPON COMPLETION OF THE LEGAL AGREEMENT:

- a) 15% Affordable Housing units to be provided**
- b) Education contribution of £1,721,625,00 to be provided towards local schools**
- c) Travel Bond**
- d) Off Site Highway Works**
- e) Biodiversity Net Gain off-setting contribution**
- f) A scheme of Green Belt Compensatory Improvements**

The above objections, consideration 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.

Conditions / Reasons

01. 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. Notwithstanding the requirements of compliance with condition 18, the development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:
- Dwg. No. SKPY-017-A-LP-01 Location Plan
Design and Access Statement updated 13 June 2022
Preliminary Ecological Appraisal received 05 November 2021
Landscape and Visual Impact Assessment received 11 November 2021
Bio Diversity Net Gain Assessment received 22 June 2022
Bio Diversity Net Gain Metric received 28 November 2022

Flood Risk Assessment and Drainage Strategy Revision C received 11 October 2022
 Report no. 3828 Trial Trench Evaluation received 20 October 2022
 Dwg. No. 5177-FRA06 Drainage Strategy Plan
 Transport Assessment received 05 November 2021
 Travel Plan received 05 November 2021
 Arboricultural Assessment received 05 November 2021
 Geo-environmental Appraisal (ref. 5177-G-R001) Part 1, (ref. 5177-G-R001) Part 2 and (ref. 5177-G-R001) Part 3 Revision A received 02 September 2022
 Archaeology Assessment received 04 April 2022
 Noise Impact Assessment received 05 November 2021
 Air Quality Assessment received 04 April 2022
 Economic Benefits Infographic received 05 November 2021
 Health Impact Assessment received 05 November 2021
 Dwg. No. 5177-C-D9-02 Rev A Excedence Flow Routes received 28 October 2022
 Dwg. No. 5177-C-D3-02 Road Construction Details Sheet 2 of 2 received 18 November 2022
 Dwg. No. SKPY-017-A-PL-01 Rev S Site Layout Plan received 08 December 2022
 Dwg. No. SKPY-017-A-BP-01 Rev D Boundary Plan received 12 September 2022
 Dwg. No. SKPY-017-A-TP-01 Tracking Plan received 12 September 2022
 Dwg. No. SKPY-017-A-TP-02 Tracking Plan received 12 September 2022
 Dwg. No. SKPY-017-A-TP-03 Tracking Plan received 12 September 2022
 Dwg. No. SKPY-017-A-TP-04 Tracking Plan received 12 September 2022
 Dwg. No. SKPY-017-A-TP-05 Tracking Plan received 12 September 2022
 Dwg. No. SKPY-017-A-TP-06 Tracking Plan received 12 September 2022
 Dwg. No. 3914-101 Rev D Landscape Masterplan received 28 November 2022
 Dwg. No. 3914-105 Rev B LEAP Plan received 26 September 2022
 Dwg. No. Revision 5 Housetype Drawing Pack received 09 December 2022
 Dwg. No. SKPY-017-A-MS-01 Rev A Streetscenes 05/11/2021

REASON

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

03. No development beyond site clearance and groundworks shall take place until a detailed hard and soft landscape scheme based on the approved landscape master plan drawing number 101 Rev C has been submitted to and approved in writing by the Local Planning Authority. The hard landscape scheme shall include details of all external hard surfacing materials. The soft landscape scheme shall include a soft landscape plan; a schedule providing plant and tree numbers and details of the species, which shall comply with section 8

Landscape, Trees and Hedgerows of the Council's Development Guidance and Requirements Supplementary Planning Document, 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 with detailed scheduling of maintenance/aftercare operations and clear responsibilities. 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 of any planting within public areas or adoptable highway within the site. Soft landscaping for any individual housing plot must be implemented in full accordance with the approved scheme, prior to occupation of the home, which will be monitored by the Local Planning Authority. 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.

REASON

In the interests of environmental quality, Policy 48: Landscaping of New Developments section C, D, E and F and Policy 26: Green Infrastructure (Strategic Policy) section 4.

04. Prior to commencement of development on any part of the site the Planning Authority shall have received and approved a Construction Management Plan (CMP) including:

- (a) the timetable of the works;
- (b) daily hours of construction;
- (c) any road closure;
- (d) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8:00am and 6pm Mondays to Fridays inc.; 8.00am to 1.00pm Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays;;
- (e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits;
- (f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases;
- (g) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority;
- (h) hours during which no construction traffic will be present at the site;
- (i) the means of enclosure of the site during construction works;
- (j) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site;

- (k) details of wheel washing facilities and obligations;
- (l) The proposed route of all construction traffic exceeding 7.5 tonnes;
- (m) Details of the amount and location of construction worker parking;
- (n) Photographic evidence of the condition of adjacent public highway prior to commencement of any work;
- (o) no mud, stones, water or debris shall be deposited on the public highway at any time.

The development shall be constructed in accordance with the approved CMP.

REASON

In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the highway for the duration of the construction phase of the development as required by Policy 42 A.2 of the Doncaster Local Plan. This condition is required to be discharged prior to commencement as the approved detail may have an impact on construction arrangements.

05. Detailed engineering drawings for the section of highway to be adopted including footways shall be submitted for inspection by the Local Highway Authority before works commence on site. These drawings shall be approved by the Local Highway Authority prior to the occupation of any approved dwelling. A Stage 1 Road Safety Audit and subsequent risk assessment is to be undertaken at every identified hazard to ensure suitable protection is provided for each user. This protection is to be shown on the detailed engineering drawings. The road shall be designed and constructed to an adoptable standard and offered for adoption on completion under Section 38 of The Highways Act (1980).

REASON

In the interests of road safety and residential amenity as required by Policy 13 of the Local Plan.

06. Prior to the commencement of the relevant works on site, details of the proposed tree pits and utilities siting and alignments within the adoptable highway shall be submitted to and agreed in writing by the Local Planning Authority. This shall include a detailed specification for tree pit construction that utilises either grass verges or a professionally recognised crate system construction to provide the minimum rooting volume set out in the Council's Transitional Developer Guidance and a load-bearing capacity equivalent to BS EN 124 2015 Class C250 for any paved surface above; a specification for planting including details of tree support, tree pit surfacing, aeration and irrigation; a timescale of implementation, and where required a maintenance specification until trees are adopted by the Council. Thereafter the development shall be carried out in accordance with the approved details.

Thereafter, the landscape scheme and utility design shall be implemented in full accordance with the approved details, with the crating system laid prior to any utilities. The Local Planning Authority shall be 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.

REASON

To ensure appropriate design of trees within the adoptable public highway and avoid any potential design conflicts with utilities to meet Local Plan Policy 48.

07. No development beyond site clearance shall take place 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 operational 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.

08. No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:

- The programme and method of site investigation and recording.
- The requirement to seek preservation *in situ* of identified features of importance.
- The programme for post-investigation assessment.
- The provision to be made for analysis and reporting.
- The provision to be made for publication and dissemination of the results.
- The provision to be made for deposition of the archive created.
- Nomination of a competent person/persons or organisation to undertake the works.
- The timetable for completion of all site investigation and post-investigation works.

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

REASON

To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

09. No development beyond site clearance and groundworks shall take place until details of secure cycle parking facilities for the occupants of, and/or visitors to the development have been submitted to and approved in writing by the local planning authority. The approved facilities shall be fully implemented and made available for use prior to the occupation of each dwelling hereby permitted and shall thereafter be retained for use at all times.

REASON

To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy 13 of the Doncaster Local Plan.

10. Prior to the occupation of the development hereby approved, details of electric vehicle charging provision shall be submitted to and approved in writing by the local planning authority. Installation shall comply with current guidance/advice. The dwelling assigned the charging point shall not be occupied until the approved connection has been installed and is operational and shall be retained for the lifetime of the development. The development shall be carried out in accordance with the approved details.

REASON

To contribute towards a reduction in emissions in accordance with air quality objectives and providing sustainable travel choice in accordance with policy 13 of the Doncaster Local Plan.

11. Before the first occupation of any dwelling hereby approved, details of the vehicular access, parking and turning area for the site and how it is surfaced, drained and where necessary marked out shall be approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details prior to first occupation and shall remain available for access for the lifetime of the development.

REASON

To ensure adequate parking, delivery and turning provision in the interests of public safety as required by Policy 42 B.4 of the Doncaster Local Plan.

12. Before the first occupation of any dwelling hereby approved, details of the vehicular crossing over the footpath/verge shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details prior to first occupation.

REASON

To avoid damage to the verge and to ensure the access is constructed to an appropriate standard in accordance with Policy 42 B.4 of the Doncaster Local Plan.

13. Prior to the first occupation of the development hereby approved, details of the drainage management and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. The drainage system for foul and surface water drainage shall be retained, managed and maintained for the lifetime of the development in accordance with the approved drainage management and maintenance plan.

REASON

To ensure the drainage apparatus of the site is adequately maintained for the lifetime of the development and to accord with Para. 169 c) of the NPPF (2021).

14. 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 which addresses the unexpected contamination 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, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

15. 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, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

16. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed. The surface water discharge from the entire site shall be restricted to a maximum rate of 3.5 (three point five) litres per second, to the public surface water sewer network.

REASONS

In the interest of satisfactory and sustainable drainage

17. No development beyond site clearance and groundworks shall take place 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. The scheme shall be in accordance with the 'Scheme of Sound Insulation Works' included in table 5.1 of the noise impact assessment reference: NIA/9238/20/9215/v1Sheffield Road, submitted with the application. All works which form part of the approved scheme shall be completed before occupation of the permitted dwellings. The protection measures in the agreed scheme shall be maintained throughout the life of the development.

REASON

To safeguard the amenity of the proposed dwellings from the noise levels which exist on the site.

18. Prior to first occupation of the each of the dwellings listed below, Building Control Completion Certificates must have been provided to the Local Planning Authority demonstrating that the specified optional requirements as set out in the Building Regulations 2010 (as amended) have been achieved for the following plots:

A minimum of 156 plots must meet Part M4(2) 'accessible and adaptable dwellings' with evidence provided upon completion. Plots 10-11, Plots 16-17, Plots 62-69 must meet Part M4(3) 'wheelchair adaptable dwellings'.

The development must be carried out in accordance with the agreed details.

REASON

To ensure compliance with the requirements of Local Plan Policy 45 to deliver the agreed accessible and adaptable homes

19. Upon commencement of development details of measures to facilitate the provision of gigabit-capable full fibre broadband for the dwellings/development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON

To ensure that all new housing and commercial developments provide connectivity to the fastest technically available Broadband network in line with the NPPF (para. 114) and Policy 21 of the Doncaster Local Plan.

20. Notwithstanding the approved plans, the development shall not be occupied until details of the public open space areas have been submitted to and approved in writing by the local planning authority. These details shall include:

- i) Play equipment;
- ii) Surfacing;

- iii) Landscaping;
- iv) Means of enclosure;
- v) Street furniture.

The play area shall be completed and available for use in accordance with the approved details prior to 50% of the dwellings being first occupied.

REASON

To ensure that good quality play equipment is provided in accordance with Policy 28.

21. Construction, demolition or associated deliveries shall only take place between 0800 - 1800 hours Mondays to Fridays, and 0800 - 1300 hours on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays. No construction activities will take place via Cypress Grove, Cherry Grove, Larch Grove, Cedar Grove, Acacia Grove or Pine Grove.

REASON

In the interests of protecting residential amenity.

22. No development beyond site clearance and groundworks shall take place until details or samples of the materials to be used on the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

REASON

To ensure the appearance of the development is good quality in accordance with Policies 42 and 44 of the Local Plan.

Informatives

01. Arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the system/scheme throughout the developments lifetime shall be supplied as part of the drainage management and maintenance plan. In addition, the arrangements shall have clarified the access that is required to each surface water management component for maintenance purposes. The applicant's attention is drawn towards the Drainage Officer's comments on file regarding the level of information required to discharge the conditions relating to drainage on the planning permission.
02. The applicant is advised that the application site is located in close proximity to land that may be required to construct and/or operate Phase 2b of a high-speed rail line from the West Midlands to Leeds, known as High Speed Two. Powers to construct and operate High Speed Two are to be sought by promoting a hybrid Bill in Parliament.
03. If the developer is looking to have new sewers included in a sewer adoption agreement with Yorkshire Water (under Section 104 of the

Water Industry Act 1991), they should contact the Developer Services Team (telephone 03451 208 482, technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRc publication 'Codes for Adoption - a design and construction guide for developers' as supplemented by Yorkshire Water's requirements.

04. Works 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 and adoption roads within the development shall be carried out under Section 38 of the Highways Act. The S38 and S278 agreements 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.

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 Fiona Horgan - Tel 01302 735097 or e-mail Fiona.Horgan@doncaster.gov.uk 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.

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.

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 on the highway is an offence under provisions of The Highways Act 1980.

05. 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

06. Birds may be nesting in trees and shrubs on the site. It is an offence under the Wildlife and Countryside Act 1981 (as amended) to disturb nesting birds, and vegetation removal or disturbance should be timed therefore to avoid the nesting season (March to August inclusive).

07. In order to discharge the above condition relating to gigabit-capable full fibre broadband in new developments, the developer is advised that they will be expected to submit information including but not limited to the following:

1) A contract or invoice for the installation of the physical infrastructure and the connection to gigabit-capable full fibre broadband (must match the stipulation in the original requirement by the Local Authority)

2) Confirmation of the speed that will be achieved by the gigabit-capable full fibre broadband infrastructure, from the network operator

Developers should:

- Contact broadband infrastructure suppliers as soon as possible about their planning application and requirements;
- Provide gigabit-capable full fibre broadband for dwellings/developments; and
- Consider installing gigabit-capable full fibre infrastructure from at least 2 suppliers.

Gigabit-capable full fibre network operators include Openreach, Virgin Media, CityFibre, Hyperoptic and Gigaclear (but this list is not exhaustive).

The Superfast South Yorkshire Team is available to offer advice and discuss connectivity solutions to new sites with developers and can be emailed at hello@superfastsouthyorkshire.co.uk

For more information please visit:

<http://www.superfastsouthyorkshire.co.uk/sfsy/developments>

08. Building Control Completion Certificates must be provided to the Local Planning Authority demonstrating that the specified optional requirements as set out in the Building Regulations 2010 (as amended) have been achieved in line with condition 18. This condition may be partially discharged by the submission and approval of Completion Certificates for individual plots during a site build out. This condition will be fully discharged upon receipt of satisfactory Completion Certificates for the plots.

09. To minimise future conflict with utilities in new developments, where trees are proposed within the footway or highway build outs, the creation of a common utility enclosure with the necessary provisions for safely including both mains services and ducting shall be considered in the utility design. This is preferably located adjacent to the property

front boundary, under the footway, to facilitate service connections. The developer is to consider the requirements of National Joint Utilities Group guidance volume 4 with regard to the installation of trees and the required installation and maintenance of statutory undertakers apparatus. <http://streetworks.org.uk/wp-content/uploads/V4-Trees-Issue-2-16-11-2007.pdf>

Appendix 1 – Developer Requirements (Local Plan)

Site ARM09; West of Hatfield Lane, Armthorpe; Armthorpe	
Trees & Hedgerows	There should be a strong landscape buffer zone to the A630 and the retention of the central trees.

Site CD06; Between Sheffield Road and Old Road, Conisbrough; Conisbrough & Denaby	
Indicative Site Capacity: 200 dwellings	
	<div style="text-align: right;"> <p>Doncaster Council</p> </div> <p>Key :</p> <hr/> <p>Notes :</p> <hr/> <p>Title :</p> <p style="text-align: center;">Site 040</p> <hr/> <p>Completed By :</p> <p>Planning</p> <hr/> <p>Reference :</p> <p>Local Plan Sites</p> <hr/> <p>Date :</p> <p>05/02/2020</p> <hr/> <p>Scale :</p> <p>1:3,500</p>
<p>(c) Crown copyright, License Number 100019782, 2007. (c) Copyright GeoInformation Group 1997, 2002, 2005 and 2007.</p>	

Archaeology	Due to the relative lack of deep ground disturbance, the potential for the survival of unrecorded buried archaeological remains on the site is considered to be moderate. Further archaeological investigations may be required to inform development proposals.
Biodiversity	Refer to design section in terms of landscaping. Species-rich hedgerows and/or a woodland belt should be incorporated into the landscaping to support nearby hedgerow networks some of which are Local Wildlife Sites, and the wooded corridor that stretches from Ravenfield Lakes through to Conisbrough North Cliff and Denaby Wood Local Wildlife Sites.
Compensatory Green Belt Improvements	As the site allocation results in the loss of Green Belt land, this must be compensated for by contributing to improving the environmental quality and accessibility of remaining Green Belt land within the vicinity of the site. Details of specific sites and projects will be established in discussion with the Council.
Design	Considering the site's prominent location in the landscape, new development should front toward both Sheffield Road and Old Road but be set back behind landscaped frontages. Buildings should have appropriate separation distances between existing properties on the edges of the site. The layout should seek to develop footpath connections to existing streets to the north where possible. Pedestrian and cycle connections through the site should be developed between Sheffield Road and Old Road. Building heights should be limited to 2-2.5 storey.
Education	A contribution towards education will be required.
Public Open Space	On site Green Infrastructure and children's play space will be required, including play equipment.
Transport	Access from C762 Old Road designed in accordance with DMRB resulting in loss of hedgerow. A footway will be required along the site frontage together

Site CD06; Between Sheffield Road and Old Road, Conisbrough; Conisbrough & Denaby	
	with new street lighting. A Transport Assessment & Travel Plan will be required. The site may require a routing agreement during construction.
Trees & Hedgerows	No tree issues.

Sheffield Road, Conisbrough



Housetype Drawing Pack

Version 1 - 20.10.2021
 Version 2 - 24.10.2022 - House type NDSS storage updated.
 Version 3 - 28.11.2022 - House type NDSS storage highlighted.
 Version 4 - 09.12.2022 - Lymington LG Garage Size amended & Winburgh Storage amended.
 Version 5 - 19.12.2022 - Bedroom and people amount shown on Housetypes Plans.

Housetypes

- The Arundel
- The Acomb
- The Bournemouth
- The Brayton
- The Honley
- The Midford
- The Rydal
- The Hambleton
- The Leverton
- The Leverton SA
- The Lymington LG
- The Winburgh
- The Thorne
- The Thorley

Garages

- Single Garage
- Twin Garage



Ground Floor Plan
Scale 1:100



First Floor Plan
Scale 1:100



Rear Elevation
Scale 1:200



Side Elevation
Scale 1:200



Side Elevation
Scale 1:200



Front Elevation (Brick)
Scale 1:100



Front Elevation (Render)
Scale 1:100



Side Elevation
Scale 1:200



Side Elevation
Scale 1:200



The Arundel (NDSS)	
Old Ref :	-
NDSS Gross Area :	753 sqft
NDSS Ground Floor :	376 sqft
NDSS First Floor :	376 sqft
Circulation :	- sqft
Net to Gross :	- %
Storage :	2.00m ³

ALL Areas and dimensions are taken to PLASTERBOARD FINISH.

The Arundel (NDSS/M42)
 (753sqft / 70.00m² (NDSS))
 (759sqft / 70.54m² (Structural))

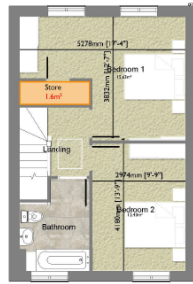
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Partnerships North



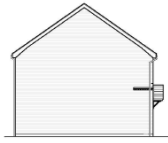
Ground Floor Plan
Scale 1:100



First Floor Plan
Scale 1:100



Acomb (NDSS M43)	
Old Ref:	-
Gross Area:	910 sqft
Ground Floor:	455 sqft
First Floor:	455 sqft
Circulation:	- sqft
Net to Gross:	- %
Storage:	2.60m ³
ALL Areas and dimensions are taken to PLASTERBOARD FINISH.	



Side Elevation
Scale 1:200



Rear Elevation
Scale 1:200



Side Elevation
Scale 1:200



Front Elevation (Brick)
Scale 1:100

The Acomb (NDSS/M43)

(910sqft NDSS) (918sqft Structural)

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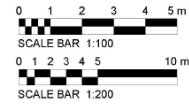
Partnerships North



Ground Floor Plan
Scale 1:100



First Floor Plan
Scale 1:100



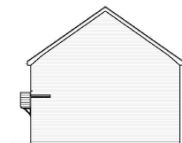
3 Bed (NDSS M42)	
Old Ref:	-
Gross Area:	910 sqft
Ground Floor:	455 sqft
First Floor:	455 sqft
Circulation:	- sqft
Net to Gross:	- %
Storage:	2.72m ³
ALL Areas and dimensions are taken to PLASTERBOARD FINISH.	



Side Elevation
Scale 1:200



Rear Elevation
Scale 1:200



Side Elevation
Scale 1:200



Front Elevation (Brick)
Scale 1:100



Front Elevation (Render)
Scale 1:100



Side Elevation
Scale 1:200



Rear Elevation
Scale 1:200



Side Elevation
Scale 1:200

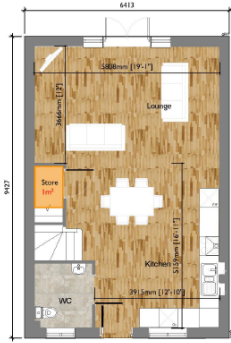
Bournemouth (NDSS/M42)

(910sqft NDSS) (918sqft Structural)

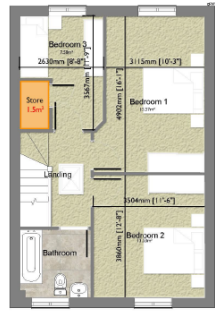
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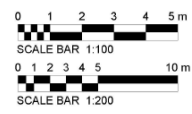
Partnerships North



Ground Floor Plan
Scale 1:100

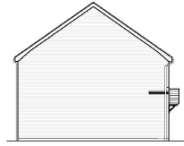


First Floor Plan
Scale 1:100



Brayton	
Old Ref:	-
Gross Area:	1104 sqft
Ground Floor:	552 sqft
First Floor:	552 sqft
Circulation:	64 sqft
Net to Gross:	6%
Storage:	2.50m ³

ALL Areas and dimensions are taken to STRUCTURAL FINISH.



Side Elevation
Scale 1:200



Rear Elevation
Scale 1:200



Side Elevation
Scale 1:200



Front Elevation (Brick)
Scale 1:100

Brayton (NDSS/M42)

(1094sqft NDSS) (1104sqft Structural)

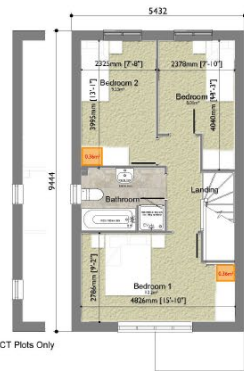
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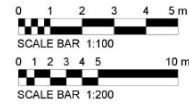
Partnerships North



Ground Floor Plan
Scale 1:100



First Floor Plan
Scale 1:100



The Honley (M42)	
Old Ref:	-
Gross Area:	938 sqft
Ground Floor:	484 sqft
First Floor:	454 sqft
Circulation:	- sqft
Net to Gross:	-%
Storage:	2.72 m ³

ALL Areas and dimensions are taken to PLASTERBOARD FINISH.



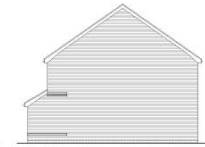
Side Elevation
Scale 1:200



Rear Elevation
Scale 1:200



Side Elevation FCT Only
Scale 1:200



Side Elevation
Scale 1:200



Front Elevation (Brick)
Scale 1:100



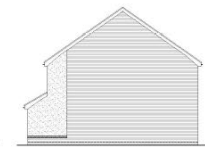
Front Elevation (Render)
Scale 1:100



Rear Elevation
Scale 1:200



Side Elevation
Scale 1:200



Side Elevation
Scale 1:200

The Honley NDSS/M42

(938sqft (NDSS)) (948sqft (Structural))

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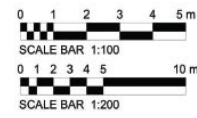
Partnerships North



Ground Floor Plan
Scale 1:100

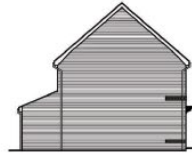


First Floor Plan
Scale 1:100



The Midford (NDSS)	
Old Ref :	-
Gross Area :	977 sqft
Ground Floor :	552 sqft
First Floor :	425 sqft
Circulation :	- sqft
Net to Gross :	- %
Storage :	2.8 m³

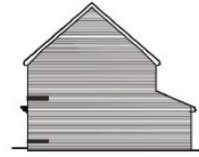
ALL Areas and dimensions are taken to PLASTERBOARD FINISH.



Side Elevation
Scale 1:200



Rear Elevation
Scale 1:200



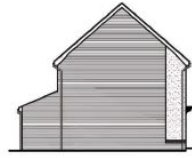
Side Elevation
Scale 1:200



Front Elevation (Brick)
Scale 1:100



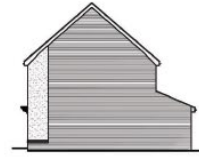
Front Elevation (Render)
Scale 1:100



Side Elevation
Scale 1:200



Rear Elevation
Scale 1:200



Side Elevation
Scale 1:200

The Midford

(977sqft / 90.73m² (NDSS)
986sqft / 91.56m² (Structural))

ALL Areas and dimensions are taken to PLASTERBOARD FINISH.



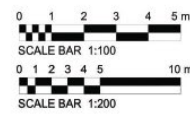
Partnerships North



Ground Floor Plan
Scale 1:100



First Floor Plan
Scale 1:100



The Rydal (NDSS)	
Old Ref :	-
Gross Area :	1088 sqft
Ground Floor :	616 sqft
First Floor :	471 sqft
Circulation :	- sqft
Net to Gross :	- %
Storage :	2.62 m³

ALL Areas and dimensions are taken to PLASTERBOARD FINISH.



Rear Elevation
Scale 1:200



Side Elevation
Scale 1:200



Side Elevation
Scale 1:200



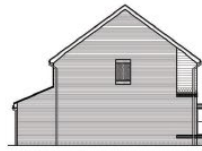
Front Elevation (Brick)
Scale 1:100



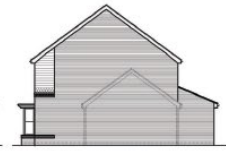
Front Elevation (Tile Hanging)
Scale 1:100



Rear Elevation
Scale 1:200



Side Elevation
Scale 1:200



Side Elevation
Scale 1:200

The Rydal

(1088sqft / 101.04m² (NDSS)
1097sqft / 101.95m² (Structural))

ALL Areas and dimensions are taken to PLASTERBOARD FINISH.



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Ground Floor Plan
Scale 1:100

First Floor Plan
Scale 1:100

0 1 2 3 4 5 m
SCALE BAR 1:100

0 1 2 3 4 5 10 m
SCALE BAR 1:200

The Hambleton	
Gross Area:	1108 sqft
Ground Floor:	462 sqft
First Floor:	656 sqft
Second Floor:	N/A
Circulation:	95 sqft
Net to Gross:	8.90 %
Storage:	2.50m ²

All Areas and dimensions are taken to STRUCTURAL FINISH.

Front Elevation
Scale 1:100 (4.5 Brick)

Side Elevation
Scale 1:100

Rear Elevation
Scale 1:100

Side Elevation
Scale 1:100

The Hambleton - NDSS/ M4(2)

(1097sqft (NDSS/M42)) (1108sqft (Structural)) ALL Areas and dimensions are taken to PLASTERBOARD FINISH.

Partnerships North

Ground Floor Plan
Scale 1:100

First Floor Plan
Scale 1:100

0 1 2 3 4 5 m
SCALE BAR 1:100

0 1 2 3 4 5 10 m
SCALE BAR 1:200

The Leverton	
Old Ref.:	The Southwick
Gross Area:	1153 sqft
Ground Floor:	598 sqft
First Floor:	567 sqft
Circulation:	126 sqft
Net to Gross:	11.1 %
Storage:	3.22m ²

ALL Areas and dimensions are taken to PLASTERBOARD FINISH.

Front Elevation (Brick)
Scale 1:100

Front Elevation (Render)
Scale 1:100

Side Elevation
Scale 1:100

Rear Elevation
Scale 1:100

Side Elevation
Scale 1:100

The Leverton (NDSS/M42)

(1153sqft / 107.12m² - (NDSS/M42))

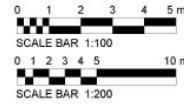
Partnerships North



Ground Floor Plan
Scale 1:100



First Floor Plan
Scale 1:100



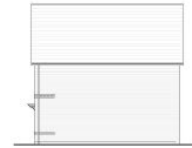
The Leverton SA (M42)	
Old Ref :	The Southwick SA
Gross Area :	1153 sqft
Ground Floor :	596 sqft
First Floor :	567 sqft
Circulation :	126 sqft
Net to Gross :	11.1 %
Storage :	3.10m ³
ALL Areas and dimensions are taken to PLASTERBOARD FINISH.	



Side Elevation
Scale 1:200



Rear Elevation
Scale 1:200



Side Elevation
Scale 1:200



Front Elevation (Brick)
Scale 1:100



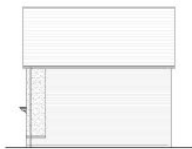
Front Elevation (Render)
Scale 1:100



Side Elevation
Scale 1:200



Rear Elevation
Scale 1:200



Side Elevation
Scale 1:200

The Leverton SA (NDSS/M42)

(1153sqft / 107.12m² - (M42)) ALL Areas and dimensions are taken to PLASTERBOARD FINISH.

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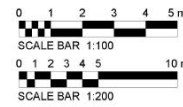
Partnerships North



Ground Floor Plan
Scale 1:100



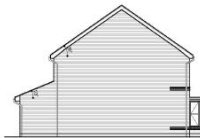
First Floor Plan
Scale 1:100



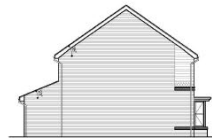
The Lymington LG	
Old Ref :	The Lymington
Gross Area :	1252 sqft
Circulation :	- sqft
Net to Gross :	- %
Storage :	3.08 m ³
ALL Areas and dimensions are taken to STRUCTURAL FINISH.	



Rear Elevation
Scale 1:200



Side Elevation
Scale 1:200



Side Elevation (Tile Hanging)
Scale 1:200



Side Elevation
Scale 1:200



Side Elevation (Tile Hanging)
Scale 1:200



Front Elevation (Brick)
Scale 1:100



Front Elevation (Tile Hanging)
Scale 1:100

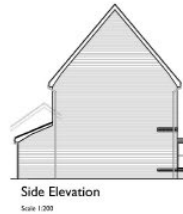
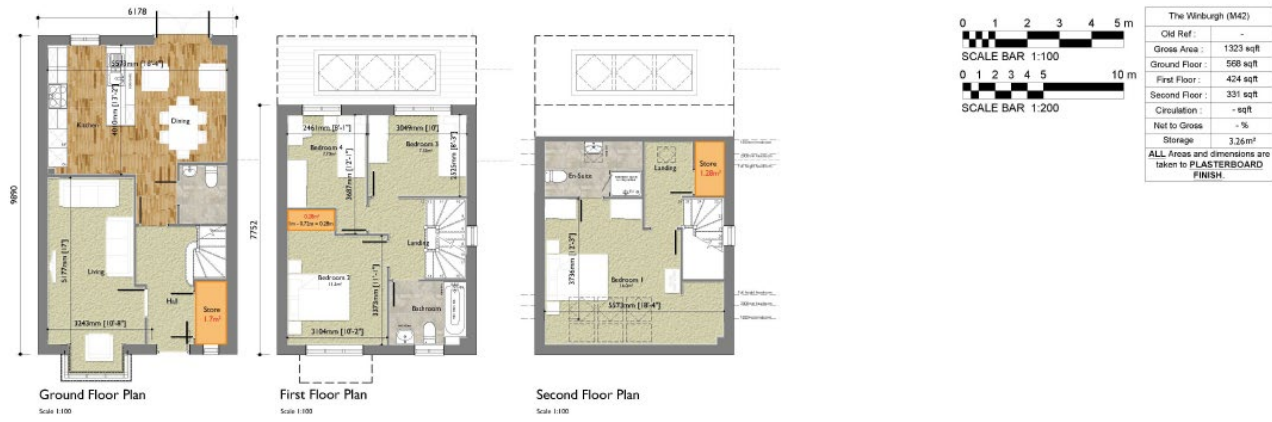
The Lymington LG

(1252sqft) LYMI-01 4 Bed - 5 People

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The Winburgh (1323sqft / 122.95m² (NDSS/M42) 1334sqft / 123.96m² (Structural)

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ALL Areas and dimensions are taken to PLASTERBOARD FINISH.

COUNTRYSIDE
Places People Love
Partnerships North

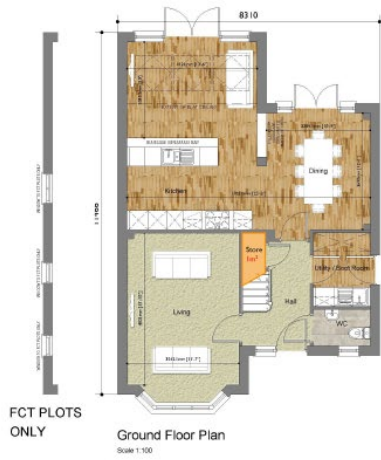


The Thorne (NDSS/M42) (1432 sqft (NDSS/M42) 1444 sqft (Structural))

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ALL Areas and dimensions are taken to PLASTERBOARD FINISH.

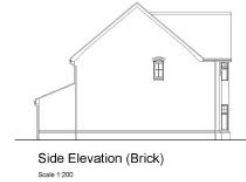
COUNTRYSIDE
Places People Love
Partnerships North



0 1 2 3 4 5 m
SCALE BAR 1:100

0 1 2 3 4 5 10 m
SCALE BAR 1:200

The Thorley (NDSS)	
Old Ref:	-
Gross Area:	1432 sqft
Ground Floor:	795 sqft
First Floor:	657 sqft
Circulation:	-
Net to Gross:	-
Storage:	3.01 m³
ALL Areas and dimensions are taken to PLASTERBOARD FINISH.	



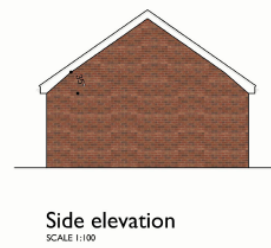
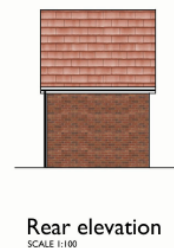
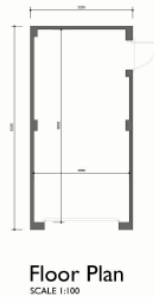
The Thorley (NDSS)

(1432sqft / 133.04m² (NDSS))(1444sqft / 134.15m² (Structural))

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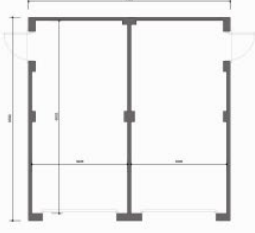
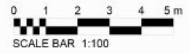


6x3m Detached Single Garage

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Partnerships North



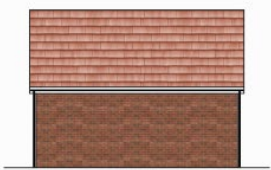
Floor Plan
SCALE 1:100



Front elevation
SCALE 1:100



Side elevation
SCALE 1:100



Rear elevation
SCALE 1:100



Side elevation
SCALE 1:100

6x3m Detached Twin Garage



Partnerships North

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Appendix 5 – Play Area Details (Revision B)

NOTES

All play equipment and items such as gates, fences, trees etc. not within the play area shall be constructed and installed to meet the requirements of BS 5312:2013 (Playground equipment - structural requirements).

Playground surfacing to follow Lushmore Handbook BS 12277 (Type 1) throughout the play area.

Appropriate maintenance systems must be installed to ensure the equipment is suitable for use in all weather conditions. The equipment must be suitable for use in all weather conditions. The equipment must be suitable for use in all weather conditions.

Appropriate test certificates should be obtained for the above equipment. The test certificates should be obtained for the above equipment. The test certificates should be obtained for the above equipment.

The installer should provide written confirmation that the equipment and surfacing have been installed in accordance with the manufacturer's instructions and to the standard stated above.

When considered necessary, a post-installation inspection, including a check of the surfacing, shall be carried out by the client or their representative.

Play area to comply with:

LEGISLATION

- Health and Safety at Work Act 1974
- Electricity at Work Act 1987
- Health and Safety (Offshore Installations) Act 1989
- Management of Health and Safety at Work Regulations 1999

PLAY EQUIPMENT STANDARDS

- BS EN 1176: Playground Equipment (3rd Edition)
- BS EN 1177: Playground Surfacing
- BS EN 1178: Play Area Safety Equipment

LOCATION PLAN

LEGEND

PLAY AREA

- P1** Small Carousel
Code: L 2001
Supplier: Timberplay or similar approved
- P2** Springer
Code: S003
Supplier: Playframe or similar approved
- P3** Forest Climber
Code: C014
Supplier: Playframe or similar approved
- P4** Senior Swing (2 Bay)
Code: S002
Supplier: Playframe or similar approved
- P5** Single Square Tower
Code: T013
Supplier: Timberplay or similar approved
- P6** See Saw with rubber shock absorber
Code: S 11000
Supplier: Timberplay or similar approved
- Natural Boulders and Timber Logs**
Supplier: Timberplay or similar approved
- Timber Stepping Stones**
Various heights
- Earth Mounds**
Contour lines indicate 0.25m increments
- Signs**
To provide information about play area, 400 x 400 sign on timber legs with green CCL background. As supplied by Playframe or similar approved.
- Bin**
Woodcase 180 timber round bin with front flap. As supplied by Woodcase Ltd or similar approved.
- Seat**
Woodcase 180 seat with a timber back rest and 2 x arm rests. As supplied by Woodcase Ltd or similar approved.
- Rubber Grass Mat**
As per manufacturer's requirement.
- Grass**
- Proposed Amenity Grass**

P1 - Small Carousel

P2 - Springer

P3 - Forest Climber

P4 - Senior Swing

P5 - Single Square Tower

P6 - See Saw with rubber shock absorber

Natural Timber Logs

Natural Boulders and Grass Mounding

Timber Stepping Stones

GENERAL NOTES

- This drawing is the copyright of Countryside Properties (UK) Limited and must not be copied or reproduced in whole or in part, nor used in conjunction with any project without Countryside's written consent.
- The drawing is to be read in conjunction with the relevant drawings, details and specifications.
- The drawing is to be read in conjunction with all relevant Architectural, Contract, Specialist, Bills of Materials and other documents.
- The location of any tree or property shown on this drawing is an indication of the site of the play area and does not constitute a guarantee of the location of the tree or property. The location of any tree or property shown on this drawing is an indication of the site of the play area and does not constitute a guarantee of the location of the tree or property.
- The Contractor is responsible for obtaining all necessary permissions for the proposed play area and for ensuring that the play area is installed in accordance with the relevant standards and codes of practice.
- All equipment is to be installed in accordance with the manufacturer's instructions and codes of practice.
- All equipment is to be installed in accordance with the manufacturer's instructions and codes of practice.

REVISIONS	
No.	Description
1	Issue for approval
2	Issue for approval

Countryside Properties
Sheffield Road, Conisbrough
S60 4BP

For Approval

Issue No.	Issue Date	Issue By
11001	11/11/22	DC
11002	11/11/22	DC
11003	11/11/22	DC

lpm landscape

Appendix 6 – NDSS Compliance Table

NDSS Compliance Table

Planning application ref.:
21/03311/FULM

Site Address:
Land off Old Road, Conisbrough, DN12 3LR



COUNTRYSIDE
Places People Love

House Type	Storeys	Bedrooms/ People	Total Dwelling Area (m ²)	Total Storage Area (m ²)	Bedroom 1 Single or Double	Bedroom 1 Floor Area (m ²)	Bedroom 1 Width (m)	Bedroom 2 Single or Double	Bedroom 2 Floor Area (m ²)	Bedroom 2 Width (m)	Bedroom 3 Single or Double	Bedroom 3 Floor Area (m ²)	Bedroom 3 Width (m)	Bedroom 4 Single or Double	Bedroom 4 Floor Area (m ²)	Bedroom 4 Width (m)	NDSS Compliant?
Arundel	2	2B/3P	70	2.02	D	13.7	3.1	S	11.1	2.5	N/A	N/A	N/A	N/A	N/A	N/A	Y
Acomb	2	2B/4P	84	3.42	D	15.6	3.95	D	12.5	2.94	N/A	N/A	N/A	N/A	N/A	N/A	Y
Bournemouth (inc. FCT)	2	3B/4P	84.5	2.5	D	12.3	3.7	S	7.7	2.17	S	7.5	2.5	N/A	N/A	N/A	Y
Honley (inc. FCT)	2	3B/4P	87.2	2.7	D	12.2	2.76	S	9.25	2.3	S	7.9	2.4	N/A	N/A	N/A	Y
Midford	2	3B/4P	90.7	2.6	D	11.6	3.09	S	7.5	2.45	S	7.6	2.5	N/A	N/A	N/A	Y
Rydal	2	3B/4P	101	2.9	D	11.5	2.9	S	8.97	2.75	S	8.76	2.53	N/A	N/A	N/A	Y
Brayton	2	3B/5P	101	3.6	D	15.6	3.09	D	13.5	3.47	S	8.5	2.6	N/A	N/A	N/A	Y
Hambleton	2	3B/6P	102	4	D	18.9	3.1	D	12.1	2.9	D	10.2	2.9	N/A	N/A	N/A	Y
Leverton (inc. SA)	2	4B/5P	107	3.28	D	11.7	2.9	S	7.6	2.7	S	8.6	2.77	S	7.66	2.2	Y
Lymington LG	2	4B/5P	113	3.16	D	13.2	3.07	S	10.9	3.07	S	8.73	2.86	S	7.5	2.67	Y
Winburgh	2.5	4B/6P	123	3.2	D	16	3.73	D	11.5	3.1	S	7.5	2.5	S	7.7	2.46	Y
Thorne (inc. FCT)	2	4B/5P	133	4	D	12.5	3.5	S	10.2	3.04	S	8.4	2.4	S	7.5	2.4	Y
Thorley (inc. FCT)	2	4B/5P	133	4	D	12.5	3.5	S	10.2	3.04	S	8.4	2.4	S	7.5	2.4	Y

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Application	2.
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Application Number:	22/01377/3FULM
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Application Type:	Planning FULL Major
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Proposal Description:	Erection of 10 dwellings.
At:	Land off Goodison Boulevard, Cantley

For:	Mr Adam Goldsmith - CDC
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Third Party Reps:	16 in opposition and 1 in support	Parish:	
		Ward:	Finningley

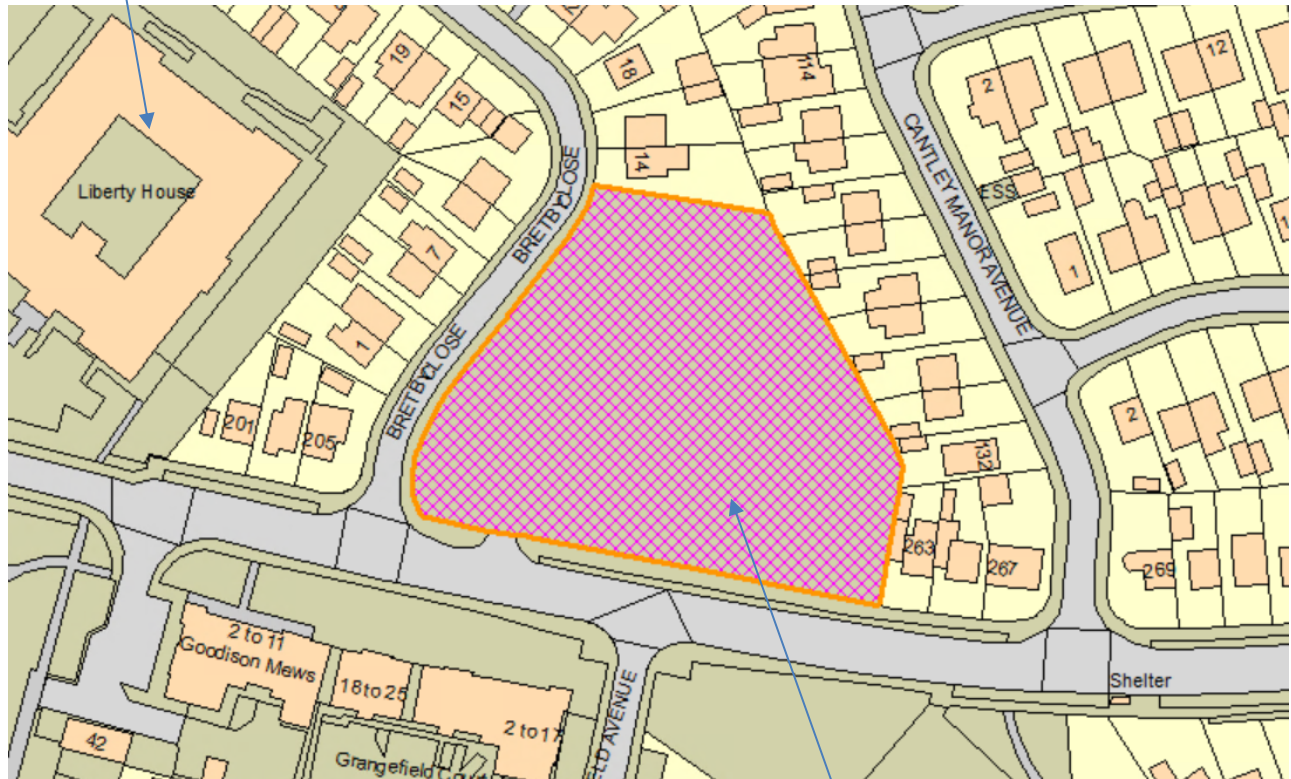
Author of Report:	Mel Roberts
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SUMMARY

The proposal is for 100 percent affordable housing in an area that is in need of affordable housing. The site lies within a Residential Policy Area as allocated in the Doncaster Local Plan. The site is in a sustainable location being located close to local facilities and public transport provision. There are no highway safety issues and the scheme has been designed to ensure that there is no impact from overlooking on nearby existing residential properties. The scheme meets design criteria including National Minimum Space Standards. The most important trees are to be retained and additional landscaping will be provided and there is no impact on any protected species. The need for this type of affordable housing weighs heavily in its favour.

RECOMMENDATION: Planning permission be granted subject to conditions

Care home



Application site

1.0 Reason for Report

1.1 This application is being reported to planning committee at the request of Councillor Jane Cox, due to the number of representations made and because it is a Council application for major development.

2.0 Proposal and background

2.1 This is a 100% affordable housing scheme on a Council owned site (see proposed site plan in figure 1). The proposal is for a range of bungalow property types (predominantly for older people) including two 2-bed bungalows, four 2-bed dormer bungalows and four 3 bed dormer bungalows, all affordable rented (see figure 2 for house types). All bungalows have Part M accessibility for disabled access.

2.2 The existing access off Goodison Boulevard that served the former Care Home on this site is to be utilised to serve five of the dwellings off a private drive. Another private drive is proposed at the north-western corner of the site off Bretby Close to

serve two dwellings. The remaining three dwellings will have direct access onto Bretby Close.

2.3 The scheme has been designed to ensure that all trees on site are retained. These trees will form part of the amenity space to serve the development, primarily at the southern end closest to Goodison Boulevard and at the northern end of the site.

2.4 The scheme is part of Doncaster Council's, Council House New Build (CHNB) programme, which has been on-going since 2014 and to date has seen the delivery of 447 new affordable properties. The scheme would be funded primarily through Doncaster Council's capital programme, with additional funding from the South Yorkshire Mayoral Combined Authority (SYMCA) Brownfield Housing Fund. It is anticipated that an application will also be submitted to Homes England asking for a grant contribution through the Shared Ownership & Affordable Housing Programme (SOAHP), should the scheme secure planning approval.

3.0 Site Description

3.1 This is the site of the former Plantation View Care Home that has been demolished, leaving an open area of land with mature trees around the site periphery. The site covers an area of around 0.5 hectares and is mainly flat.

3.2 Residential properties border the application site on all sides. To the north, east and west are two storey houses, predominately semi-detached properties with a few detached houses. To the south of the site beyond Goodison Boulevard is a three and four storey apartment block facing the site.

4.0 Relevant Planning History

4.1 There is no relevant planning history on this site.

5.0 Planning Policy Context

National Planning Policy Framework (NPPF 2021)

5.1 The National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions and the relevant sections are outlined below:

5.2 Paragraphs 7 – 11 establish that all decisions should be based on the principles of a presumption in favour of sustainable development. One of the three overarching objectives of the NPPF is to ensure a significant number and range of homes are provided to meet the needs of present and future generations (paragraph 8b).

5.3 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

- 5.4 Paragraph 60 states to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 5.5 Paragraph 62 requires a mix of housing size, type and tenure to come forward on developments to meet housing need, including those who require affordable housing.
- 5.6 Paragraph 110 sets out that in assessing specific applications for development, it should be ensured that:
- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
 - b) safe and suitable access to the site can be achieved for all users;
 - c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code and
 - d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 5.7 Paragraph 111 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.8 Paragraph 119 notes the importance of making efficient use of land, whilst decisions should promote an effective use of land in meeting the needs for homes, in a way that makes best use of previously developed land.
- 5.9 Paragraph 120 (c) notes *'decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes'*, and *'support appropriate opportunities to remediate contaminated land'*. Part (d) of the same paragraph also supports the development of under-utilised land.
- 5.10 Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 126).
- 5.11 Paragraph 131 states trees make an important contribution to the character and quality of urban environments and can help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly planted trees and that existing trees are retained wherever possible.

Local Plan

- 5.12 Policy 1 identifies Cantley as falling within the Main Urban Area. It states that at least 45 per cent of new homes will go to the 'Main Urban Area'. Within development limits, proposals for new development will be supported provided it accords with both the Settlement Hierarchy and other policies in the Local Plan.

Doncaster Main Urban Area will be the focus for development in the City, including housing.

- 5.13 Policy 2 states that the Local Plan's strategic aim is to facilitate the delivery of at least 920 new homes each year over the plan period (2018-2035) (15,640 net homes in total). Provision is to predominantly meet local housing need in each town and village with a total settlement allocation of 7,182 dwellings for the Main Urban Area.
- 5.14 Policy 7 states that the delivery of a wider range and mix of housing types, sizes and tenures will be supported through the following:
- a) New housing developments will be required to deliver a mix of house sizes, types, prices, and tenures to address as appropriate the needs and market demand identified in the latest Housing Need Assessment;
 - b) Housing sites of 15 or more homes (or 0.5ha or above) will normally be expected to include 23% affordable homes in the borough's high value housing market areas or a lower requirement of 15% elsewhere in the borough (including starter homes which meet the definition) on site.
- 5.15 Policy 10 states that new residential development will be supported in Residential Policy Areas provided: 1) an acceptable level of amenity for existing and new residents is provided; 2) the development helps to protect and enhance the existing area; and 3) the development meets other development plan policies relating to flood risk, open space, design and sustainable construction.
- 5.16 Policy 13 sets out that new development shall make appropriate provision for access by sustainable modes of transport to protect the highway network from residual vehicular impact to ensure that:
- a) access to the development can be made by a wide choice of transport modes, including walking, cycling, private vehicles and public transport;
 - b) site layouts and the street environment are designed to control traffic speed through an appropriate network and street hierarchy that promotes road safety for all;
 - c) walking and cycling are encouraged with the development and beyond, through the design of facilities and infrastructure within the site and provision of linkages to the wider network;
 - d) appropriate levels of parking provisions are made; and
 - e) existing highway and transport infrastructure is not adversely affected by new development. Where necessary, developers will be required to mitigate (or contribute towards) and predicted adverse effects on the highway network.
- 5.17 Policy 17 states that an increase in walking provision in Doncaster will be sought. Walking will be promoted as a means of active travel. Proposals will be supported which provide new or improved connections and routes, which enhance the existing network and address identified gaps within that network. The needs of pedestrians will be considered and prioritised in relation to new developments, in public realm improvements and in the design of highways and traffic management schemes.
- 5.18 Policy 21 sets out that all new housing and commercial development must provide connectivity to the Superfast Broadband network unless it can be clearly demonstrated that this is not possible.

- 5.19 Policy 30 seeks to protect sites and species of local, national and international importance and requires proposals to meet 10 per cent net gain for biodiversity.
- 5.20 Policy 32 states sets out that proposals will be supported where it can be demonstrated that woodlands, trees and hedgerows have been adequately considered during the design process, so that a significant adverse impact upon public amenity or ecological interest has been avoided.
- 5.21 Policy 41 sets out that imaginative design and development solutions will be encouraged to ensure that proposals respect and enhance identity, character and local distinctiveness. In all cases, proposals will need to demonstrate an understanding of the context, history, character and appearance of the site, neighbourhood and wider area, to inform the appropriate design approach.
- 5.22 Policy 42 states that high-quality development that reflects the principles of good urban design will be supported. Proposals for new development will be expected to follow a best practice design process and where appropriate, use established design tools to support good urban design.
- 5.23 Policy 44 sets out that new housing will be supported where it responds positively to the context and character of existing areas and creates high quality residential environments through good design.
- 5.24 Policy 45 states that new housing proposals will be supported where they are designed to include sufficient space for the intended number of occupants and shall meet the Nationally Described Space Standard as a minimum.
- 5.25 Policy 48 states that development will be supported which protects landscape character, protects and enhances existing landscape features and provides a high quality, comprehensive hard and soft landscape scheme.
- 5.26 Policy 55 deals with the need to mitigate any contamination on site.
- 5.27 Policy 56 states that development sites must incorporate satisfactory measures for dealing with their drainage impacts to ensure waste water and surface water run-off are managed appropriately and to reduce flood risk to existing communities.

Other material planning considerations

- 5.28 The Biodiversity Net Gain SPD was adopted in September 2022.
- 5.29 Doncaster Council's previous suite of adopted Supplementary Planning Documents (SPDs) have been formally revoked in line with Regulation 15 of the Town and Country Planning (Local Planning) (England) Regulations 2012, following the adoption of the Local Plan. The SPDs refer to superseded development plan policies and some provide guidance, which is not in accordance with the new Local Plan. The Transitional Developer Guidance (April 2022) provides guidance on certain elements, including design, during the interim period, whilst new SPDs to support the adopted Local Plan are progressed and adopted. The Transitional Developer Guidance, Carr Lodge Design Code and the South Yorkshire Residential Design Guide (SYRDG), should be treated as informal guidance only as they are not formally adopted SPDs. These documents can be treated as material considerations in decision-making, but with only limited weight. Page 82

6.0 Representations

6.1 Prior to the submission of the application, a public consultation event took place at Cantley Community Centre on Tuesday 22nd March 2022; 32 residents attended the event.

6.2 This application has been advertised on site, in the press and with letters sent to neighbouring properties. 16 letters of objection have been received and these can be summarised as follows:

- i) Since the Liberty House care home was built on the large green space, the small park in the Grangefields development has become overwhelmed, leading to vandalised and unsafe play equipment, extreme littering and graffiti with a resultant increase in maintenance charges.
- ii) A more acceptable proposal is to build an additional playground on this site instead of dwellings or the Council adopt the current Grangefield playground and take over the cost of managing it given that the increased volume of users is a direct result of removing the generous green space opposite.
- iii) The correct use of this site is to build an extra playground or have a green open space so children have somewhere to play without being overcrowded on a small infant park.
- iv) The Norway Maple on the boundary of the site with 128 Cantley Manor Avenue should be removed and replaced with a much smaller, more appropriate and ideally native species, as it causes shade to gardens and structural damage.

6.3 One letter has been submitted in support of the application.

7.0 Relevant Consultations

7.1 The **Urban Design Officer** supports the proposal because a good level of information has been submitted with the application. The proposal is a high quality, sensitively designed scheme with good attention to detail and meets Local Plan design policies and exceeds them in terms of environmental sustainability.

7.2 **Highways** have responded and have raised no objections subject to conditions.

7.3 The **Housing Officer** has stated that demand for affordable housing in the Finningley Ward is very high, with the initial requirement being highest for two bedroomed bungalows and houses. Following detailed interrogation of the social housing waiting list, it was thought that bungalows for older people would be the most appropriate properties built on this former care home site, as is reflected in the proposals.

7.4 The **Ecology Officer** has raised no objections subject to a condition requiring an Ecological Enhancement Plan.

7.5 The **Tree Officer** has raised no objections because a good level of tree information accompanies this application and all trees are retained, which is acceptable going by the findings of the tree survey.

- 7.6 The **Open Space Officer** has raised no objections. On site open space is proposed and these spaces comprise smaller areas of grassland, trees and benches, which are suitably tailored to the likely residents of these bungalows and will provide immediate recreational opportunities on the doorstep of the people who live here when off site opportunities may be more difficult to access.
- 7.7 **Environmental Health** has raised no objections subject to a condition requiring a Construction Method Statement.
- 7.8 The **Contamination Officer** has raised no objections subject to a condition. The Ground Investigation Report concludes that due to hotspots of Polycyclic Aromatic Hydrocarbons (PAHs) in the made ground on site, remediation is required for gardens and soft landscaping areas. A condition is included to ensure that the clean cover system is installed in an appropriate manner and thus the soils do not pose an unacceptable risk to future site users.
- 7.9 The **Air Quality Officer** has stated that they have no comment to make, as the site is not in an Air Quality Management Area and it does not meet the criteria in the screening document.
- 7.10 **Public Health** has responded and has raised no objections.
- 7.11 **Yorkshire Water** has responded and has raised no objections subject to conditions.
- 7.12 **Internal Drainage** have raised no objections subject to conditions requiring further drainage information to be submitted together with how that drainage system will be managed and maintained.
- 7.13 **Waste and Recycling** have responded and have raised no objections.
- 7.14 **Superfast South Yorkshire** has raised no objections subject to a condition requiring gigabit-capable full fibre broadband on site.

8.0 Ward members

- 8.1 Councillor Jane Cox has raised concerns that there is a loss of amenity to the local area, as the green space used by residents was lost with the new care home (Liberty House) was built close to this site. Councillor Cox was of the understanding that at the time of the application for the new care home, that this site would replace that green space. The area has no available green space and this is detrimental to the health and wellbeing of residents in the area.

9.0 Assessment

- 9.1 The issues for consideration under this application are as follows:

- Principle of development;
- Impact on amenity
- Design and impact on the character and appearance of the area
- Ecology
- Trees and landscaping
- Highway safety

- Flooding
- Contamination
- Energy efficiency
- Economy
- Overall planning balance

Principle of Development

- 9.2 The site lies within the Residential Policy Area as allocated in the Doncaster Local Plan, where residential development is acceptable in principle. Policy 10 of the Local Plan states that new residential development will be supported in Residential Policy Areas provided: 1) an acceptable level of amenity for existing and new residents is provided; 2) the development helps to protect and enhance the existing area; and 3) the development meets other development plan policies relating to flood risk, open space, design and sustainable construction.
- 9.3 Policy 1 of the Local Plan identifies Cantley as falling within the Main Urban Area, which is the focus for housing growth and regeneration. The housing requirement for the Main Urban Area is 7,182 and equates to 45% of the total borough allocation. The proposal would therefore make a contribution towards the Main Urban Area's housing requirement on an urban site and thus contributing towards the objectives of policy 1 of the Local Plan.
- 9.4 The site is sustainable, being well located to access the services and facilities in the area, including shops and public transport. Bus stops are located close to the site on Goodison Boulevard, which provide a number of services to the City centre. There is also a convenience store close to the site on the opposite side of Goodison Boulevard. The proposal makes efficient use of previously developed land and is therefore in accordance with the guidance set out in paragraph 119 of the NPPF.
- 9.5 The proposal delivers much needed affordable housing, being 100 percent affordable. During the period 2015-2020, 925 new affordable homes were delivered (185 per year). DMBC's Housing Need Study (2019), which was used to inform the new Local Plan, identifies a need for 209 affordable new homes per year over and above the Council's own build programmes. There is therefore a need for affordable housing, which is not currently being met. Furthermore, the number of people on Doncaster Council's housing waiting list and the number of bids for each available property illustrates the continuing need for more affordable homes. As at January 2020, there were 7,300 households on the Housing Register looking for an affordable rented home with 1,662 properties advertised in the year to January 2020 and 82,891 bids made - an average of 50 bids per property. A housing needs study carried out by the applicant identified the size of the Council housing accommodation requirements in the ward. The study identified that there was a lack of suitable properties for the elderly & families with disabilities in the Bessacarr/Cantley area. To address this, the study suggested the site would be suited to bungalows and dormer bungalows and this proposal addresses that need.

Sustainability

- 9.6 The NPPF (2021) sets out at paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs

of the present without compromising the ability of future generations to meet their own needs.

- 9.7 There are three strands to sustainability and these are social, environmental and economic (paragraph 8). Paragraph 10 of the NPPF states in order that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

SOCIAL SUSTAINABILITY

Impact on residential amenity

- 9.8 There are no issues in terms of any impact on the amenity of surrounding residential properties. All separation distances are well in excess of the Council's standards. Plots 9 and 10 are bungalows with no windows in the roof space. Plots 6 to 8 only have dormers at the front where it faces Goodison Boulevard and is well set back from this road, with a separation distance of around 50m to the flats opposite. Plots 4 and 5 are similar to plots 6 to 8 with the inclusion of dormers at the rear that face onto the side elevation of plot 9, causing no issues. Plots 1 to 3 have dormer windows at the front, but there is a distance of around 22m to the closest dwelling opposite on Bretby Close, well in excess of the Council's standards. Plots 2 and 3 also have dormers to the rear, but these look on to the side of plot 4. Plots 8 and 10 have no windows on the side elevations that could cause any overlooking to existing residential properties. The application therefore accords with policy 10 of the Local Plan.

ENVIRONMENTAL SUSTAINABILITY

Design and impact upon the character of the area

- 9.9 All of the proposed dwellings meet the Nationally Described Space Standards. The Local Plan requires at least 65% of all properties to meet the Building Regulations Part M4(2) criteria for access. This site exceeds this with all 10 of the houses meeting this criterion. The Local Plan also requires the provision of 5% of M4(3) properties, which are designed for wheelchair occupiers and this scheme achieves this. All dwellings will have sufficient rear garden space in accordance with the Council's suggested guidelines.
- 9.10 Four different dwelling-types are proposed for this site, but all have common architectural features that tie them together. All the bungalows are designed to be read as a whole and the roofs are designed to link together avoiding awkward mono roofs that need their own downpipes. Front facing gable ends are all 45-degree pitch, with the corresponding side gable being 35 degrees. The high pitch has been employed to give the dwellings a strong street presence. The proposed materials are facing bricks and render with slate grey roofs and anthracite upvc windows.
- 9.11 The proposal includes attractive amenity areas on site for use by the residents. Boundary treatments are indicated on the site plan. 1.8m high walls are proposed in areas that are public facing and 1.8m high fencing for rear gardens. Brick piers are shown at the access point from Goodison Boulevard with 900mm high black painted railings along the front of the site to create an attractive frontage. The application therefore accords with policies 41, 42, 44 and 45.

Ecology

- 9.12 An Ecology Report has been submitted with the application. The report concludes that the site provides hostile conditions for badger, riparian/ aquatic mammals, amphibians and reptiles. No further surveys are recommended and no impacts predicted. The site recorded suitability for breeding and nesting birds. A small hedgerow on the northeast aspect was deemed suitable to provide habitat for nesting activities, although no such behaviour was recorded during the survey. All trees within the site were classified as having negligible roost suitability when assessed by a licensed bat ecologist. The site recorded negligible suitability for use by bats for commuting / foraging. The site is not deemed capable of supporting important assemblages of invertebrates. No evidence of use of the site by western European hedgehog was apparent.
- 9.13 A Biodiversity Net Gain Assessment has been submitted using the Biodiversity Metric 3.1 tool developed by the Department for Environment, Food and Rural Affairs (DEFRA). The total baseline biodiversity units for the site was calculated at 7.62 units. The total biodiversity units of on-site habitats post development are 8.43 units for habitats, with hedgerows proposed post-development of 0.17 units. Overall, the proposals for the development site will result in a gain of 0.81 biodiversity units for habitats, representing a 10.63% net gain. In addition to this, Swift boxes will be placed in north eastern facing gables. Hedgehog fence-highways is proposed, allowing these animals to roam the gardens. The application therefore accords with policy 30 of the Local Plan.

Trees and Landscaping

- 9.14 A Tree Survey has been submitted with the application. The trees surveyed are generally in a good condition and include category C (low quality), category B (moderate quality) and category A (high quality). The Tree Survey revealed 23 items of vegetation (21 individual trees and 2 groups of trees). Of these, 4 trees were identified as retention category A, 9 trees and 1 group were identified as category B and 8 trees and 1 group were identified as retention category C. The proposal retains all of these trees in addition to planting other native and bio-enhancing species to form public spaces around the highest quality specimens, such as the large Lime tree at the front corner of the site. The proposal incorporates three separate amenity spaces, where trees of significant quality and character will be enhanced with new informal seating, meadow planting and new trees to complement the existing. Trees will be under-planted with a mixture of flowering lawn, meadow planting and woodland edge grasses. The application therefore accords with policy 48 of the Local Plan.

Impact upon Highway Safety

- 9.15 The site is in a sustainable location with direct links to the bus stop and to the local supermarket opposite the site, which promote walking. Footpath links have been incorporated into the layout, which allow residents to walk through the site. A 'Sheffield' cycle stand will be provided at the rear of every dwelling. Electric Vehicle charging points are also provided for each dwelling.
- 9.16 The layout has been designed to ensure that all vehicle movements on site can be carried out safely and no objections have been received from Highways. Bin collection points are to be provided at the end of the private drives at suitable locations.

- 9.17 A total of three on site visitor parking bays are provided: two to the front and one to the rear of the site. All two-bedroom houses have one on plot parking space and three bedroom and above have two per plot. A Car Parking report has been submitted with the application. Three visits were made to two separate Council housing sites let by St Leger Homes since the programme began in 2013. The site visits suggest that the previously agreed parking standard of 'one on plot parking space' for two bedroom houses would be sufficient for most of the sites developed, as car ownership appears to be lower than that for the new-build housing market. The level of parking is therefore considered acceptable.

Flood Risk, Foul and Surface water drainage

- 9.18 The site lies within flood zone 1, which is the lowest risk of flooding from main rivers. Drainage plans have been submitted and these show that foul water is to be discharged into existing sewers on Goodison Boulevard and Bretby Close. Soakaways are proposed for surface water discharge, as the natural sand soils are likely to make this feasible for the site. Further details of drainage are to be secured by conditions.

Contamination

- 9.19 A Ground Investigation Report has been submitted. The report concludes that the risk from concentrations of genotoxic PAH within made ground (including topsoil) to human health requires remediation works to render the site suitable for residential use. Where reworked topsoil or made ground remains following enabling works, it is recommended that a minimum 600mm / 450mm thickness of clean cover be placed in areas proposed for private gardens and soft landscaping areas respectively. The clean cover layer should comprise a minimum of 150mm of clean imported topsoil, underlain by clean subsoil.
- 9.20 A site levels plan has been submitted showing the proposed floor levels of the proposed dwellings because of the necessary clean cover to be provided on site. The proposed floor levels plan shows that when accounting for the fact that floor levels are generally 300mm above ground levels, the ground levels will need to be raised by around 300 to 500mm. This is not considered an issue in terms of the character of the area given these are bungalows and surrounding the site are houses. There will be no issue in terms of overlooking also given the separation distances to surrounding houses and the fact that there are no windows at first floor where overlooking could be an issue.

Energy Efficiency

- 9.21 The dwellings are designed with energy efficiency in mind as well as other design principles for the new residents. The properties exceed the new Part L Building Regulations due to come in by 31%, making them the most energy efficient Council properties built. They will have Air Source Heat Pumps rather than Gas Combi boilers together with electric vehicle charging points and photovoltaic panels on the roof to produce usable off grid electric (see Fig 3 for sustainability measures).

ECONOMIC SUSTAINABILITY

- 9.22 A number of jobs will be created for the construction of the houses and the applicant has indicated that the contractor is required to source local suppliers and trades where available.

OTHER ISSUES RAISED BY OBJECTORS NOT ALREADY ADDRESSED IN THE REPORT

- 9.23 Concerns have been raised by Councillor Jane Cox and some residents that this land should be retained as open space to compensate for the loss of open space as a result of the new Care Home (Liberty House) built on part of the open space to the west of Bretby Close (approved under reference 19/00237/FULM). That permission for a Care Home was considered on its own merits and it was decided that the need for the care home outweighed any loss of open space. Any proposal for this site must be determined on its own merits having regard to the adopted Local Plan. The site lies within the Residential Policy Area as allocated in the Local Plan and not open space and so is suitable for housing development. Issues such as the Council providing a play area on this site or paying towards the maintenance of the current Grangefield playground are not relevant material planning considerations and so are afforded no weight.

10.0 PLANNING BALANCE & CONCLUSION

- 10.1 The site lies within the Residential Policy Area as allocated in the Doncaster Local Plan. The proposal provides an acceptable level of amenity for existing and new residents, helps to protect and enhance the existing area and meets other development plan policies relating to flood risk, open space, design and sustainable construction. The proposal therefore accords with policy 10 of the Local Plan.
- 10.2 The site lies within the Main Urban Area of Doncaster and has been vacant following the demolition of the former care home. Development of this sustainably located brownfield site will remove vacant and underutilised land from the urban area and make a meaningful contribution to meeting Doncaster Council's affordable housing need.
- 10.3 There are no issues with highway safety and highways have raised no objections. The site is within walking distance of shops and public transport provision.
- 10.4 The proposed scheme reflects the character of the surrounding area, it avoids any impact on the amenity of surrounding residential properties and retains all trees on site. All other issues such as ecology and contamination have been thoroughly assessed with the submission of technical documents and are all satisfactory subject to the necessary mitigation measures that are either shown on the plans or secured by condition.
- 10.5 The application comprises a highly sustainable development and accords with national and local planning policy. The proposal would deliver 10 affordable homes, which is a significant benefit when considered in the context of the high level of affordable housing need in the City.

11.0 RECOMMENDATION

- 11.1 **MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE CONDITIONS BELOW:**

Conditions / Reasons

1. 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.

2. The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:

Drawing number PQ2807 A01 dated 31/05/22 (Location plan)

Drawing number PQ2807/AD/10 Rev K dated 23.02.23 (Site plan)

Drawing number PQ2807/AD/PD01 Rev B dated Feb 2021 (E943 House type)

Drawing number PQ2807/AD/PD05 Rev A dated Feb 2021 (E943 House type for plot 1)

Drawing number PQ2807/AD/PD02 dated Feb 2022 (E1014 House type)

Drawing number PQ2807/AD/PD06 dated June 2021 (E1014 House type for plot 3)

Drawing number PQ2807/AD/PD03 dated March 2021 (E716 House type)

Drawing number PQ2807/AD/PD04 Rev B dated March 2021 (E645A/B House type)

Drawing number PVCD-BSP-ZZ-XX-DR-C-0210 Rev P01 dated 08/02/23 (Floor levels)

REASON

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

3. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved statement 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.

REASON

This information is required before the development commences to safeguard the living conditions of neighbouring residents and in the interests of highway safety.

4. 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.

5. Prior to the commencement of the development hereby granted a scheme for the protection of the root protection areas of all trees shown for retention on the approved plan 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 the local planning authority notified of implementation to approve the setting out 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

This information is required prior to the commencement of development to ensure that all trees are protected from damage during construction in accordance with in accordance with Local Plan Policy 32.

6. No development shall take place on the site until a detailed hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The hard landscape scheme shall include details of all external hard surfacing materials including footpath treatments and carriageway finishes. The soft landscape scheme shall include a soft landscape plan, a schedule providing plant and tree numbers and details of the species, which shall comply with section 8 Landscape, Trees and Hedgerows of the Council's Development Guidance and Requirements Supplementary Planning Document, 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. The trees shall be container grown or root balled and of minimum Extra Heavy Standard (14-16cm) size in accordance with table 1 of British Standard 3936-1: 1992 Nursery Stock. The pots of containerised trees must be proportionate to the size of the tree in accordance with table D4 of British Standard 8545: 2014 Trees: From nursery to independence in the landscape - Recommendations (BS8545) and the rootball of rootballed trees in accordance with table D5 of British Standard 8545. The trees shall be handled in accordance with 'Handling and Establishing Landscape Plants' by the Committee of Plant Supply & Establishment (1995) published by the Joint Council for Landscape Industries and/or section 9 Handling and Storage and Annexe E of BS8545. 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 of any planting within public areas or adoptable highway within the site. Soft landscaping for any individual housing plot must be implemented in full accordance with the approved scheme, prior to occupation of the dwelling. Any part of the scheme that 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

This information is required before the development commences in the interests of environmental quality and in accordance with Policy 48 of the Local Plan.

7. 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 42 of the Doncaster Local Plan.

8. Within one month of the commencement of development, an ecological enhancement plan shall be submitted to the local planning authority for approval in writing. This plan shall include details of the wildlife provisions as indicatively set out in the Landscape Details drawing (indexed 06/06/22). All measures shall be implemented prior to the first occupation of the site or an alternative timescale to be approved in writing with the local planning authority: Photographic evidence of the implementation of the measures must be submitted to the local planning authority following completion of:

- i) A minimum of 3 x swift box of the Vivara Pro Woodstone or similar type to be located on the northern or eastern aspect of building above 5m on walls away from trees.

- ii) A minimum of 2 bat boxes of the Vivara Pro Woodstone or similar to be sited above 4 m at south or south west locations on the new buildings.

- iii) A minimum of 2 bat boxes of the Vincent type or similar to be mounted on suitable trees.

REASON

To ensure the ecological interests of the site are maintained in accordance with Local Plan policy 29.

9. 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) 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.

- b) 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.

- c) 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

This information is required before the development commences to secure the satisfactory development of the site in terms of human health and the wider environment, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

10. Upon commencement of development details of measures to facilitate the provision of gigabit-capable full fibre broadband for the dwellings/development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON

To ensure that all new housing and commercial developments provide connectivity to the fastest technically available Broadband network in line with the NPPF (para. 114) and Policy 21 of the Doncaster Local Plan.

11. The development hereby granted shall not be begun until details of the foul and surface water 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 approval of the Local Planning Authority prior to the occupation of the development.

REASON:

This information is required before the development commences to ensure that the site is connected to suitable drainage systems and to ensure that full details are approved by the Local Planning Authority before any works begin.

12. Prior to the first occupation of the development hereby approved, details of the drainage management and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. The drainage system for foul and surface water drainage shall be retained, managed and maintained for the lifetime of the development in accordance with the approved drainage management and maintenance plan.

REASON:

To ensure the drainage apparatus of the site is adequately maintained for the lifetime of the development and to accord with Para. 169 c) of the NPPF (2021).

13. Prior to the occupation of the development hereby approved, details of electric vehicle charging provision shall be submitted to and approved in writing by the local planning authority. Installation shall comply with current guidance/advice. The first dwelling/development shall not be occupied until the approved connection has been installed and is operational and shall be retained for the lifetime of the development. The development shall be carried out in accordance with the approved details.

REASON

To contribute towards a reduction in emissions in accordance with air quality objectives and providing sustainable travel choice in accordance with policy 13 of the Doncaster Local Plan.

The above objections, consideration 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

Fig 1 Site Plan

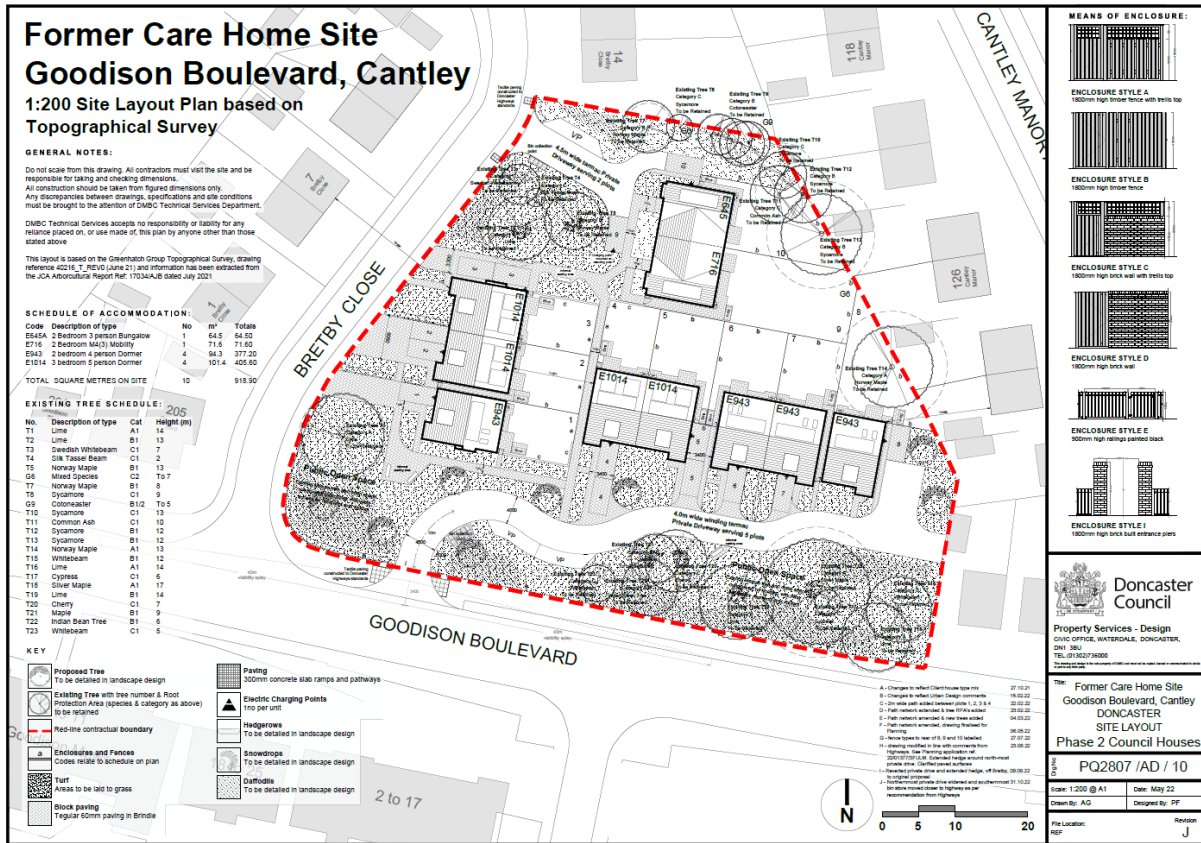


Fig 2 House types

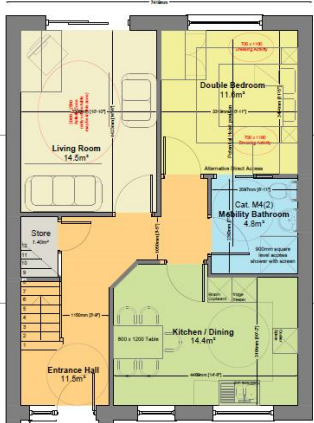
HOUSE TYPE E1014 - Low Carbon Dormer Bungalow

3 bedroom 5 person semi or terrace GIA = 101.40m² (1091ft²)

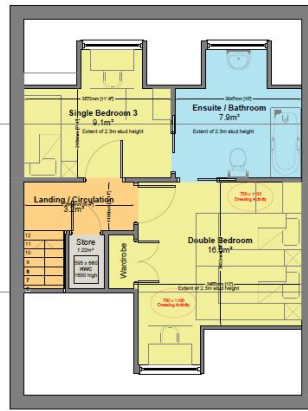


ADDITIONAL ENHANCEMENTS TO EXCEED BUILDING REGULATIONS 2020

- Ground Floor bathroom meets Approved Document PART M4(2) Category 2 for accessible and adaptable dwellings with level access shower
- 350mm thick External Wall makeup with full fill insulation
- First Floor Bathroom meets Approved Document PART M4(2) Category 2 for accessible and adaptable dwellings.
- All corridors at least 1050mm wide and internal doors permit accessible access
- Roof Integrated Photo Voltaic panels
- Electric Car charging point when parking space is adjacent to property
- Air Source Heat Pump for heating & hot water



Ground Floor - General Arrangement
GIFA to blockwork: 61.1m²



First Floor - General Arrangement
GIFA to blockwork: 40.14m²



SPATIAL STANDARDS

House type designed to meet the Gross Internal Floor Area prescribed by the Nationally Described Space Standards - March 2015.

Both double bedrooms exceed the minimum floor area of 11.5m² and the minimum width dimensions, and the single bedroom complies to the same standards

House provides 2.6m² of built in storage in accordance with the spatial standards

- Joinery Details - Anthracite Grey
- Roof Tiles - Manley Duo Edgemere in Smooth Grey
- Facing Material - Istobac Hardwick Webeck Red Mixure
- PV Solar Array - Integrated Photo Voltaic panel



Title:	E1014 HOUSE TYPE
Dwg No:	PQ2807 /AD / PD02
Scale:	1:100/1:50 at A2
Date:	Feb 2022
Revision:	
Drawn By:	MBC

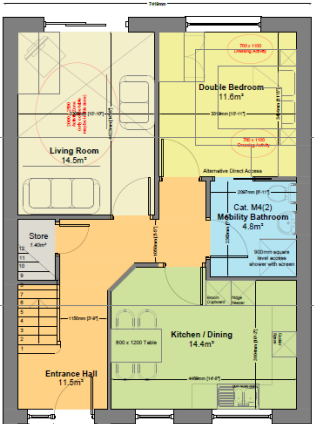
HOUSE TYPE E943 - Low Carbon Dormer Bungalow

2 bedroom 4 person semi or terrace GIA = 94.3m² (1015ft²)

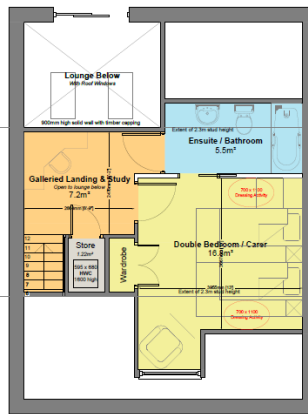


ADDITIONAL ENHANCEMENTS TO EXCEED BUILDING REGULATIONS 2020

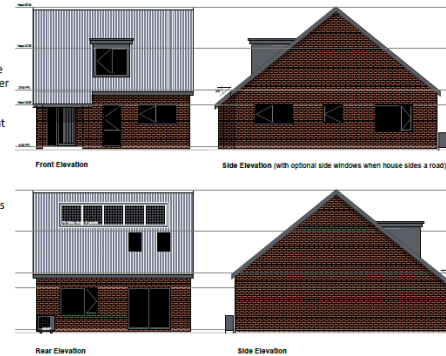
- Ground Floor bathroom meets Approved Document PART M4(2) Category 2 for accessible and adaptable dwellings with level access shower
- 350mm thick External Wall makeup with full fill insulation
- First Floor Bathroom meets Approved Document PART M4(2) Category 2 for accessible and adaptable dwellings.
- All corridors at least 1050mm wide and internal doors permit accessible access
- Roof Integrated Photo Voltaic panels
- Electric Car charging point when parking space is adjacent to property
- Air Source Heat Pump for heating & hot water



Ground Floor - General Arrangement
GIFA to blockwork: 61.1m²



First Floor - General Arrangement
GIFA to blockwork: 33.20m²



SPATIAL STANDARDS

House type designed to meet the Gross Internal Floor Area prescribed by the Nationally Described Space Standards - March 2015.

Both bedrooms exceed the minimum floor area of 11.5m² and the minimum width dimensions

House provides 2.6m² of built in storage in accordance with the spatial standards

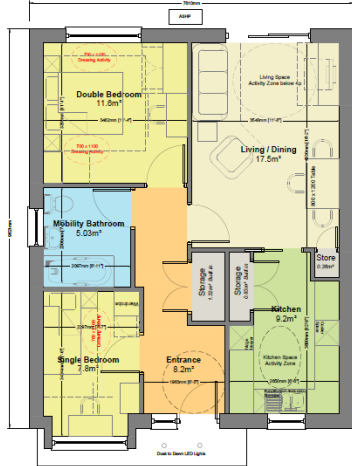
- Joinery Details - Anthracite Grey
- Roof Tiles - Manley Duo Edgemere in Smooth Grey
- Facing Material - Istobac Hardwick Webeck Red Mixure
- PV Solar Array - Integrated Photo Voltaic panel



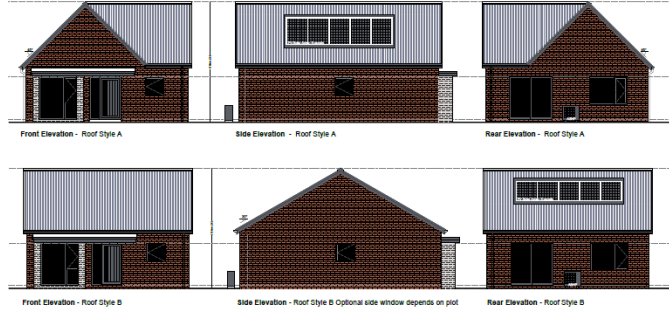
Title:	E943 HOUSE TYPE
Dwg No:	PQ2807 /AD / PD01
Scale:	1:100/1:50 at A2
Date:	Feb 2021
Revision:	-
Drawn By:	MBC

HOUSE TYPE E645A/B - Low Carbon 2 bed Narrow Front Bungalow

2 bedroom 3 person single level house GIA = 64.5m²



Ground Floor - E645 Bungalow GIFA to blockwork: 64.50m²



ADDITIONAL ENHANCEMENTS TO EXCEED BUILDING REGULATIONS 2020

- Bathroom meets Approved Document PART M4(2) Category 2 for accessible and adaptable dwellings with additional level access shower and bath
- 350mm thick External Wall makeup with full fill insulation
- All corridors at least 1050mm wide and internal doors permit accessible access
- Roof Integrated Photo Voltaic panels
- Electric Car charging point
- Air Source Heat Pump and 200l thermal store for heating & hot water

SPATIAL STANDARDS

- Housetype designed to meet the Gross Internal Floor Area prescribed by the Nationally Described Space Standards - March 2015.
- Double bedroom meets the minimum floor area of 11.5m² and the minimum width dimensions, and single bedroom meets the 7.5m² minimum floor area and minimum width dimensions
- House provides 2.5m² of built in storage in accordance with the spatial standards

- Facing Material - Through Coloured Render White
- Joinery Details - Anthracite Grey
- Roof Tiles - Manley Duo Edgework in Smooth Grey
- Facing Material - Red Facing Brick - to be agreed
- PV Panels - Manley Integrated Solar Panels



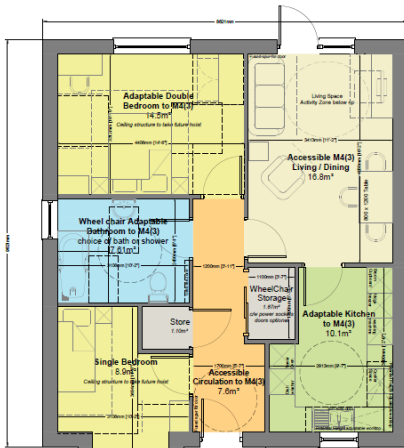
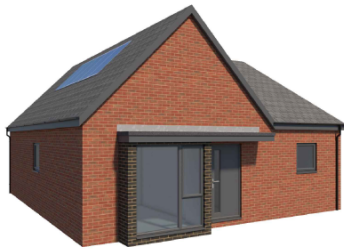
Property Services

4111 FLOOR, 01509, KINGSLEY WAY, WOOD, GREAT YARBROOK, NORTON, DONCASTER, DN1 5BU

Title:	E645A/B HOUSE TYPE
Dwg No:	PQ2807 /AD / PD04
Scale:	1:100/1:50 at A2
Date:	March 2021
Revision:	-
Drawn By:	MBC

HOUSE TYPE E716 - Low Carbon 2 bed Mobility M4(3) Bungalow

2 bedroom 3 person single level house GIA = 71.6m²



Ground Floor - E645 Bungalow GIFA to blockwork: 71.60m²



ADDITIONAL ENHANCEMENTS TO EXCEED BUILDING REGULATIONS 2020

- Bathroom, Bedroom, Kitchen and circulation space meets Approved Document PART M4(3) Category 2 for wheelchair user dwellings with adaptation possibility to suit occupants needs.
- 350mm thick External Wall makeup with full fill insulation
- All corridors at least 1200mm wide and internal doors permit accessible access
- Roof Integrated Photo Voltaic panels
- Fully fitted kitchen appliances to suit wheelchair bound occupant
- Electric Car charging point
- Air Source Heat Pump for heating & hot water

SPATIAL STANDARDS

- Housetype designed to meet the Gross Internal Floor Area prescribed by the Nationally Described Space Standards - March 2015.
- Double bedroom exceeds the minimum floor area of 11.5m² and the minimum width dimensions, and single bedroom exceeds the 7.5m² minimum floor area and minimum width dimensions
- House provides 3.0m² of built in storage in accordance with the spatial standards

- Facing Material - Through Coloured Render White
- Joinery Details - Anthracite Grey
- Roof Tiles - Manley Duo Edgework in Smooth Grey
- Facing Material - Red Facing Brick - to be agreed



Property Services

4111 FLOOR, 01509, KINGSLEY WAY, WOOD, GREAT YARBROOK, NORTON, DONCASTER, DN1 5BU

Title:	E716 HOUSE TYPE
Dwg No:	PQ2807 /AD / PD03
Scale:	1:100/1:50 at A2
Date:	March 2021
Revision:	-
Drawn By:	MBC

Fig 3 Sustainability measures

6.0 SUSTAINABILITY

6.1 Technology and Landscape

A number of measures have been designed into the proposed houses to reduce their impact on the environment, and to make the homes more sustainable. The image below highlights these measures to be implemented across the site.

A. Thermal Store

Proposed to work in conjunction with the Air Source Heat Pump, the thermal store will allow the residents immediate access to hot water.



A



C

E. Air Source Heat Pumps

Mitsubishi Ecodan Air source heat pumps will be fitted to each of the homes to provide them with efficient low carbon heating. This technology will work in conjunction with the Thermal store to also provide hot water.



F

F. Habitat Planting

Landscape elements aimed at ecological sustainability include flowering lawns containing a mix of lawn grasses as well as short growing flowers to provide insect food sources. The second measure is street tree and orchard planting. Trees provide a range of rich habitats for insects and birds to take advantage of.

B. Solar Panels

Making the houses more resilient, Marley integrated solar roof tiles have been designed into the roof. Being built in line with the surrounding tiles they will have a reduced visual impact, as well as lower maintenance requirements.

B

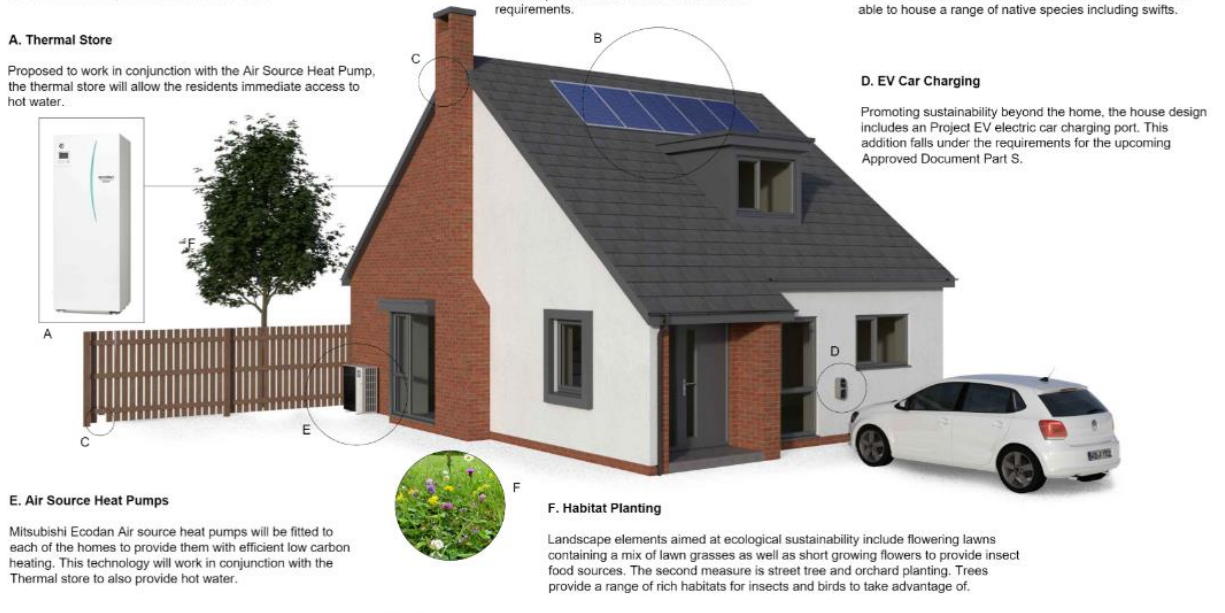
C. Built Habitat Considerations

Ecology measures are designed into the homes to support local wildlife. The fence panelling, to the gardens, will contain hedgehog passages to allow for larger territories. Bird and bat boxes will be included. The bird boxes will be able to house a range of native species including swifts.

D. EV Car Charging

Promoting sustainability beyond the home, the house design includes an Project EV electric car charging port. This addition falls under the requirements for the upcoming Approved Document Part S.

D



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Application	3.
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Application Number:	22/01228/3FULM
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Application Type:	Planning FULL (REG3)
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Proposal Description:	Erection of 48 dwellings ranging from 1 bedroom apartments to 5 bedroom homes. Works to include new road infrastructure connecting to Cedar Road, new public open space; and other landscaping and associated works.
At:	Site Of Former Nightingale School Cedar Road Balby Doncaster DN4 9EY

For:	Adam Goldsmith - CDC
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Third Party Reps:	8 objections	Parish:	N/A
		Ward:	Balby South

Author of Report:	Jessica Duffield
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SUMMARY

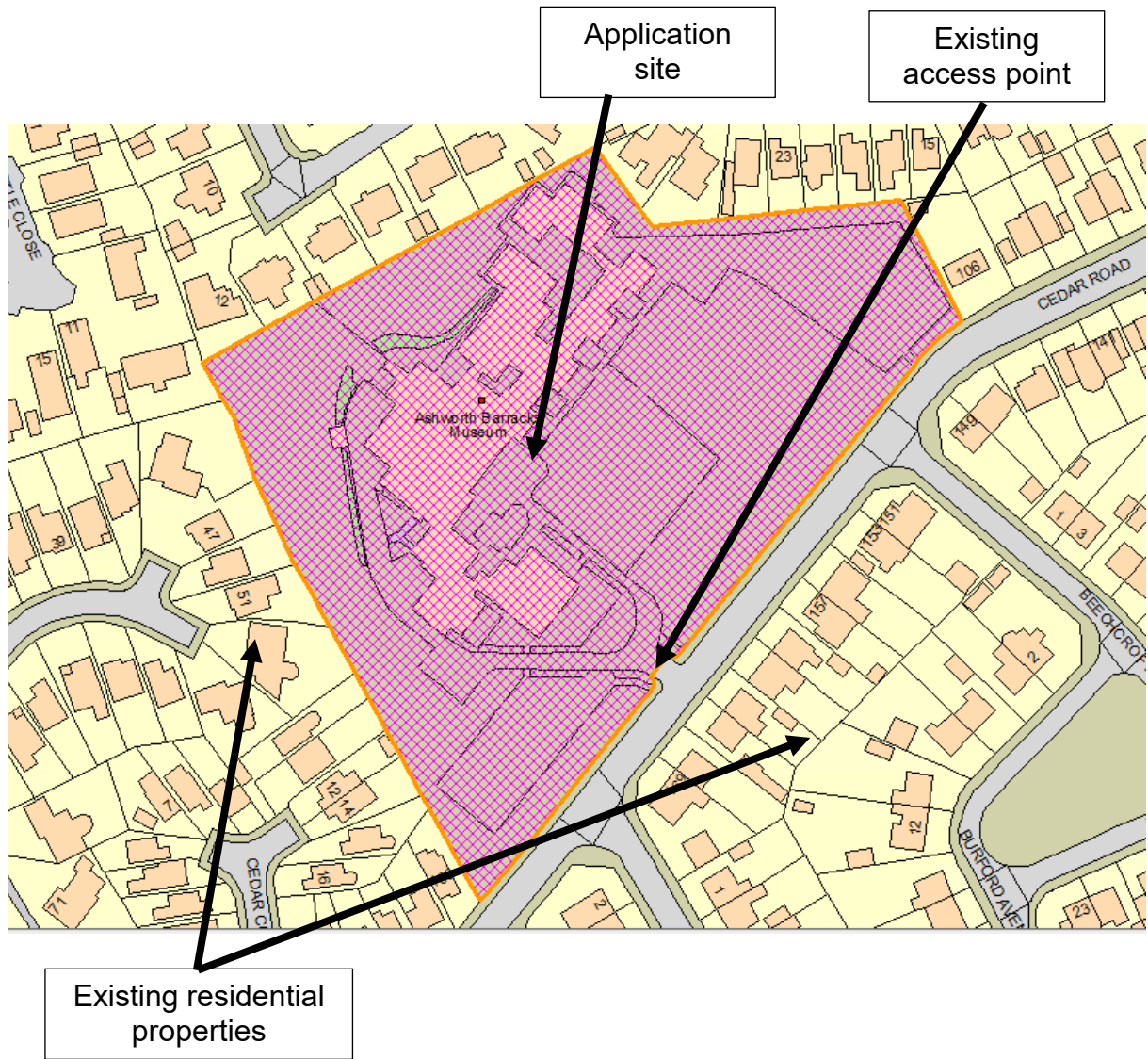
This application seeks permission for the erection of 48 dwellings and associated works at the former Nightingale School site. The former buildings have already been cleared from the site. The site is located in a residential area and will deliver much needed 100% affordable housing for the City which will help meet the social needs of Balby specifically by providing 48 affordable dwellings.

The proposal is presented to Planning Committee for determination, as the application has been submitted by Doncaster Council as well as having received a number of neighbour representations. The properties are to be constructed as part of the Council House Build Programme to deliver new council housing for the City. Once built the site would be transferred to St Leger Homes, Doncaster Council's arms length organisation that manages all housing for the Authority. The development will be funded through Homes England government funding.

The application site provides an opportunity to support the on-going aspirations of the Council to achieve additional affordable homes across the City within a sustainable location on land that is allocated for housing in the adopted Doncaster Local Plan (allocation ref: MUA62).

The report demonstrates that there are no material planning considerations that would significantly or demonstrably outweigh the social, economic or environmental benefits of the proposal in this location. The development would not cause undue harm to neighbouring properties, the highway network or the wider character of the area.

RECOMMENDATION: GRANT planning permission subject to conditions.



1.0 Reason for Report

- 1.1 This application is being presented to Planning Committee because the application has been submitted by Doncaster Council for its own development. The application has received 8 neighbour representations.

2.0 Proposal

- 2.1 This application seeks full planning permission for 48 new dwellings and associated infrastructure on a site which is owned by Doncaster Council. The proposed housing mix consists of a variety of housetypes including bungalows, flats, terrace and semi-detached houses as well as larger 4 and 5 bedroom detached homes. The proposed housing mix is set out as follows:

4x Housetype E1210- 4 Bedroom 7 person House
1x Housetype E1375 -Adapted 5 Bedroom House
6x Housetype E500 -1 bedroom apartment
2x Housetype E716 -2 Bedroom 3 person Mobility Bungalow
3x Housetype E1014 -3 bedroom 5 person Dormer Bungalow
9x Housetype E790- 2 bedroom 4 person house
4x Housetype E794- 2 Bedroom 4 person house
4x Housetype E801- 2 Bedroom 4 person house
2x Housetype E930- 3 Bedroom 5 person House
7x Housetype E943- 2 Bedroom 4 person Dormer Bungalow
5x Housetype E855 -3 Bedroom 4 person house
1x Housetype E645- 2 Bedroom 3 Person Bungalow

- 2.2 The scheme contributes 22.95% of the site area as public open space (POS). This is made up of the various pockets of POS which includes Nightingale Park, The Greens and The Square in addition to the orchard which will be gated for residents of the site only. Minus the orchard provision the POS contribution equates to 18.8% of the site area.
- 2.3 Doncaster Council's Property Services department have submitted the application on behalf of Doncaster Council's Strategic Housing team.
- 2.4 Strategic Housing as a team, are responsible for ensuring the delivery of Doncaster Council's Housing Strategy by meeting the housing needs of the City. This scheme is part of Doncaster Council's Council House New Build (CHNB) programme, which has been on-going since 2014 and to date has seen the delivery of 447 new affordable properties.

3.0 Site Description

- 3.1 The application site lies within the western part of Balby off Cedar Road. Residential houses and gardens surround the site in all directions, with Cedar Road defining the southern boundary of the site.

- 3.2 The site was historically used as a school (known as Nightingale School) but this use ceased in 2003. The site was more recently used as temporary accommodation to house the Ashworth Barracks museum. The museum use ended in 2019 and the buildings were demolished during March – May 2021. Since then the site has become somewhat overgrown with low quality trees and grassland forming across the site. One of the trees on the western boundary of the site is protected via a Tree Preservation Order (TPO).
- 3.3 The site benefits from an existing vehicular access off Cedar Road which previously served the school/museum use. The site is relatively flat, bounded by green palisade fencing.
- 3.4 The site is situated in an established residential area, though the surrounding housing differs in appearance. Cedar Road primarily consists of traditional dark brick semi-detached properties with a characterful brick dwarf wall along the front. Though there are examples of detached properties also, to the immediate east and west of the site.
- 3.5 The properties to the north, east and west are more modern in appearance, varying between detached bungalows and houses but still finished in similar coloured brick. The development to the north, east and west is relatively high density all arranged in cul-de-sac layouts.
- 3.6 Given the site’s residential surroundings it is well connected to local amenities and facilities. Mallard Primary School is located within less than 200m of the site, meanwhile a large area of public open space is situated to the south-west of the site. Local shops are located within walking distance on Warmsworth Road.
- 3.7 The site is within Flood Zone 1 thus at low risk of flooding from main rivers.

4.0 Relevant Planning History

4.1 Planning History as follows:

Reference	Description	Decision/Date
00/4254/P	Erection of 2.0m high nylofor 3d mesh fencing and gates to front boundary (being application under regulation 3 town and country planning (general) regulations 1992)	GRANTED 15/2/2002

5.0 Site Allocation

- 5.1 The application site is allocated (MUA62) for housing in the Local Plan. The indicative capacity for housing within the site is shown to be 49 dwellings.
- 5.2 Residential Policy Area wraps around the site in all directions, with the protected open space to the south-west (on the opposite side of Cedar Road).
- 5.3 National Planning Policy Framework (2021)
- 5.4 The National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions and the relevant sections are outlined below:
- 5.5 Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.6 Paragraphs 7-11 establish that all decisions should be based on the principles of a presumption in favour of sustainable development.
- 5.7 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 5.8 Paragraph 47 reiterates that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.9 Paragraphs 55 and 56 states that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning conditions should be kept to a minimum and only be imposed where necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.
- 5.10 Paragraph 60 states to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 5.11 Paragraph 108 states maximum parking standards for residential development should only be set where there is a clear and compelling justification that they

are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport.

- 5.12 Paragraph 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.13 Paragraph 119 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.14 Paragraph 126 states the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.15 Paragraph 130 states that planning decisions should ensure developments will function well and add to the overall quality of the area, are visually attractive and optimise the potential of the site. Paragraph 127(f) sets out that planning decisions should create places which provide a high standard of amenity for existing and future users.
- 5.16 Paragraph 131 states trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.
- 5.17 Paragraph 135 makes clear that local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme.
- 5.18 Paragraph 174 states planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value (in a manner commensurate with their statutory status or identified quality in the development plan), as well as recognising the wider benefits from natural capital and ecosystem services, such as including trees and woodland.
- 5.19 Paragraph 180 states if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

- 5.20 Paragraph 185 states planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.
- 5.21 Local Plan
- 5.22 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development plan consists of the Doncaster Local Plan (DLP) (adopted 2021), and the Barnsley, Doncaster and Rotherham Joint Waste Plan (JWP) (adopted 2012).
- 5.23 Policy 1 sets out the Settlement Hierarchy for the City. It seeks to concentrate growth at the larger settlements of the City with remaining growth delivered elsewhere to support the function of other sustainable settlements and to help meet more local needs taking account of existing settlement size, demography, accessibility, facilities, issues and opportunities.
- 5.24 Policy 5 sets out housing allocations to deliver the housing requirement and distribution as set out in Policy 2. Allocations have been made having regard to the Spatial Strategy and the findings of the site selection methodology. This site is allocated under Policy 5 for housing under reference: MUA62.
- 5.25 Policy 7 relates to the range of housing required. Part B refers to the requirement for the provision of affordable housing to meet local needs in the majority of the City's communities. Housing sites of 15 or more homes will be expected to include 23% affordable homes in high value market areas, or a lower requirement of 15% elsewhere in the City. This site falls within a higher value area so thus would require 23% affordable housing provision.
- 5.26 Policy 13 relates to sustainable transport within new developments. Part A.6 states that proposals must ensure that the development does not result in an unacceptable impact on highway safety, or severe residual cumulative impacts on the road network. Developments must consider the impact of new development on the existing highway and transport infrastructure.
- 5.27 Policy 28 refers to the open space provision in new developments. Development proposals with 20+ family dwellings will be supported which contribute 10% - 15% of the site area as on-site open space to benefit the development itself.
- 5.28 Policy 29 relates to ecological networks and that proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the City's ecological networks.
- 5.29 Policy 30 relates to valuing biodiversity and geodiversity and advises that internationally, nationally, and locally important habitats, sites and species that

will be protected through a number of principles. It requires the use of the mitigation hierarchy to ensure that the most valuable ecological features of a site are protected and harm to biodiversity is minimised. In line with best practice, the provision of compensation to account for residual biodiversity impacts will not be allowed unless the prior steps of the mitigation hierarchy have been followed, and all opportunities to avoid and then minimise negative impacts have first been pursued.

- 5.30 Policy 32 relates to woodlands, trees and hedgerows. Proposals will be supported where it can be demonstrated that woodlands, trees and hedgerows have been adequately considered during the design process, so that a significant adverse impact upon public amenity or ecological interest has been avoided. There will be a presumption against development that results in the loss or deterioration of ancient woodland and/or veteran trees.
- 5.31 Policy 39 states that development affecting other archaeological assets will need to demonstrate how any benefits will outweigh harm to the site.
- 5.32 Policy 41 relates to character and local distinctiveness and states that development proposals will be supported where they recognise and reinforce the character of local landscapes and building traditions; respond positively to their context, setting and existing site features as well as respecting and enhancing the character of the locality. Developments should integrate visually and functionally with the immediate and surrounding area at a street and plot scale.
- 5.33 Policy 42 relates to urban design and states that new development will be expected to optimise the potential of a site and make the most efficient use of land whilst responding to location, local character, and relevant spatial requirement and design standards.
- 5.34 Policy 44 relates to residential design and sets out the key design objectives which residential development must achieve, as well as stating that all developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours.
- 5.35 Policy 45 relates to Housing Design Standards and advises that new housing proposals will be supported where they are designed to include sufficient space for the intended number of occupants, and are designed and constructed in a way that enables them to be easily adapted to meet existing and changing needs of residents in Doncaster. The policy requires all new dwellings to meet the Nationally Described Space Standard (NDSS).
- 5.36 Policy 48 states that development will be supported which protects landscape character, protects and enhances existing landscape features and provides high quality hard and soft landscaping scheme which includes fit for purpose planting and generous trees, shrubs and hedgerow planting.
- 5.37 Policy 54 relates to pollution and states that consideration will be given to the impact on national air quality.

- 5.38 Policy 55 deals with the need to mitigate any contamination on site.
- 5.39 Policy 56 requires the need for satisfactory drainage including the use of SuDS.
- 5.40 Policy 65 relates to developer contributions. The policy states that proposals should make appropriate contributions towards new infrastructure as required in order to deliver sustainable development. However, development should not be subject to such a scale of developer contributions or policy requirements that development viability is put at risk.
- 5.41 Policy 66 states that where the applicant can demonstrate that particular circumstances justify the need for a viability appraisal the Council will take a pragmatic and flexible approach to planning obligations and consider their genuine impact on viability proposals on an independent and case by case basis. Applications may be supported where it can be demonstrated that the wider benefits of the scheme outweigh its lower level of contribution.
- 5.42 Other material planning considerations
- 5.43 The Biodiversity Net Gain SPD was adopted in September 2022.
- 5.44 Doncaster Council's previous suite of other adopted Supplementary Planning Documents (SPDs) have been formally revoked in line with Regulation 15 of the Town and Country Planning (Local Planning) (England) Regulations 2012, following the adoption of the Local Plan.
- 5.45 The Transitional Developer Guidance (April 2022) provides guidance on certain elements, including design, during the interim period, whilst new SPDs to support the adopted Local Plan are progressed and adopted. This guidance is attached limited weight.
- 5.46 Other material considerations include:
- National Planning Practice Guidance (ongoing)
 - National Design Guide (2019)
 - Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990)

6.0 Representations

- 6.1 This application has been advertised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) as follows:
- Advertised on the Council website
 - All neighbours with an adjoining boundary notified by letter
 - Site notice to advertise major application

6.2 Two rounds of public consultation have been carried out to ensure that neighbours have had the opportunity to comment on any updated plans. In total 8 neighbour representations have been received raising the following comments:

- Concerns regarding height of properties at plot 28 and 29 and the impact upon adjacent bungalows;
- Impact upon existing vegetation;
- Impact upon property prices/values;
- Concerns regarding maintenance of open spaces;
- Impact upon local highway network;
- Increased noise;
- Impact upon existing residential amenity;
- Increased pressure for on-street parking along Cedar Road;
- Increased anti-social behaviour;
- Concerns regarding use of the public open space;
- Lack of appropriate consultation;
- Concerns regarding boundary treatment design; and,
- Queries regarding the site boundary and its maintenance.

6.3 The impact upon property values is not considered to be a material planning consideration. The other comments raised will be addressed in the appraisal section.

6.4 In addition to the publicity carried out as part of the planning application assessment, the applicant/ Strategic Housing team carried out a public exhibition event on 4th March 2022 whereby 70 local people attended. This event allowed members of the public to view the proposed plans at the earliest opportunity.

7.0 Consultations

7.1 **Highway Officer** - Amended plans have been received relating to the footway width; bin storage positions; visibility; visitor parking and driveway designs. It has been agreed that some of the 2 bedroom properties only require 1 off-street parking space in line with the demand at these types of properties and the plans have been updated accordingly. Based on the updated masterplan the Highways DC Officer has no concerns subject to the conditions attached.

7.2 **Tree Officer**- The proposal does involve the removal of moderate amenity trees from the site to facilitate it but does retain most of the existing trees and has made a good attempt to work with the existing features. No objection subject to conditions.

7.3 **Drainage Officer** - No objections subject to a condition detailing full drainage design and maintenance information.

7.4 **Urban Design Officer** - Various elements of the scheme have been updated to accord with the relevant design policies and standards. No objection based on latest masterplan and housetype plans subject to conditions attached.

- 7.5 **Ecology Officer-** Bio-diversity Net Gain (BNG) metric and report have been submitted. No off-site habitat creation is included in the scheme due to viability constraints. Therefore the scheme fails to achieve the +10% biodiversity net gain requirement as set out in adopted Policy 30. However, the social benefits provided by the proposal are considered to outweigh the harm in terms of ecology in this instance. This is addressed in further detail in the appraisal section of this report. In follow up, the Ecologist has suggested conditions relating to landscaping and ecological enhancements which will help to minimise any harm.
- 7.6 **Environmental Health Officer-** No objections subject to conditions attached relating to construction hours and method statement.
- 7.7 **Open Space Policy Officer-** 15% open space requirement has been accommodated into the site layout by virtue of the open space and the orchard. Queries raised regarding the proposed natural play equipment which have been dealt with. No objections.
- 7.8 **Waste & Recycling Officer-** Concerns raised regarding the position of some bin stores but these have been addressed through the Highways Officer's comments. No conditions required.
- 7.9 **Pollution Control Officer-** Site Investigation Report was submitted with the application which concluded that some of the made ground is unsuitable from a geo-technical point of view so would need to be removed from site or buried at depth. Further investigation is required as covered by the attached condition. No objection on this basis.
- 7.10 **Yorkshire Water-** No objections subject to conditions attached.
- 7.11 **Education-** Originally requested commuted sum payment towards the provision of school places. However due to viability this request has been withdrawn. This is addressed further in the appraisal below.
- 7.12 **Environment Agency-** No objections, standing advice applies.
- 7.13 **Pollution Control Air Quality -** A screening assessment has been submitted along with references to the Air Quality Technical Planning Guidance. No objection based on the proposed mitigation of an EV charging point being added to each dwelling. This is secured by the attached condition as covered by the Transportation Officer's comments.
- 7.14 **Public Rights of Way -** No objections
- 7.15 **South Yorkshire Police Liaison Officer -** No objections, informative attached.
- 7.16 **Public Health-** Health Impact Assessment has been submitted and reviewed. The open space provision proposed is welcomed. Query regarding cycle storage raised. Condition attached relating to this as covered by Transportation.

- 7.17 **Transportation** - Transport Statement has been submitted and reviewed. The development is forecast to generate 21, 2-way trips in both the AM and PM peak hours which is not considered to be severe. No objection subject to the conditions attached relating to cycle storage and EV charging.
- 7.18 **Strategic Housing** - The proposal exceeds the required provision of affordable housing as set out in Policy 7 (23%) by instead providing 100% affordable housing. The development will help meet the social housing needs of Balby South and includes a range of property types. The properties all meet or exceed the Nationally Described Space Standards (NDSS) with the scheme to be supported by Homes England grant funding. Demand for affordable housing in Balby South ward, Doncaster is very high; with the initial requirement being highest for two bedroom 4 person houses and some three bedroom properties for the larger families on the waiting lists. However, following further integration of the existing waiting list it was thought that bungalows and apartments for older people and single people would also be required along with larger family houses of up to 5 bedrooms, these are all clearly reflected in the Site Layout Plan. No objection on this basis.
- 7.19 **South Yorkshire Archaeology Service** - No objections, no conditions required.
- 7.20 **Ward Members** - Cllr John Healy commented to state that he fully supports the development.

8.0 **Assessment**

- 8.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that:
- ‘Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise’.*
- 8.2 The NPPF (2021) at paragraph 2 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan, and is a material consideration in planning decisions.
- 8.3 The main issues for consideration under this application are as follows:
- Principle of development
 - Sustainability
 - Impact upon residential amenity
 - Impact upon the character and appearance of the surrounding area
 - Impact upon highway safety
 - Trees and Landscaping
 - Flood Risk and Drainage
 - Air Pollution and Contaminated Land
 - Energy Efficiency/Sustainability Features

- Archaeology
- Ecology
- S106 Planning Obligations
- Overall Planning Balance

8.4 For the purposes of considering the balance in this application, planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

The Principle of the Development

8.5 Policy 5 sets out Housing Allocations to deliver the housing requirement and distribution set out in Policy 2 of the Local Plan. The site is described as housing allocation “MUA62” in the Local Plan, and has been sequentially assessed as suitable for modest housing development subject to the specific site constraints. The ‘Developer Requirements’ detailed in Appendix 2 (page 273) of the Local Plan details the following matters need to be taken into detailed consideration:

- **Archaeology** – The presence or otherwise of significant archaeology on the site is unknown. Contact the South Yorkshire Archaeological Service (SYAS) as to whether any further archaeological investigations are required if the site is brought forward for development.
- **Biodiversity** - Habitat losses should be accounted for and appropriate compensation provided. Mature trees on site should be retained where possible subject to the results of a tree survey. The buildings proposed for demolition would require bat surveys.
- **Conservation and Heritage** – Due to its elevated location the distinctive white tower and dome of the listed church of St Peter is visible from Cedar Road across the open grounds of the site. Maintaining some open space and/or building in sightlines from Cedar Road towards the church above and around any new buildings should mitigate any impact on views.
- **Design** – New development should be of a suburban character appropriate to the area. The layout should incorporate semi-detached properties fronting Cedar Road. Rear gardens of new homes should back onto existing rear gardens to the north and west in a secure layout.

- **Education-** A contribution towards education may be required.
- **Public Open Space** – On site open space would be preferred on this site.
- **Transport** – Access from Cedar Road in accordance with South Yorkshire Residential Design Guide – splay required – 2.4m x 43m.
- **Trees and Hedgerows** - Turkey Oak is subject to T1 of the Doncaster Borough Council Tree Preservation Order (No.267) Mallard Primary School, Cedar Road, Balby, Doncaster 2004 on the site (along with other trees on the frontage, lining the access and NW corner). Layout proposals should be informed by a tree survey.

8.6 The application fully accords with policies 2 and 5 of the Local Plan and this is given significant weight in favour of the application.

8.7 Policy 7 states that new housing developments will be required to deliver an appropriate mix of house size, type and tenure to address housing need. The policy goes on to state that there is a clear requirement for the provision of affordable housing to meet local needs in the majority of the Borough's communities, including Balby. The proposal would make an important contribution towards council housing delivery for the area and significant weight is attached as a result.

Sustainability

8.8 Paragraph 7 of the NPPF states that one of the core principles of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs

8.9 There are three strands to sustainability, social, environmental and economic. Paragraph 10 of the NPPF states that in order sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

SOCIAL SUSTAINABILITY

Impact on neighbouring residential amenity

8.10 Policy 44(A) of the Local Plan states: Developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours or the host property (including their private gardens), be over-bearing, or result in an unacceptable loss of garden space.

8.11 The properties most likely to be affected by the development are those surrounding the site on Raleigh Terrace and Cedar Road. The proposed development has been arranged so that the dwellings are within slightly closer

proximity to the neighbours on those streets referred to, due to the POS and orchard providing a buffer between the proposed dwellings and the existing properties to the north and west.

- 8.12 A representation from a neighbour on Raleigh Terrace raised concerns regarding the design of the dwellings at plots 24 - 27 and potential overlooking. The neighbour requested that these housetypes be changed to bungalows. The housetype at these plots (E943) are dormer style bungalows with only one window within the roof to serve the upper floor level. The appropriate separation distances as set out in the Transitional Design Guidance is achieved and therefore there is considered to be no overlooking introduced.
- 8.13 All properties would be separated from neighbouring properties in line with the Transitional Design Guidance and therefore would not cause harmful overlooking or overshadowing of existing neighbouring properties.
- 8.14 The proposed dwellings will provide appropriately sized outdoor amenity space in accordance with the Transitional Design Guidance. The shape of plot 34 and 35's garden is slightly compromised given the corner position but still achieve the required size, and therefore this is acceptable.
- 8.15 Policy 45 of the Local Plan requires all new dwellings to meet the Nationally Described Space Standard (NDSS). In addition to this 39 properties will meet Part M4 (2) for accessible and adaptable dwellings and 3 will meet Part M4 (3) for wheelchair user dwellings. All properties will have good standards of internal and external amenity space.
- 8.16 Overall the development would provide acceptable levels of adequate residential amenity in accordance with Local Plan Policy 44.
- 8.17 Conclusion on Social Impacts.**
- 8.18 It is not considered that the proposed development would detract from the residential amenity of any neighbouring residential properties, and the development would accord with policy 44 of the Local Plan. The properties themselves would also have good levels of internal and external living areas in accordance with policy 45. The development would therefore be acceptable in terms of social sustainability.
- 8.19 It is accepted that the proposal would lead to some noise and disturbance being generated whilst construction is taking place, however this is considered to be short term when considered against the lifetime of the development. A planning condition would require a construction traffic management plan to be submitted and approved by the local planning authority in addition to the construction hours condition to ensure that impacts are minimised.

ENVIRONMENTAL SUSTAINABILITY

Impact upon the character and appearance of the surrounding area

- 8.20 Policies 41 (a), 42 (b), and 44 (b) in part require development to be of a high quality design that contributes to local distinctiveness, respond positively to existing site features and integrate well with its immediate surroundings. These policies also look at design components including the mix, layout, density and form of development, to ensure it provides a decent living environment and is safe.
- 8.21 The proposed dwellings would consist of a mixture of housetypes from apartments through to detached houses. However, the variety will still reflect the local character and building traditions. All the dwellings will be finished in red brick with the dark roof tiles. The windows and door styles are finished in grey and modern in style to create some variation.
- 8.22 The development is laid out in a cul-de-sac arrangement with two main artery roads. Properties will front Cedar Road along the southern boundary to form a traditional 'two-sided' street arrangement along this part of the development.
- 8.23 A neighbour representation suggested turning the properties on Cedar Road so that they faced inwards rather than towards the road to avoid overlooking. However this would harmfully impact the appearance of the area by providing no interest or detail along the street and as such cannot be supported.
- 8.24 The prevailing characteristic of Cedar Road is semi-detached dwellings, though there are also examples of detached properties. The proposed frontage arrangement will consist of semi-detached and terrace dwellings with a single detached property at plot 1. A low brick boundary wall will run the full length of the frontage to reflect that on the opposite side of Cedar Road. Overall the appearance of the site from Cedar Road is acceptable.
- 8.25 Whilst plots 2 - 7 are labelled as 'apartments' the appearance of these dwellings are more akin to typical two storey dwellings. The properties will consist of one bedroom two storey flats with a communal amenity space to the rear and parking courtyard. Therefore the introduction of flats is not considered to impact the appearance of the locality.
- 8.26 Within the development, boundary treatments and the positioning of plots has been amended to ensure that the development provides interesting elevations and natural surveillance. Windows have been added to any corner plots so that there are no blank elevations as well as natural surveillance over the parking areas and public open space.
- 8.27 The street will provide appropriate planting and landscaping to break up the car parking spaces and ensure that development will not appear dominated by vehicles.

- 8.28 The inclusion of the 'Nightingale Park' along with two 'The Green' areas; the entrance 'Square' and the orchard provide additional landscaping and areas of openness, which together contribute to the appearance and character of the development.
- 8.29 Overall the development is considered to be acceptable in terms of design and appearance. Whilst the appearance of the dwellings are modern in comparison to the existing semi-detached properties on the southern side of Cedar Road, the development does replicate the style and appearance of those dwellings bordering the site to the north, east and west. The development has been carefully arranged so that there is a distinct sense of openness and spaciousness whilst providing a well-mixed variety of housetypes. This attracts moderate weight in favour of the proposal.

Impact upon highway safety

- 8.30 Policy 13(A) of the Local Plan states that the Council will work with developers to ensure that appropriate levels of parking provision are made in accordance with the standards in Appendix 6 (criterion 4) and development does not result in unacceptable impacts on highway safety (criterion 6). Developments should also include provision for electric vehicle charging points (criterion 4).
- 8.31 The main access to the site will be provided in the same position as the existing access which previously served the museum/school use. Albeit the access will be widened in order to achieve the suitable width for two way passing traffic in addition to appropriate pedestrian footpath widths at either side. The Highways DC Officer has no objection this.
- 8.32 A second smaller access will be installed at the south-eastern corner of the site which will serve the apartment's parking courtyard. The properties which face onto Cedar Road will benefit from direct access off the existing street.
- 8.33 Policy 13 states that *'appropriate levels of parking provision are made in accordance with the standards contained within Appendix 6. A departure from these standards may be justified on a case by case basis, for example reduced parking levels for Town Centre residential developments where accessibility to public transport is more prevalent.'*
- 8.34 Appendix 6 of the Local Plan sets out the minimum parking standards to be applied to new residential developments. The guidelines state 2+ bedroom properties should provide 2 allocated spaces per dwelling plus 1 visitor space per 4 dwelling. However, in determining the right levels of parking the Council will consider the anticipated demand from the type of housing proposed and the likely occupiers so it can be assessed on a case by case basis as per Policy 13.
- 8.35 Having regard to the nature and tenure of the housing proposed, in some instances the private parking provision for the 2 bedroom dwellings has been reduced to only one space per dwelling. The applicant has provided a report

to evidence this reduction in car parking requirements which concludes: *'The Council does not hold records of council house tenants vehicle ownership, but it has always been largely understood residents that rent the two bedroom houses typically have a single car, or no car at all. All Council built housing sites have either sheds, or cycle hoops for the safe storage of bicycles, and the majority are on well served public transport networks respecting the fact that some residents do not own cars.'* On this basis, the parking provision does not entirely accord with the standards set out in Appendix 6. However the Highways DC Officer has confirmed that this is acceptable in this situation.

- 8.36 The remainder of the house types i.e. the 1 bedroom and 3+ bedroom properties fully accord with the adopted parking standards. In addition to this appropriate visitor parking has been distributed across the site and the relevant pedestrian footways have been widened to accommodate some on-street parking.
- 8.37 Each property will have access to an electric vehicle charging point which will be accommodated within the plot. A condition is attached to secure this.
- 8.38 The development has been supported by a Transport Statement which has been reviewed by the Council's Transport Planner. Based on the number of movements projected to be generated by the development, it is not considered that the proposal will impact the local highway network. There is no objection in this regards.
- 8.39 In addition to this, a cycle storage condition has been attached to encourage sustainable transport options. Given the position of the site within an established residential area, there are a number of health, retail and leisure facilities, education institutions and employment sites within relatively close proximity.
- 8.40 Overall, the proposal provides suitable arrangements for vehicular access, parking and protects public safety in line with the above policies. The trip generation to and from the site would not lead to a cumulative impact and the location of the site means that there is potential for reduced private car demand and ownership. This attracts neutral weight in the overall planning balance.

Trees and Landscaping

- 8.41 Policy 48 states that development will be supported which protects landscape character, protects and enhances existing landscape features and provides high quality hard and soft landscaping schemes which include fit for purpose planting and generous trees, shrubs and hedgerow planting.
- 8.42 The Council's Tree Officer has reviewed the application and has no objection based on the proposed plans. Whilst the development will result in the loss of some trees, most of the trees will be retained, including the 1 TPO tree on the site. Conditions are attached relating to the arboricultural method statement; tree removal works and a full landscape plan which is to be agreed prior to commencement of development. The development accords with the above policy.

Flood Risk and Drainage

- 8.43 Policy 56 states that development proposals will be supported where there is adequate means of foul sewerage disposal; no increase in flood risk or surface water run off and make use of SUDs unless it can be shown to be technically unfeasible.
- 8.44 The site lies within Flood Risk Zone 1 as per the Environment Agency's Flood Map for Planning and by Doncaster's Strategic Flood Risk Assessment (SFRA). This is the lowest area of flood risk from main river flooding. Nevertheless major planning applications must be supported by the relevant drainage information including plans and strategies in order to accord with adopted Policy 56.
- 8.45 The site will incorporate satisfactory measures for dealing with drainage impacts to ensure waste water and surface water run-off is dealt with on site. The information provided has been reviewed by the Council's Drainage Officer and there is no objection on this basis, subject to the conditions attached.
- 8.46 Yorkshire Water and the EA were also consulted on the application, neither of which raised any objections. Yorkshire Water's engineers requested a number of conditions relating to environmental management plans; discharge points and protection of public sewers which have been attached.

Air Pollution and Contaminated Land

- 8.47 Policy 55 states that proposals will be required to mitigate contamination by demonstrating there is no significant harm to human health; land; natural environment; pollution of soil or any watercourse. Developments must ensure that necessary remedial action is undertaken and demonstrate that any adverse ground conditions have been properly identified and safely treated so suitable for the proposed use.
- 8.48 Policy 54 relates to pollution and states that consideration will be given to the impact on national air quality. An air quality assessment will be required to enable clear decision making on any relevant planning application.
- 8.49 The Contamination Officer has reviewed the application in regards to land contamination. It is noted that the existing buildings have already been demolished. There is no overall concern regarding the suitability of the site for the proposed use, subject to further assessments being carried out as per the attached condition.
- 8.50 In terms of air quality, a screening assessment has been provided which has been reviewed. The site lies outside any Air Quality Management Area. Based on the findings of that report, there is no objections relating to air quality.

However a condition is attached relating to EV Charging as per the recommendations of the report.

Energy Efficiency/Sustainability Features

- 8.51 Policy 58 relates to low carbon and renewable energy proposals, and states that development will be supported which give priority to heat or power generation from light or other low carbon heat sources.
- 8.52 The proposed development includes the integration of PV solar roof tiles in all of the property roofs in addition to an air source heat pump being installed for each dwelling. These energy efficient features exceed those required by Building Control regulations, therefore providing clear environmental benefits.

Archaeology

- 8.53 Policy 39 states that development affecting other archaeological assets will need to demonstrate how any benefits will outweigh harm to the site.
- 8.54 The developer requirements for the site allocation states that the presence of archaeology is unknown and to contact the relevant consultee. The South Yorkshire Archaeology Service have been consulted and confirmed that the site has negligible archaeological potential and advises that there are no archaeological concerns with this application.

Ecology

- 8.55 Policy 29 states proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the Borough's ecological networks. Policy 30 states proposals which may harm priority habitats; protected species or features of biodiversity interest will only be supported where the DEFRA biodiversity metrics demonstrates that a proposal will be deliver a minimum 10% net gain for biodiversity.
- 8.56 The application has been supported by a preliminary ecological appraisal (PEA). The report concluded that no priority habitats were recorded within the site other than hedgerows (which fall under the broad category of boundary and linear features). The hedges were considered to be of poor species quality.
- 8.57 Two trees were assessed as having low bat roosting potential due to ivy coverages. However the remaining trees contained no further bat roosting features. The site was considered to provide negligible potential to support commuting lines or foraging bats.
- 8.58 Active nests and nesting sites for breeding birds were recorded within the site in several locations. It is therefore recommended that any site clearance works are undertaken outside the breeding bird season.

- 8.59 The site is also considered to provide suitable habitats for hedgehogs. Autumn site clearance would avoid the bulk of the breeding season and be prior to hedgehog hibernation, therefore limiting any harm upon the species.
- 8.60 The biodiversity net gain (BNG) metric calculation states that the current site baseline (as per the field survey carried out in November 2022) provides 19.7 habitat units. Post-development the site will provide a total of 12.39 habitat units resulting in a net loss of -7.31 units meaning the development does not accord with adopted Policy 30 in terms of achieving +10% BNG.
- 8.61 Typically in instances where there is a net loss of habitat units, a BNG offsetting scheme or financial contribution would be secured through a S106 Agreement which would be used for offsite habitat improvement works. However due to the nature and viability of the development proposed, and the fact that government grant funding is being used to implement the scheme, monies towards offsetting works are not available. The Council's Strategic Housing team have provided a viability statement to address this which states that the funding streams do not allow for contribution requests and any BNG contribution would impact on the viability and delivery of the scheme.
- 8.62 Whilst the failure to accord with the adopted development plan policy on BNG is acknowledged, the overall benefits of the scheme are considered to outweigh the harm introduced in terms of habitat loss in this instance. The fact that the scheme will deliver 100% affordable housing (in a location where typically 23% is required) all of which will include environmentally sustainable features is considered to provide significant social and environmental benefits. Additionally, the scheme includes generous community features such as spacious open space as well as an orchard, both of which will include tree planting.
- 8.63 It is also important to acknowledge that should the BNG metric assessment have been undertaken prior to the demolition works, the on-site baseline is likely to be very different. Prior to the demolition works (which were completed in May 2021) the site consisted of large buildings with hardstanding, parking areas, and cultivated lawns. It is only since this relatively recent demolition that the bio-diversity value of the site is considered to have improved. If the BNG metric had been assessed against the baseline of the site approximately 21 months ago then the outcome of the development is likely to have resulted in a different habitat output figure.
- 8.64 The Ecologist has provided a condition relating to ecological enhancements which are to be included on the site and which will mitigate the BNG requirements further. Whilst the minor enhancements suggested (including integrated bat boxes; swift nest boxes and hedgehog access holes) will not account for the overall habitat loss, it will provide some additional mitigation. Based on this, and taking the wider benefits of the site into consideration, the ecological impact holds moderate weight.

Conclusion on Environmental Issues

- 8.65 Para. 8 of the NPPF (2021) indicates, amongst other things, that the planning system needs to contribute to protecting and enhancing the natural built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 8.66 In conclusion of the environmental issues, it is considered that there has been no significant issues raised which would outweigh against the benefits of the proposal or that cannot be mitigated by condition. The proposal would not have a harmful visual impact, and would integrate well with the surrounding local environment. The parking/access arrangements are deemed to be acceptable, as well as the tree and landscaping proposals. There are no archaeological constraints, and the site is not in a flood risk area. Whilst it is acknowledged that the site does not provide +10% BNG, the other environmental benefits of the scheme, such as the use of green energy features, are considered to balance out the potential harm. Overall, the environmental impact of the development is considered to be acceptable.

ECONOMIC SUSTAINABILITY

- 8.67 It is anticipated that there would be some short term economic benefit to the development of the site through employment of construction workers and tradesmen connected with the build of the project however this is restricted to a short period of time and therefore carries limited weight in favour of the application.
- 8.68 On a wider level, additional housing will increase spending within the City which is of further economic benefit in the long term.

S106 Planning Obligations

- 8.69 Paragraph 55 of the NPPF states '*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.*'
- 8.70 Paragraph 57 states '*Planning obligations must only be sought where they meet all of the following tests: a) necessary to make the development acceptable in planning terms; b) directly related to the development; and c) fairly and reasonably related in scale and kind to the development.*'
- 8.71 Paragraph 58 states '*Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to*

date, and any change in site circumstances since the plan was brought into force.'

- 8.72 This development is to provide 46 x 100% affordable housing units, whereas adopted Policy 7 only requires the provision of 23 per cent affordable housing in this area, subject to viability.
- 8.73 The Education department originally requested a commuted sum of £196,714.00 towards secondary school places at the local school. In response to this, the applicant has provided an affordable housing statement to address the viability of the scheme.
- 8.74 The scheme will require significant levels of Homes England grant to support the delivery of the scheme and no further grant is available and any additional expense or contributions would lead to a reduction in the number of units, affect the terms of the grant offer or result in non-delivery of the scheme to its current tight timeline or render the scheme unviable. The development therefore cannot sustain any Section 106 contributions as commuted sums. As such the viability of the scheme in delivering social housing should not be put at risk by enforcing any financial contributions.
- 8.75 The development would not be viable if the biodiversity off-setting contribution (see section 8.61) was required along with other contributions such as the education contribution of £196,714.00. However the scheme will deliver 100% affordable housing and will also provide the required on-site POS in accordance with adopted Policy 28. Given these factors, it is considered that there is greater community benefit in assisting the delivery of these affordable homes by granting permission without a commuted sum or biodiversity offsetting. The Education department are also satisfied with the information provided and have confirmed that their contribution request is withdrawn.

Conclusion on Economy Issues

- 8.76 Whilst the economic benefit of the proposal is slight and afforded only limited weight, it does not harm the wider economy of the City and for that reason weighs in favour of the development.

9.0 PLANNING BALANCE & CONCLUSION

- 9.1 In accordance with Paragraph 11 of the NPPF, the proposal is considered in the context of the presumption in favour of sustainable development.
- 9.2 The principle of developing the site is acceptable having regard to its allocation for housing in the Local Plan. The proposal is also for much needed affordable council housing for the City and this attracts substantial weight. The site constraints have been assessed and there are no significantly adverse economic, environmental or social harm that would significantly or demonstrably outweigh the overall benefits identified when considered against the policies in the NPPF taken as a whole.

10.0 RECOMMENDATION

10.1 MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE CONDITIONS BELOW:

01. 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. The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:

Site Plan – Site Layout, Drg No: PQ2806 /AD / 10, Rev: K, Received: 20/2/2023

Location Plan, Drawing: PQ2806 / AD / 11, Received: 18/5/2022

Proposed Plans – House Type E855, Drg No: PQ2806 /AD / PD36, Rev: C, Received: 20/2/2023

Proposed Plans – House Type E1210, Drg No: PQ2806 /AD / PD40, Received: 16/2/2023

Proposed Plans- House Type E943, Drg No: PQ2806 /AD / PD04, Received: 23/1/2023

Proposed Plans – House Type E500/ E500, Drg No: PQ2806 /AD / PD30, Rev: A Received: 20/2/2023

Proposed Plans – House Type E645 A/B, Drg No: PQ2806 /AD / PD31, Rev: A, Received: 20/2/2023

Proposed Plans- House Type E716, Drg No: PQ2806 /AD / PD32, Rev: A, Received: 20/2/2023

Proposed Plans- House Type E790 A/B, Drg No: PQ2806 /AD / PD33, Rev: A, Received: 20/2/2023

Proposed Plans- House Type E794, Drg No: PQ2806 /AD / PD34, Received: 20/2/2023

Proposed Plans- House Type E801 A/B, Drg No: PQ2806 /AD / PD35, Rev: A Received: 20/2/2023

Proposed Plans- House Type E930, Drg No: PQ2806 /AD / PD37, Rev: A Received: 20/2/2023

Proposed Plans- House Type E1014, Drg No: PQ2806 /AD / PD39, Received: 18/5/2022

Proposed Plans- House Type E1375, Drg No: PQ2806 /AD / PD41, Received: 18/5/2022

Additional Information - Thermal Store Cylinder Spec Sheets, Received: 20/2/2023

REASON

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

03. 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.

04. The vehicle turning space as shown on the approved plans shall be constructed before the development is brought into use and shall thereafter be maintained as such.

REASON

To avoid the necessity of vehicles reversing on to or from the highway and creating a highway hazard.

05. Before the development hereby permitted is brought into use, the parking as shown on the approved plans shall be provided. The parking area shall not be used otherwise than 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.

06. Before the development is brought into use, the sight lines as shown on the approved plan shall be rendered effective by removing or reducing the height of anything existing on the land hatched black on the said plan which obstructs visibility at any height greater than 900mm above the level of the near side channel line of the public highway. The visibility thus provided shall thereafter be maintained as such.

REASON

In the interests of road safety and to provide and maintain adequate visibility.

07. Development shall commence until Construction Traffic Management Plan (CTMP) for that phase of development is submitted to and subsequently approved in writing by the Local Highway Authority. The approved plan shall be adhered to throughout the construction phase. I would expect the CTMP to contain information relating to (but not limited to):

- Numbers and types of construction vehicles including details of abnormal loads;
- Identification of delivery routes;
- Identification of agreed access point;
- Contractors method for controlling construction traffic and adherence to routes;
- Swept path analysis for construction access;
- Construction Period;
- Temporary signage;
- Measures to control mud and dust being transferred to the public highway;
- Timing of deliveries.

REASON

In the interests of road safety in accordance with Local Plan Policy 13.

08. No development or other operations shall commence on site in connection with the development hereby approved until a detailed Arboricultural Method Statement that complies with British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction - Recommendations has been submitted to and approved in writing by the Local Planning Authority. Thereafter, no development or other operations shall take place except in complete accordance with the approved Method Statement. The arboricultural method statement should be appropriate to the proposals and might typically address some or all of the following, incorporating relevant information from other specialists as required:
- a) removal of existing structures and hard surfacing;
 - b) installation of temporary ground protection and temporary tree protection fencing;
 - c) excavations and the requirement for specialized trenchless techniques where it is required/can't be avoided within the root protection areas of retained trees to be installed prior any equipment, machinery or materials have been brought on to site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site;
 - d) installation of new hard surfacing - materials, design constraints and implications for levels;
 - e) retaining structures to facilitate changes in ground levels;
 - f) preparatory works for new landscaping;
 - g) auditable/audited system of arboricultural site monitoring, including a schedule of specific site events requiring input or supervision.

REASON

To minimise damage to the root systems of trees that are shown for retention on the Approved Plan

09. Tree removal work shall be carried out in accordance with the approved plans and particulars (Drawing - Site Layout, Drg No:

PQ2806 /AD / 10, Rev: K, Received: 20/2/2023). Best arboricultural practice shall be employed in all work, which shall comply with British Standards Specification No.3998:2010. Tree works shall be completed before the development commences. Other trees shall be retained and protected during the development.

REASON

To ensure that the work is carried out to the appropriate high standard.

10. 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 operational 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.

11. Prior to the first occupation of the development hereby approved, details of the drainage management and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. The drainage system for foul and surface water drainage shall be retained, managed and maintained for the lifetime of the development in accordance with the approved drainage management and maintenance plan.

REASON

To ensure the drainage apparatus of the site is adequately maintained for the lifetime of the development and to accord with Para. 169 c) of the NPPF (2021).

12. Before the development commences, product 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 the satisfactory appearance of the development

13. Prior to first occupation of the each of the dwellings listed below, Building Control Completion Certificates must have been provided to the Local Planning Authority demonstrating that the specified optional requirements as set out in the Building Regulations 2010 (as amended) have been achieved for the following plots:

Plots 1, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 , 18 , 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 30, 31, 32, 33, 34, 35, 36, 38, 40 , 41, 42, 43, 44, 45, 46, 47, 48 must meet Part M4(2) 'accessible and adaptable dwellings' and

Plots 29, 37, 39 must meet Part M4(3) 'wheelchair adaptable dwellings'.

REASON

To ensure compliance with the requirements of Local Plan Policy 45 to deliver the agreed accessible and adaptable homes.

14. No development shall take place on the site until a detailed hard and soft landscape scheme based on the approved landscape masterplan (drawing no: PQ2806 /AD / 10, Rev: K, Received: 20/2/2023) has been submitted to and approved in writing by the Local Planning Authority. The hard landscape scheme shall include details of all external hard surfacing materials, including adoptable highway finishes and footpaths through Public Open Space. The soft landscape scheme shall include a soft landscape plan; a schedule providing plant and tree numbers and details of the species, which shall comply with the Council's Transitional Developer Requirements Document, 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; a detailed specification for tree pit construction for the trees within highway that utilises a professionally recognised method of construction to provide the minimum rooting volume set out in the Council's guidance and a load-bearing capacity equivalent to BS EN 124 2015 Class C250 for any paved surface above; a specification for planting including details of tree support, tree pit surfacing, aeration and irrigation and details of management and maintenance 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 shall be notified in writing within 7 working days to approve practical completion of any planting within public areas or adoptable highway within the site. Soft landscaping for any individual housing plot must be implemented in full accordance with the approved scheme, prior to occupation of the home, which will be monitored by the Local Planning Authority. 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.

REASON

In the interests of environmental quality and Local Plan policy 48.

15. Following the commencement of the development and before 30th September of every year during the implementation period (either phased or in full) and 5 year aftercare period, a 'Landscaping Implementation Report' shall be prepared by a suitably qualified landscape architect and / or contractor, and submitted by the developer to the Local Planning Authority in order to demonstrate that the landscaping has been carried out in full accordance with the

approved landscaping details. The report should record the landscaping operations carried out on the land since the date of commencement, or previous report / aftercare meeting, and set out the intended operations for the next 12 months for approval by the Local Planning Authority. The works as approved shall be implemented in full within the next available planting season following the approval of the details. The report shall cover the following matters in particular, but not be limited to, species, size, location, planting and aftercare specification, and be illustrated with evidence such as an overall progress summary, inspection site visit notes, a schedule of maintenance operations undertaken, before and after photos of any remedial plantings or completed works. The developer shall arrange to attend a site meeting with the Local Planning Authority to inspect the planting and ongoing maintenance requirements.

REASON

To ensure site landscaping works are undertaken as approved in accordance with Local Plan Policy 48.

16. Construction works shall not take place outside:
08:00 hours to 17:00 hours Mondays to Fridays
08:00 hours to 17:00 hours on Saturdays
Not at any time on Sundays or Bank Holidays.

REASON

To safeguard the amenities of the occupiers of the adjoining properties.

17. No development shall take place, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved statement 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

REASON

To safeguard the living conditions of neighbouring residents and in the interests of highway safety.

18. Before any construction works are started on the application site, a Construction Impact Management Plan, indicating measures to be taken to mitigate the effects of the construction activity and

associated vehicle movements upon the living conditions of neighbouring residents and highway safety shall be submitted to and approved by the Local Planning Authority. The mitigation measures shall include provision for the following: the limitation of noise, the means of enclosure of the construction sites, and any proposed external security lighting installation; the control of dust emissions; the control of deposition of mud or debris on the highway, and the routing of contractors' vehicles. The mitigation measures so approved shall be carried out at all times during the construction of the development hereby approved.

REASON

To safeguard the living conditions of neighbouring residents.

19. Prior to the occupation of the development hereby approved, details of electric vehicle charging provision shall be submitted to and approved in writing by the local planning authority. Installation shall comply with current guidance/advice and at least one charging point per dwelling must be provided. The first dwelling shall not be occupied until the approved connection has been installed and is operational and the connection shall be retained for the lifetime of the development. The development shall be carried out in accordance with the approved details.

REASON

To contribute towards a reduction in emissions in accordance with air quality objectives and providing sustainable travel choice in accordance with policy 13 of the Doncaster Local Plan.

20. There shall be no construction of new buildings on site prior to the submission to and written from the Local Planning Authority of a Construction Environmental Management Plan (CEMP) to understand the impact of planning permission on the principle aquifer. Once approved by the Local Planning Authority, the findings and recommendations of the CEMP must be implemented in full accordance with the timescales detailed within the CEMP.

REASON

To ensure that the development can be properly drained.

21. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.

REASON

In the interest of satisfactory and sustainable drainage.

22. There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:
i) the means of discharging to the public sewer network at a rate not to exceed 5 litres per second.

REASON

To ensure that no surface water discharges take place until proper provision has been made for its disposal.

23. No building or other obstruction including landscape features shall be located over or within 3.5 metres either side of the centre line of the public sewer i.e. a protected strip width of 7 metres that crosses the site. Furthermore, no construction works in the relevant area(s) of the site shall commence until measures to protect the public sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times. If the required stand-off or protection measures are to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that, prior to construction in the affected area, the approved works have been undertaken.

REASON

In the interest of public health and maintaining the public sewer network.

24. 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.

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, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

25. The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and/or visitors to the development have been submitted to and approved in writing by the local planning authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

REASON

To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy 13 of the Doncaster Local Plan.

26. Within one month of commencement of development, a biodiversity enhancement plan shall be submitted to the local planning authority for approval in writing. This plan shall include details of the following measures, all of which shall be implemented prior to the first occupation of the site, with photographic evidence of the implemented measures:

MEASURES

- integrated bat boxes of the Ibstock Bat Brick type or similar shall be built into 40% of built structures on a west or south facing orientation above 4m from the ground and away from external artificial lighting as informed by a suitably qualified ecologist.
- swift nest box shall be integrated or surface mounted onto 30% of dwellings at eaves level on an east or west orientation, informed by a suitably qualified ecologist.
- hedgehog access holes (13cmx13cm) must be created in garden fences/boundary structures to ensure the safe passage of terrestrial mammals.

REASON

To ensure the ecological interests of the site are maintained in accordance with the NPPF and Local Plan policy 29 and 30.

INFORMATIVES

1. **INFORMATIVE- Section 38 & 278**

Works 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.

2. **INFORMATIVE: Doncaster Borough Council Tree Preservation Order (No.267) 2004 Mallard Primary School, Cedar Road, Balby, Doncaster**

The Oak (T15) tree within the application site is subject to T1 of Doncaster Borough Council Tree Preservation Order (No.267) 2004 Mallard Primary School, Cedar Road, Balby, Doncaster. It is a criminal offence to wilfully damage a tree subject to a Tree Preservation Order. Failure to implement the above Planning Conditions which seek to protect the tree will be deemed to constitute wilful damage and may result in criminal proceedings being instigated by the council. Preventing damage to the trees is in the interests of tree health and also in the interests of safety of persons and property

3. **INFORMATIVE: SY POLICE**

The below recommendations are the minimum required to meet Building Regulations (Document Q) and provide a reasonable level of security. Doorsets are to comply with one of the following security standards –

- PAS 24:2016.
- STS 201 Issue 7:2015; or
- LPS 1175 Issue 8:2019 Security Rating A2+; or
- STS 202 Issue 6:2015 Burglary Rating 2; or
- LPS 2081 Issue 1.1:2016 Security Rating B

While doorsets complying with Approved Document PART M(2) are to be fitted, they must also comply with one of the above standards.

Windows - All ground floor and easily accessible windows including roof lights and roof windows must be certified to one of the following standards

- PAS 24:2016; or
- STS 204 Issue 6:2016; or
- LPS 1175 Issue 8:2019 Security Rating A2
- STS 202 Issue 7:2016 Burglary Rating 1; or
- LPS 2081 Issue 1.1:2016 Security Rating A.

The glazing units consist of a minimum of one pane of glass that achieves compliance under the BS EN356 P1A attack resistance standard. (Double glazed with laminated as the exterior pane) Lighting is required to each elevation that contains a doorset where the public, visitors or occupants of the building are expected to use.

It is noted that the following dwellings do not have surveillance over the parking space assigned to that property; No's 22 & 23 and 44. The parking areas for Nightingale apartments and the visitor parking opposite also have no surveillance of their car parking spaces.

House types with recessed doorways are to have an overhead light installed. Ideally, these should be recessed into the canopy to prevent them being covered.

It is important to keep the development secure and safe during the construction phase: Please refer to-

https://www.securedbydesign.com/images/CONSTRUCTION_SITE_SECURITY_GUIDE_A4_8pp.pdf

4. INFORMATIVE – SPACE STANDARDS

In relation to Condition 13 - this condition may be partially discharged by the submission and approval of Completion Certificates for individual plots during a site build out. This condition will be fully discharged upon receipt of satisfactory Completion Certificates for all the above plots.

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Application	4.
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Application Number:	22/01427/3FULM
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Application Type:	Planning FULL (REG3)
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Proposal Description:	Erection of 21 dwellings and associated infrastructure including a mix of 2, 3 and 4 bedroom two storey houses and bungalows with a communal, central park area.
At:	DMBC Archives King Edward Road Balby Doncaster DN4 0NA

For:	Adam Goldsmith - CDC
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Third Party Reps:	One letter of objection	Parish:	None
		Ward:	Balby

Author of Report:	Andrea Suddes
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SUMMARY

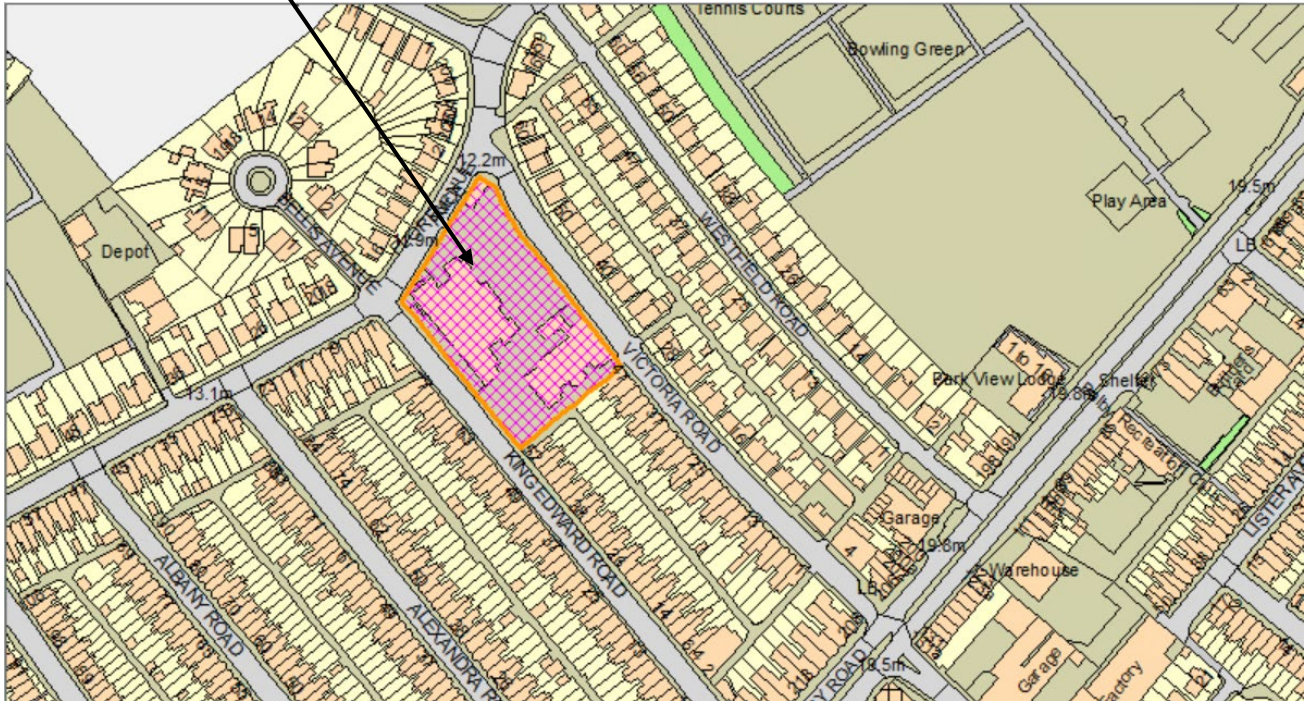
This application seeks permission for the erection of 21 dwellings and associated infrastructure including a mix of 2, 3 and 4 bedroom, two storey houses and bungalows with a communal, central park area on land that is owned by Doncaster Council.

The proposal is presented to Planning Committee for determination, as the application has been submitted by Doncaster Council. The properties are to be constructed as part of the Council's new Council House Build Programme to deliver new council housing for the City. Once built the site would be transferred to St Leger Homes, Doncaster Council's arm's length organisation that manage all housing for the Authority.

The application site is allocated in the Doncaster Local Plan for housing (Ref: MUA61) and represents both a good use of previously developed land to support the on-going aspirations of the Council to achieve additional affordable homes. The site lies within a sustainable location and the contemporary form of the properties will raise the standards of design locally. There are no outstanding consultee objections to the scheme.

RECOMMENDATION: GRANT planning permission subject to conditions.

Application Site



1.0 Reason for Report

1.1 This application is being presented to Planning Committee because the application has been submitted by Doncaster Council for its own development.

2.0 Proposal

2.1 This application seeks full planning permission for the erection of 21 dwellings and associated infrastructure including a mix of 2, 3 and 4 bedroom, two storey houses and bungalows with a communal, central park area on land that is owned by Doncaster Council. Doncaster Council Property Services department have submitted the application on behalf of Doncaster Council's Strategic Housing team.

2.2 In summary the housing mix comprises:

- 3 x 2 bedroom (3 person) bungalow
- 3 x 2 bedroom (4 person) bungalow
- 2 x 2 bedroom M4 (3) mobility property
- 2 x 4 bedroom (7 person) house
- 2 x 3 bedroom (5 person) house
- 3 x 2 bedroom (4 person) house
- 4 x 3 bedroom (4 person) house
- 2 x 3 bedroom (5 person) house

2.3 All house types meet M4(2) and National Described Space Standards (NDSS) minimum and also provides M4(3) properties in accordance with Policy.

2.4 The housing needs study identified the types of houses required for this site, and early meetings with the ward members, housing portfolio holder and St Leger Homes ensured that all key stakeholders views were considered and incorporated into the design of the site and houses.

2.5 Prior to its demolition and clearance in early 2021, the former Balby Junior School became the Archives and Local Studies unit in the early 1980's. The old school building was used as the Council's archive until late 2019 when it was emptied and closed ready for demolition. The archives have recently been transferred to the newly refurbished building on Chequer Road, formerly the Doncaster Museum & Art Gallery, which has recently opened to the public.

2.6 The site is allocated for housing as designated within the Doncaster Local Plan, Site allocation MUA61: Balby Archives, King Edward Road, with an indicative site capacity for 15 dwellings. The Local Plan allocation also includes Site Development Requirements at Appendix 2 for this site. The issues highlighted at Appendix 2 (page 272) for this site include consideration of the following matters;

- Biodiversity

- Design
- Education
- Public Open Space
- Transport

3.0 Site Description

- 3.1 The application site lies within the urban area of Balby and is bound on three sides with public roads and by a rear access road. The site slopes slightly down from Balby Road towards Florence Avenue where it levels off close to Florence Avenue.
- 3.2 There are no trees on the site. However new trees will be incorporated in the final design as part of the landscaping/biodiversity proposals.
- 3.3 As the proposal utilises the existing roads surrounding the site an opportunity has presented itself to create a communal “urban park” behind the new units within the centre of the site.
- 3.4 The general character of the existing housing in the area are two storey, predominantly red brick built terraced and semi-detached properties.

4.0 Relevant Planning History

- 4.1 The site has no relevant recent planning history.

5.0 Site Allocation

- 5.1 The application site is an allocated site (MUA61) for housing in the Local Plan. The indicative capacity for housing within the site is shown to be approximately 15 dwellings.
- 5.2 The site is in Flood Zone 1, indicating low flood risk from main rivers.
- 5.3 National Planning Policy Framework (NPPF) (2021)
- 5.4 The National Planning Policy Framework 2021 (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions and the relevant sections are outlined below:
- 5.5 Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.6 Paragraphs 7-11 establish that all decisions should be based on the principles of a presumption in favour of sustainable development.

- 5.7 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 5.8 Paragraph 47 reiterates that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.9 Paragraphs 55 and 56 states that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning conditions should be kept to a minimum and only be imposed where necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.
- 5.10 Paragraph 60 states to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 5.11 Paragraph 108 states maximum parking standards for residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport.
- 5.12 Paragraph 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.13 Paragraph 119 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.14 Paragraph 126 states the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities
- 5.15 Paragraph 130 states that planning decisions should ensure developments will function well and add to the overall quality of the area, are visually attractive and optimise the potential of the site. Paragraph 127(f) sets out that planning

decisions should create places which provide a high standard of amenity for existing and future users.

- 5.16 Paragraph 131 states trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.
- 5.17 Paragraph 135 makes clear that local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme.
- 5.18 Paragraph 174 states planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value (in a manner commensurate with their statutory status or identified quality in the development plan), as well as recognising the wider benefits from natural capital and ecosystem services, such as including trees and woodland
- 5.19 Paragraph 180 states if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- 5.20 Paragraph 185 states planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.
- 5.21 Local Plan
- 5.22 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development plan consists of the Doncaster Local Plan (DLP) (adopted 2021), and the Barnsley, Doncaster and Rotherham Joint Waste Plan (JWP) (adopted 2012).
- 5.23 Policy 1 sets out the Settlement Hierarchy for the City. It seeks to concentrate growth at the larger settlements of the City with remaining growth delivered elsewhere to support the function of other sustainable settlements and to help meet more local needs taking account of existing settlement size, demography, accessibility, facilities, issues and opportunities.

- 5.24 Policy 5 sets out housing allocations to deliver the housing requirement and distribution as set out in Policy 2. Allocations have been made having regard to the Spatial Strategy and the findings of the site selection methodology. The site is allocated under Policy 5 for housing.
- 5.25 Policy 7 states that the delivery of a wider range and mix of housing types, sizes and tenures will be supported through the following:
- a) New housing developments will be required to deliver a mix of house sizes, types, prices, and tenures to address as appropriate the needs and market demand identified in the latest Housing Need Assessment;
 - b) Housing sites of 15 or more homes (or 0.5ha or above) will normally be expected to include 23% affordable homes in the borough's high value housing market areas or a lower requirement of 15% elsewhere in the borough (including starter homes which meet the definition) on site.
- 5.26 Policy 13 relates to sustainable transport within new developments. Part A.6 states that proposals must ensure that the development does not result in an unacceptable impact on highway safety, or severe residual cumulative impacts on the road network. Developments must consider the impact of new development on the existing highway and transport infrastructure.
- 5.27 Policy 29 relates to ecological networks and that proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the City's ecological networks.
- 5.28 Policy 30 relates to valuing biodiversity and geodiversity and advises that internationally, nationally, and locally important habitats, sites and species that will be protected through a number of principles. It requires the use of the mitigation hierarchy to ensure that the most valuable ecological features of a site are protected and harm to biodiversity is minimised. In line with best practice, the provision of compensation to account for residual biodiversity impacts will not be allowed unless the prior steps of the mitigation hierarchy have been followed, and all opportunities to avoid and then minimise negative impacts have first been pursued.
- 5.29 Policy 32 relates to woodlands, trees and hedgerows. Proposals will be supported where it can be demonstrated that woodlands, trees and hedgerows have been adequately considered during the design process, so that a significant adverse impact upon public amenity or ecological interest has been avoided. There will be a presumption against development that results in the loss or deterioration of ancient woodland and/or veteran trees.
- 5.30 Policy 41 relates to character and local distinctiveness and states that development proposals will be supported where they recognise and reinforce the character of local landscapes and building traditions; respond positively to their context, setting and existing site features as well as respecting and enhancing the character of the locality. Developments should integrate visually and functionally with the immediate and surrounding area at a street and plot scale.

- 5.31 Policy 42 relates to urban design and states that new development will be expected to optimise the potential of a site and make the most efficient use of land whilst responding to location, local character, and relevant spatial requirement and design standards.
- 5.32 Policy 44 relates to residential design and sets out the key design objectives which residential development must achieve, as well as stating that all developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours.
- 5.33 Policy 45 relates to Housing Design Standards and advises that new housing proposals will be supported where they are designed to include sufficient space for the intended number of occupants, and are designed and constructed in a way that enables them to be easily adapted to meet existing and changing needs of residents in Doncaster. The policy requires all new dwellings to meet the Nationally Described Space Standard (NDSS).
- 5.34 Policy 48 states that development will be supported which protects landscape character, protects and enhances existing landscape features and provides high quality hard and soft landscaping scheme which includes fit for purpose planting and generous trees, shrubs and hedgerow planting.
- 5.35 Policy 55 deals with the need to mitigate any contamination on site.
- 5.36 Policy 56 requires the need for satisfactory drainage including the use of SuDS.
- 5.37 Neighbourhood Plan
- 5.38 There is no Neighbourhood Plan.
- 5.39 Other material planning considerations
- 5.40 Doncaster Council's previous suite of adopted Supplementary Planning Documents (SPDs) have been formally revoked in line with Regulation 15 of the Town and Country Planning (Local Planning) (England) Regulations 2012, following the adoption of the Local Plan.
- 5.41 The Transitional Developer Guidance (April 2022) provides guidance on certain elements, including design, during the interim period, whilst new SPDs to support the adopted Local Plan are progressed and adopted. This guidance is attached limited weight. The Council adopted a Biodiversity Net Gain SPD in September 2022.
- 5.42 Other material considerations include:
- National Planning Practice Guidance (ongoing)
 - National Design Guide (2019)

6.0 **Representations**

6.1 This application has been advertised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) as follows:

- Advertised on the Council website
- All neighbours with an adjoining boundary notified by letter
- Site Notice
- Advert in the newspaper

6.2 Only one objection has been received from a member of the public raising the following concerns:

- Proximity of the new properties to existing properties – impact on amenity
- Construction disturbance (noise/vibrations)
- Parking
- Potential for anti-social behaviour

7.0 **Consultations**

7.1 **Highway & Transportation Officers** - No objections subject to conditions. The trip generation associated with 21 dwellings does not require assessment. EV Charging facilities will be available for each dwelling (to be secured by Condition) as too will Cycle Parking.

7.2 **Drainage Officer** - No objections subject to a condition detailing full drainage design and management and maintenance of the system.

7.3 **SY Police** - No objections, subject to buildings achieving Secured By Design (SBD) standard. An informative is therefore attached.

7.4 **Ecology Officer** - No objections subject to condition for ecological enhancement. The ecological appraisal carried out by Estrada Ecology is a good report that concludes that the site has recently been cleared following demolition of the former archive building, removal of hardstanding surfaces and that the whole site is a hostile environment for species that could occur in urban locations. Therefore no further species or habitat surveys are required. The site has negligible biodiversity value and that any landscaping scheme should ensure that the site will achieve biodiversity net gain.

7.5 **Environmental Health Officer** - No objections subject to conditions for a Construction Impact Management Plan and Method Statement.

7.6 **Pollution Control Officer** - No objections subject to a condition requiring an appropriate contaminated land risk assessment.

7.7 **Yorkshire Water** - No objections subject to condition re: surface and foul water drainage.

- 7.8 **Education** - No objections and no education contribution requested as there is enough capacity at Balby Central Academy (primary) and Astrea Academy (secondary).
- 7.9 **Air Quality** - No objections and welcome the EV charging points.
- 7.10 **Strategic Housing** - This is a 100% Affordable Housing scheme on a Council owned site, which will help meet the social housing need of the Hexthorpe and Balby North ward specifically (which has a high affordable need). This application includes a mix of houses for couples and families plus bungalows primarily for people with disabilities and older people, all Affordable Rented through the Council. The development will be of the highest standard that will conform to the Council's own design policy and guidance as well as meeting the Local Plan and all other legal requirements. The properties all exceed the Nationally Designed Space Standards set by Homes England and they will exceed the current Building Regulations.
- 7.11 **Urban Design Officer** - No objections. Following amendments to the scheme, it is now considered acceptable subject to conditions in relation to final materials, landscape details and management plan, and compliance with Part M42/M43 of the Building Regulations – as required by Local Plan Policy.
- 7.12 **Public Open Space Officer** - No objections following the amendment to the scheme.

8.0 **Assessment**

- 8.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that:
- 'Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'*.
- 8.2 The National Planning Policy Framework (2021) at paragraph 2 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan, and is a material consideration in planning decisions.
- 8.3 The main issues for consideration under this application are as follows:
- Principle of development
 - Impact upon the character of the area
 - Impact upon residential amenity
 - Impact upon highway safety
 - Impact upon ecological assets and trees
 - Other environmental considerations
 - Overall Planning Balance

8.4 For the purposes of considering the balance in this application, planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

The Principle of the Development

8.5 Policy 5 sets out Housing Allocations to deliver the housing requirement and distribution set out in Policy 2 of the Local Plan. The site is described as housing allocation “MUA61” in the Local Plan, and has been assessed as suitable for housing development subject to the specific site constraints. The ‘Developer Requirements’ detailed in Appendix 2 (page 272) of the Local Plan sets out the following matters that need to be taken into consideration:

- Biodiversity - A bat survey may be required, no constraints otherwise. **NOTE** – this is not needed as the previous buildings have already been demolished under a separate demolition notice.
- Conservation & Heritage - The buildings on site are considered to be of local interest. Retention and sensitive conversion of these should be undertaken. **NOTE** – this is not needed as the buildings have already been demolished under a separate demolition notice.
- Design - New development should front toward King Edward Road, Victoria Road and Florence Avenue to complete the block, with buildings positioned and designed to respect existing building lines of surrounding streets, property heights, boundary treatments and local character.
- Education - An education contribution may be required.
- Public Open Space - A contribution to a local open space may be required.
- Transport - The site is currently served by 3 sub-standard vehicular accesses which require rationalising. No real issues identified. Access to be designed in accordance with technical requirements of South Yorkshire Residential Design Guide – Visibility splays of 2.4m x 43m

8.6 The application, following amendments to the scheme since submission, fully accords with policies 2 and 5 of the Local Plan and is given significant weight in favour of the application.

8.7 Policy 7 states that new housing developments will be required to deliver an appropriate mix of house size, type and tenure to address housing need. The policy goes on to state there is a clear requirement for the provision of affordable housing to meet local needs in the majority of the City’s communities, including Balby. The proposal would make an important contribution towards council housing delivery for the area and significant weight is attached as a result.

Sustainability

- 8.8 Paragraph 7 of the NPPF states that one of the core principles of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs
- 8.9 There are three strands to sustainability, social, environmental and economic. Paragraph 10 of the NPPF states that in order sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

SOCIAL SUSTAINABILITY

Impact on neighbouring residential amenity

- 8.10 Policy 44(A) of the Local Plan states:

Developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours or the host property (including their private gardens), be over-bearing, or result in an unacceptable loss of garden space.

- 8.11 The properties most likely to be affected by the development are those surrounding the site on King Edward Road, Florence Road and Victoria Road.

The following provides a separation distance summary:

- Proposal to Florence Road properties (front to front) – 23.5m
- Proposal to Victoria Road properties (front to front) – 22m
- Proposal to King Edward Road properties (front to front) – 14m
- Internally (rear to rear) – 30m

The single storey nature of the proposed bungalows are also important in that they limit even further any potential impact in terms of loss of light, visual amenity and privacy. Regardless, all properties would be separated from neighbouring properties in line with and in excess of good practice guidance.

- 8.12 Policy 45 of the Local Plan requires all new dwellings to meet the Nationally Described Space Standard (NDSS). The proposed dwellings all meet this standard in addition to Part M4 (2) and M4 (3) for accessible and adaptable dwellings. All have good standards of internal and external amenity space.
- 8.13 An objector has raised issue of concerns of crime as a result of the social housing being provided on site. The potential for crime is a consideration that informs the design of the scheme however cannot be guaranteed on any site. Should there be issues of anti-social behaviour on site this will be dealt with

under separate legislation. South Yorkshire Police have also raised no objections to the proposal.

8.14 Conclusion on Social Impacts.

- 8.15 It is not considered that the proposed development would detract from the residential amenity of any neighbouring residential properties, and the development would accord with policies 42 and 44 of the Local Plan. The properties themselves would also have good levels of internal and external living areas in accordance with policy 45. The development is therefore acceptable in terms of social sustainability.
- 8.16 It is accepted that the proposal would lead to some noise and disturbance being generated whilst construction is taking place, however this is considered to be short term when considered against the lifetime of the development. A planning condition is recommended for the submission of a construction impact management plan to be submitted and approved by the local planning authority to ensure that impacts are minimised.

ENVIRONMENTAL SUSTAINABILITY

Impact upon the character and appearance of the surrounding area

- 8.17 Policies 41 (a), 42 (b), and 44 (b) in part require development to be of a high quality design that contributes to local distinctiveness, respond positively to existing site features and integrate well with its immediate surroundings. These policies also look at design components including the mix, layout, density and form of development, to ensure it provides a decent living environment and is safe.
- 8.18 The proposed dwellings would consist of a mixture of 2-storey houses and bungalows. New bungalows will face onto Florence Ave with front drives feeding onto it. A mix of 3 bed and 2 bed two storey houses will face onto King Edward Rd with no front drives and front doors opening, via a porch, onto the pavement. 4 and 3 bedroom, two storey houses and 3 bed bungalows will face Victoria Rd with front drives leading onto it. It's proposed to use new walls, hedges and trees to enhance the street facing boundaries. A strong focus on landscaping was placed on the site from the outset and the housing layout put forward is designed to respond to, rather than fight against, these attributes. The existing site was almost completely covered with hard standing with no trees. The proposals will include new trees, shrubs and hedges along two of the three streets as well as within the central communal area. These proposals will not only be sympathetic to the local ecology but enhance it as well by attracting insects, birds and other native wildlife. Materials would consist of red brickwork, grey roof tiles, and on some properties white rendered finish.
- 8.19 Most of the surrounding dwellings behind the site are two storey pit housing of a consistent form and layout typical of many planned estates in mining towns. It is accepted that the proposed single storey dwellings are different in terms of appearance, however, both in design and standard of construction, they are

considered to enhance the local street scene and respond positively to housing need.

8.20 A number of measures have been designed into the proposed houses to reduce their impact on the environment, and to make the homes more sustainable. These comprise Air Source Heat Pumps, solar panels and EV charging points.

8.21 In conclusion, the appearance of the site will undoubtedly change from that of a currently derelict site. This will, however bring the site back into beneficial use. On balance and having context to the surrounding area, the prospect of visible, well designed council build dwellings featuring in the street scene on a previously developed site with added sustainability/renewable energy technologies attracts significant weight in favour of the proposal.

8.22 Public Open Space Provision

8.23 In accordance with Local Plan Policy 28, this site should have 15% onsite open space as there are 10 or more family (2+ bed) dwellings and the Balby community profile area is deficient in 3/5 open space typologies. The scheme provides an amenity area but at rear of houses and within the estate, using the 'Marmalade Lane' approach whereby the open space area looks to create a sense of community (see example of this below).



8.24 The scheme provides a total of 6.3% on site public open space thereby being a shortfall in provision of 8.7%. The layout leaves little scope for providing additional open space without reducing the number of units therefore the Council would normally request a commuted sum contribution to compensate for the shortfall. Although there is a deficit in the provision of open space it is considered that to request a financial contribution would affect the viability of the scheme and delivery of social housing, which is considered to provide a greater community benefit as discussed in para 8.49 below.

Impact upon highway safety

8.25 Policy 13(A) of the Local Plan states that the Council will work with developers to ensure that appropriate levels of parking provision are made in accordance with the standards in Appendix 6 (criterion 4) and development does not result in unacceptable impacts on highway safety

(criterion 6). Developments should also include provision for electric vehicle charging points (criterion 4).

- 8.26 Access to the site will be provided via a new vehicular access onto King Edward Road. The site contains a suitable area to park, turn and leave in forward gear. The proposed access point has been agreed to be the most suitable location. Other properties will have front drives taken from the surrounding roads. No concerns have been raised from Highways Development Control following amendments to be made to the site plan.
- 8.27 Minimum parking standards have been set for residential developments in order to overcome issues associated with low parking provision. In determining the right levels of parking we will consider the anticipated demand from the type of housing proposed and the likely occupiers so it can be assessed on a case by case basis.
- 8.28 Appendix 6 of the Local Plan sets out minimum parking standards to be applied to new residential developments. Private drives and access to parking spaces are taken from the three principal roads surrounding the development. The guideline set out in policy is that 2 allocated spaces per dwelling are provided, plus 1 visitor space per 4 dwelling. The Applicant provided a report based on experience from other social housing sites that have been developed which demonstrates that car usage for this type of accommodation is low. Having regard to the nature and tenure of the proposed development, allied with the sustainable nature of the location with good access to local services and public transport, it was agreed with the Council's Highway team to provide 1 parking space per dwelling and 2 visitor spaces (1 more than required). The site caters for visitors to the proposed bungalows through increased visitor parking provision.
- 8.29 Each property will have access to an electric vehicle charging point. Powered by energy stored by the PV panels, the charging points.
- 8.30 The scale of the proposal does not require a Transport Statement or Assessment. The trip generation associated with 21 dwellings is not considered severe and the local network is considered to have spare capacity to accommodate this growth.
- 8.31 There are a number of health, retail and leisure facilities, education institutions and employment sites within relatively close proximity with good links into the City Centre and again is in a sustainable location.
- 8.32 Overall, the proposal provides suitable arrangements for vehicular access, parking and protects public safety in line with the above policies. The trip generation to and from the site would not lead to a cumulative impact and the location of the site means that there is potential for reduced private car demand and ownership. This attracts neutral weight in the overall planning balance.

Ecology and trees

- 8.33 Policy 29 states proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the City's ecological networks. Part of this policy seeks to provide native species in new developments, which is also a requirement through policies 32 and 48 which both involve providing suitable hard and soft landscaping.
- 8.34 No trees are present within the site although a scheme of landscaping (trees etc.) will be provided as part of the development.
- 8.35 The biodiversity net gain (BNG) metric calculation states that the current site baseline (as per the field survey carried out in January 2023) provides 3.00 units. Post-development the site will provide a total of 0.63 habitat units with hedgerows proposed post-development of 0.14 units resulting in a net loss of -2.37 units meaning the development does not accord with adopted Policy 30 in terms of achieving +10% BNG.
- 8.36 Typically in instances where there is a net loss of habitat units, a BNG offsetting scheme or financial contribution would be secured through a S106 Agreement which would be used for offsite habitat improvement works. However to request a financial contribution or offsetting scheme will affect the viability of the scheme, as discussed in para 8.49.
- 8.37 It is also important to acknowledge that should the BNG metric assessment have been undertaken prior to the demolition works, the on-site baseline is likely to have been very different. Previous to the demolition works (which were completed in March 2021) the site consisted of large buildings with hardstanding, parking areas, and cultivated lawns. It is only since this demolition that the bio-diversity value of the site is considered to have improved. If the BNG metric had been assessed against the baseline of the site approximately 23 months ago then the outcome of the development is likely to have resulted in a different habitat output figure.
- 8.38 The Ecologist has however, provided a condition relating to ecological enhancements which are to be included on the site to help address this shortfall. Whilst the minor enhancements suggested (including integrated bat boxes; swift nest boxes and hedgehog access holes) will not account for the overall habitat loss, it will provide additional mitigation. Based on this and taking the wider benefits of the site into consideration, the ecological impact holds moderate weight.

Other environmental considerations

- 8.39 The Pollution Control Officer has assessed the application and believes that suitable controls on ensuring the land conditions are suitable can be reserved by condition. The site is previously developed land but submission of additional material shows that the outlying risk of contamination from when the site was originally developed is low.

- 8.40 The site lies outside any Air Quality Management Area. The dwellings would be sited in a secluded position which would not generate significant levels of pollution once constructed.
- 8.41 The application site lies within an area designated as Flood Risk Zone 1 by the Environment Agency's Flood Map for Planning and by Doncaster's Strategic Flood Risk Assessment (SFRA). This is the lowest area of flood risk from main rivers. The site will incorporate satisfactory measures for dealing with drainage impacts to ensure waste water and surface water run-off is dealt with on site. The Council Drainage Team and Yorkshire Water have all been consulted and none raise any objections.

Conclusion on Environmental Issues

- 8.42 Para. 8 of the NPPF (2021) indicates, amongst other things, that the planning system needs to contribute to protecting and enhancing the natural built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 8.43 In conclusion of the environmental issues, it is considered that there has been no significant issues raised which would weigh against the proposal that cannot be mitigated by condition. The proposal would not have a harmful visual impact, and would integrate well with the surrounding local environment. There would be no harm to heritage buildings and the parking/access arrangements are deemed to be acceptable. There are no ecological constraints, and the site is not in a flood risk area. Overall, the environmental impact of the development is considered to be acceptable.

ECONOMIC SUSTAINABILITY

- 8.44 The proposal would have limited economic benefits in terms of providing temporary employment opportunities for local tradespeople during construction, and increasing support for local services in Balby through the introduction of 21 affordable households to the area.
- 8.45 S106 Planning Obligations
- 8.46 Paragraph 55 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'. Paragraph 57 states that 'planning obligations must only be sought where they meet all of the following tests: a) necessary to make the development acceptable in planning terms, (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development'. Policy 65 of the Local Plan also reflects this stating that new proposals should contribute to supporting infrastructure and make appropriate contributions in order to deliver sustainable development.

- 8.47 The development is to provide 100 percent affordable housing, whereas policy Local Plan policy 7 only requires the provision of 15 percent affordable housing in this location, subject to viability.
- 8.48 Paragraph 58 of the NPPF states that 'where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is for the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to the viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date'.
- 8.49 The applicant has submitted an affordable housing statement. The scheme is reliant on funding through the Council's Housing Revenue Account (HRA) Capital Programme and South Yorkshire Mayoral Combined Authority (SYMCA) Brownfield Housing Fund. Additional funding will be sought via the Homes England Affordable Homes Programme to support the delivery of the scheme. Any additional expense or contributions would lead to a reduction in the number of units, affect the terms of the grant offer or result in non-delivery of the scheme to its current tight timeline or render the scheme unviable. The development therefore cannot sustain any Section 106 contributions as commuted sums. As such the viability of the scheme in delivering social housing should not be put at risk by enforcing any financial contributions. The scheme would not be viable if the biodiversity contribution was required along with other contributions such as the commuted sum in lieu of POS; but it will deliver 100% affordable housing and some biodiversity net gain via on site landscaping. Therefore it is Officers considered view that, on balance, given these factors that there is greater community benefit carrying substantial weight by assisting in the delivery of these affordable homes by granting permission without any commuted sums.

Conclusion on Economy Issues

- 8.50 The development would have little economic impact, either positive or negative, and as such the proposal would not be contrary to the economic pillar of sustainable development. There would be an overall small, benefit and this provides limited weight in favour of the application.

9.0 PLANNING BALANCE & CONCLUSION

- 9.1 In accordance with Paragraph 11 of the NPPF, the proposal is considered in the context of the presumption in favour of sustainable development.
- 9.2 The principle of developing the site is acceptable having regard to its allocation for housing in the Local Plan. The proposal is also for much needed affordable council housing in Balby and this attracts substantial weight. The site constraints have been assessed and there are no significantly adverse economic, environmental or social harm that would significantly or

demonstrably outweigh any benefits identified when considered against the policies in the NPPF taken as a whole.

10.0 RECOMMENDATION

10.1 MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE CONDITIONS BELOW:

01. 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. The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:

Site Location Plan Dwg PQ2804 AD 01

AMENDED Site Layout Rev K Dwg PQ2804-DC-AD-10K

AMENDED PLANS - Victoria Road Street Elevation Received 08.12.2022

AMENDED PLANS - King Edward Road Street Elevation Received 08.12.2022

AMENDED PLANS - Florence Avenue Street Elevation Received 08.12.2022

HOUSE TYPES

AMENDED PLANS - House Type Dwg PQ2804-DC-PD01_E716 Rev A

AMENDED PLANS - House type Dwg PQ2804-DC-PD02_E1210 Rev A

AMENDED PLANS - House type Dwg PQ2804-DC-PD03_E645AB Rev A

AMENDED PLANS - House Type Dwg PQ2804-DC-PD04_E943 Rev A

AMENDED PLANS - House Type Dwg PQ2804-DC-PD05_E790AB Rev A

AMENDED PLANS - House Type Dwg PQ2804-DC-PD06_E855 Rev A

AMENDED PLANS - House Type Dwg PQ2804-DC-PD07_E930 Rev A

AMENDED PLANS - House Type Dwg PQ2804-DC-PD08_E1012 Rev A

AMENDED PLANS - House Type Dwg PQ2804 -AD - PD10_E645B Variant

Proposed Elevation Dwg PQ2804-DC-PD09_E943 Alternate
Side Elev Plot 6
Topographic Plan Dwg 40219_T_REV0

REASON

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

03.

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):

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, in accordance with the

National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

04. 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 operational 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.

05. Before any construction works are started on the application site, a Construction Impact Management Plan, indicating measures to be taken to mitigate the effects of the construction activity and associated vehicle movements upon the living conditions of neighbouring residents and highway safety shall be submitted to and approved by the Local Planning Authority. The mitigation measures shall include provision for the following:

- i) the limitation of noise
- ii) the means of enclosure of the construction sites, and any proposed external security lighting installation
- iii) the control of dust emissions
- iv) the control of deposition of mud or debris on the highway and the routing of contractors' vehicles.
- v) the parking of vehicles of site operatives and visitors
- vi) loading and unloading of plant and materials
- vii) storage of plant and materials used in constructing the development
- viii) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing
- ix) where appropriate wheel washing facilities
- x) measures to control noise and the emission of dust and dirt during construction
- xi) a scheme for recycling/disposing of waste resulting from demolition and construction works.

The mitigation measures so approved shall be carried out at all times during the construction of the development hereby approved.

REASON

To safeguard the living conditions of neighbouring residents

06. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.

REASON

In the interest of satisfactory and sustainable drainage.

07. There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which shall have been submitted to and approved by the Local Planning Authority and subsequently carried out in accordance with approved details. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:-
- a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;
 - b) evidence of existing positive drainage to public sewer and the current points of connection; and
 - c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.

REASON

To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage.

08. Prior to the occupation of the development hereby approved, details of electric vehicle charging provision shall be submitted to and approved in writing by the local planning authority. Installation shall comply with current guidance/advice. The first dwelling/development shall not be occupied until the approved connection has been installed and is operational and shall be retained for the lifetime of the development. The development shall be carried out in accordance with the approved details.

REASON

To contribute towards a reduction in emissions in accordance with air quality objectives and providing sustainable travel choice in accordance with policy 13 of the Doncaster Local Plan.

09. The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and/or visitors to the development have been submitted to and approved in writing by the local planning authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

REASON

To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy 13 of the Doncaster Local Plan.

10. Prior to the first occupation of the development hereby approved, details of the drainage management and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. The drainage system for foul and surface water drainage shall be retained, managed and maintained for the lifetime of the development in accordance with the approved drainage management and maintenance plan.
REASON:
To ensure the drainage apparatus of the site is adequately maintained for the lifetime of the development and to accord with Para. 169 c) of the NPPF (2021).
11. Upon commencement of development details of measures to facilitate the provision of gigabit-capable full fibre broadband for the dwellings/development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON
To ensure that all new housing and commercial developments provide connectivity to the fastest technically available Broadband network in line with the NPPF (para. 114) and Policy 21 of the Doncaster Local Plan.
12. Prior to first occupation of the each of the dwellings listed below, Building Control Completion Certificates must have been provided to the Local Planning Authority demonstrating that the specified optional requirements as set out in the Building Regulations 2010 (as amended) have been achieved for the following plots:

Plots 1-3, and 6-12 must meet Part M4(2) 'accessible and adaptable dwellings'.
Plots 4 and 5 must meet Part M4(3) 'wheelchair adaptable dwellings'.

REASON
To ensure compliance with the requirements of Local Plan Policy 45 to deliver the agreed accessible and adaptable homes
13. No development shall take place on the site until a detailed hard and soft landscape scheme based on the proposed site plan (Dwg PQ2804-DC-AD-10 Rev K) has been submitted to and approved in writing by the Local Planning Authority. The hard landscape scheme shall include details of all external hard surfacing materials, including adoptable highway finishes and footpaths through Public Open Space. The soft landscape scheme shall include a soft landscape plan; a schedule providing

plant and tree numbers and details of the species, which shall comply with the Council's Transitional Developer Requirements Document, 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; a detailed specification for tree pit construction for the trees within highway that utilises a professionally recognised method of construction to provide the minimum rooting volume set out in the Council's guidance and a load-bearing capacity equivalent to BS EN 124 2015 Class C250 for any paved surface above; a specification for planting including details of tree support, tree pit surfacing, aeration and irrigation and details of management and maintenance 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 of any planting within public areas or adoptable highway within the site. Soft landscaping for any individual housing plot must be implemented in full accordance with the approved scheme, prior to occupation of the home. 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.

REASON

In the interests of environmental quality and Local Plan policy 48.

14. 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 42 of the Doncaster Local Plan.

15. Within one month of commencement of development activities, a plan shall be submitted to the local planning authority for approval in writing. This plan shall include details of the following measures, all of which shall be implemented prior to the first occupation of the site. Photographic evidence of the implemented measures shall be submitted to the local planning authority prior to any occupation of the dwellings:

MEASURES:

- integrated bat boxes of the Ibstock Bat Brick type or similar shall be built into 40% of built structures on a west or south

facing orientation above 4m from the ground and away from external artificial lighting as informed by a suitably qualified ecologist.

- swift nest boxes shall be integrated or surface mounted onto 30% of dwellings at eaves level on an east or west orientation, informed by a suitably qualified ecologist.

- hedgehog access holes (13cmx13cm) must be created in garden fences/boundary structures to ensure the safe passage of terrestrial mammals.

REASON

To ensure the ecological interests of the site are maintained in accordance with the NPPF and Local Plan policy 29 and 30.

Informatives

01. INFORMATIVE: SuD's

The Developer should be aware that a Sustainable Drainage System (SuDS) is the LPA's preferred option. A detailed explanation of any alternative option and reasons for rejecting a SuDS solution will be required.

02. INFORMATIVE: DRAINAGE DETAILS REQUIRED

The Developer is advised that the following information is required to discuss drainage conditions;

1. Surface water drainage plans should include the following:

o Rainwater pipes, gullies and drainage channels including cover levels.

o Inspection chambers, manholes and silt traps including cover and invert levels.

o Pipe sizes, pipe materials, gradients and flow directions.

o Soakaways, including size and material.

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

o Site ground levels and finished floor levels.

2. The applicant shall submit for approval by the LPA prior to commencement of development, details indicating how additional surface water run-off from the site will be avoided during the construction works. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved system shall be operating to the satisfaction of the LPA before the commencement of any works leading to increased surface water run-off from site.

3. For major developments, the LPA is required to ensure there are suitable ongoing maintenance arrangements over the lifetime of the development (see NPPF paragraph 169, page 48).

Options for SuDS adoption and maintenance include:

- a) Adoption by Water and Sewerage Company (WSC) - The developer may enter into a section 104/106 agreements (Water Industry Act 1991) with the local WSC.
- b) Adoption by Highways Authority - A SuDS system might be considered for inclusion in a S38 agreement (Highways Act 1980).
- c) Vesting in a Public (Flood) Risk Management Authority (RMA). The public RMAs in Doncaster are the Council, Internal Drainage Boards and the Environment Agency. The Council, for the time being has decided not to consider entering into such an agreement.
- d) Private Maintenance Arrangement.

Provide all drainage management and maintenance plans for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime (e.g. signed Section 104 agreement).

4. A plan must be submitted showing the drainage apparatus which will be adopted and identify any drainage apparatus that will be unadopted and remain private. A maintenance plan for any unadopted drainage apparatus will need to be provided.

5. Drainage Major Maintenance:

Arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the system/scheme throughout the developments lifetime shall be supplied as part of the drainage management and maintenance plan. In addition, the arrangements shall have clarified the access that is required to each surface water management component for maintenance purposes.

6. Whereby a private maintenance arrangement is proposed and the development is unlikely to remain under single ownership or within a single curtilage over its lifetime, the satisfactory legal agreement will need to be provided for inspection and maintenance of the proposed surface water drainage scheme. The agreement is required BEFORE the first occupation of any dwelling or building on the site. Over the lifetime of the development an agreement must include the following:

- a) A detailed operational maintenance plan;
- b) Physical access arrangements for maintenance, and establishment of legal rights of access in perpetuity, prior to the commencement of any phase of the development;

c) A financial revenue plan setting out how funding for maintenance is to be raised over the lifetime of the development;
d) A whole life cost analysis for capital maintenance over the lifetime of the development. Any values should be based upon the current HM Treasury Present Value (PV) Discount Rate. Assumptions about the expected useful life of materials should be included in any such analysis; and
e) Details of financial surety to ensure long-term maintenance and capital maintenance costs of apparatus. It is for the developer to demonstrate that a suitable financial underwriting arrangement is in place.
7. As-built drawings of the drainage system must be provided to the DMBC flood risk department in .PDF and .DWG (AutoCAD) format.

03. INFORMATIVE: YORKSHIRE WATER SEWER

The Developer is advised that on the Yorkshire Water Statutory Sewer Map, there is a 225mm diameter public combined water sewer recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme.

04. INFORMATIVE: HIGHWAY WORKS

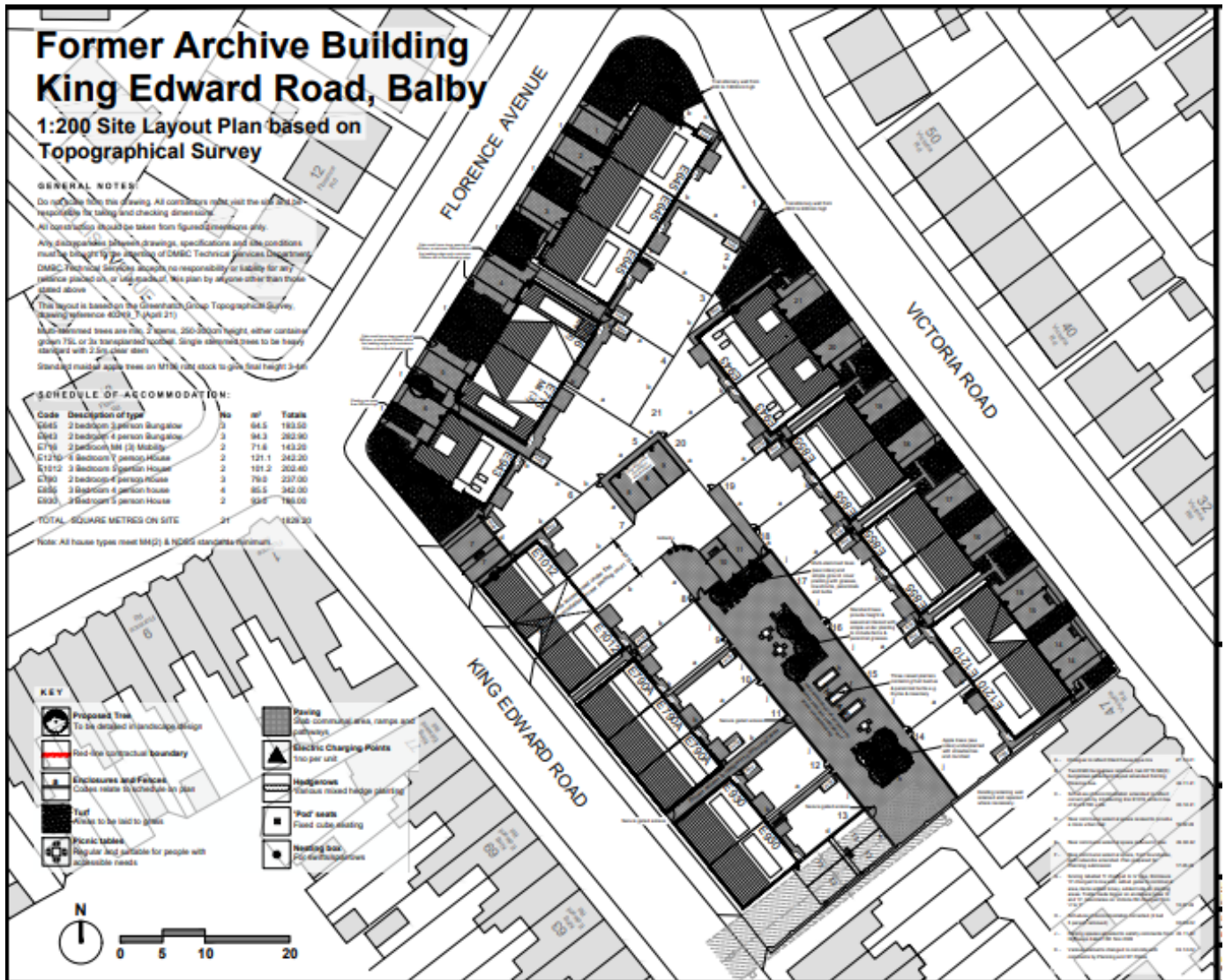
Works carried out on the public highway by a developer or anyone else other than the Highway Authority shall be under the provisions of Section 278/38 of the Highways Act 1980. The agreement must be in place before any works are commenced. There is a fee involved for the preparation of the agreement 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.

05. INFORMATIVE: CONDITION 12

This condition may be partially discharged by the submission and approval of Completion Certificates for individual plots during a site build out. This condition will be fully discharged upon receipt of satisfactory Completion Certificates for all the above plots.

The above objections, consideration 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: Proposed Layout Plan



Appendix 2: Proposed Streetscenes



VICTORIA RD



KING EDWARD ROAD

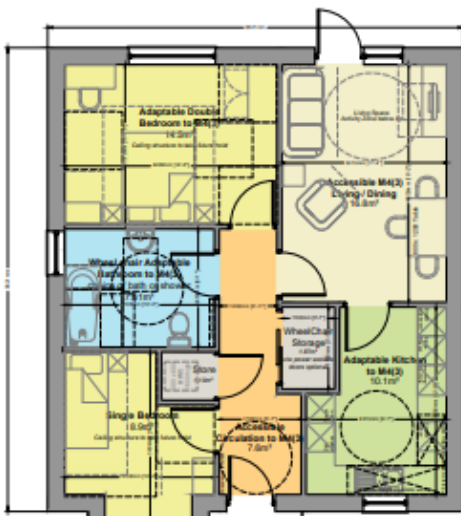
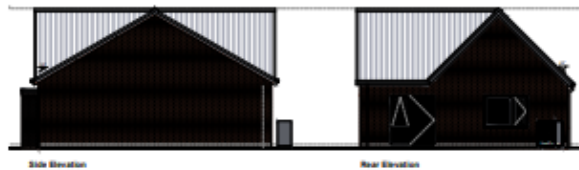
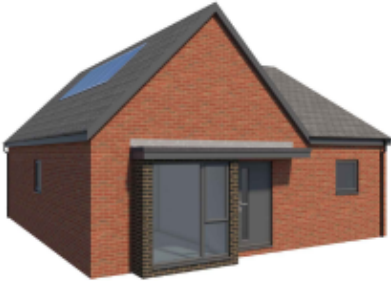


FLORENCE AVENUE

Appendix 3: Elevations and Floor Plans

HOUSE TYPE E716 - Low Carbon 2 bed Mobility M4(3) Bungalow

2 bedroom 3 person single level house GIA = 71.6m²



Ground Floor - 6545 Bungalow GIA to blockwork: 71.60m²

BUILDING REGULATIONS

- Bathroom, Bedroom, Kitchen and circulation space meets Approved Document PART M4(3) Category 2 for wheel chair user dwellings with adaptation possibility to suit occupants needs.
- 350mm thick External Wall makeup with full fill insulation
- All corridors at least 1200mm wide and internal doors permit accessible access
- Roof integrated Photo Voltaic panels
- Fully fitted kitchen appliances to suit wheelchair bound occupant
- Electric Car charging point
- Air Source Heat Pump for heating & hot water

SPATIAL STANDARDS

- Housetype designed to meet the Gross Internal Floor Area prescribed by the Nationally Described Space Standards - March 2015.
- Double bedroom exceeds the minimum floor area of 11.5m² and the minimum width dimensions, and single bedroom exceeds the 7.5m² minimum floor area and minimum width dimensions
- House provides 3.0m³ of built in storage in accordance with the spatial standards

- Facing Material - Through Coloured Render White
- Joinery Details - Anthracite Grey
- Roof Tiles - Slatey Blue Edgewise in Smooth Grey
- Facing Material - Red Facing Brick - to be agreed



Doncaster Council

Property Services

Title: E716 HOUSE TYPE	
Dwg No: PQ804 /AD / PD01	
Scale: 1:100/1:50 at A2	Date: March 2021
Revision: A	Drawn By: MBC

Rev A - Change in side tile

Appendix 3: Elevations and Floor Plans

HOUSE TYPE E930 - Low Carbon Family House

3 bedroom 5 person semi or terrace GIA = 93.0m² (1000ft²)

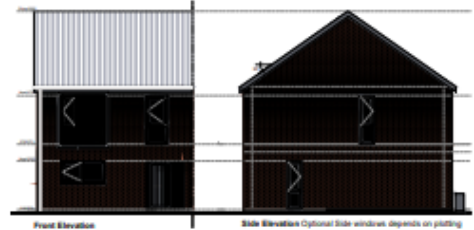


SPATIAL STANDARDS

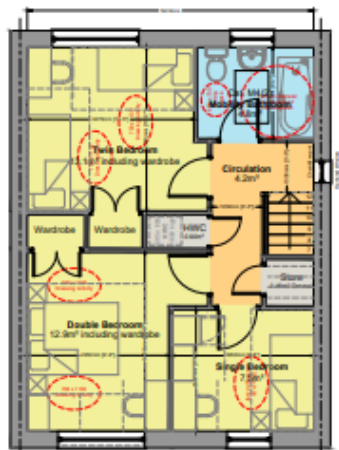
- Housetype designed to meet the Gross Internal Floor Area prescribed by the Nationally Described Space Standards - March 2015.
- Both double bedrooms exceed the minimum floor area of 11.5m² and the minimum width dimensions and the third single bedroom meets the 7.5m²
- House provides 3.1m³ of built in storage in accordance with the spatial standards

BUILDING REGULATIONS

- Whole property meets Approved Document PART M4(2) Category 2 for accessible and adaptable dwellings including future shower provision in bathrooms
- 350mm thick External Wall makeup with full fill insulation
- All corridors at least 1050mm wide and internal doors permit accessible access
- Roof Integrated Photo Voltaic panels
- Electric Car charging point
- Air Source Heat Pump and 200 litre thermal store for heating & hot water



Ground Floor - General Arrangement GIFA to blockwork: 45.60m²



First Floor - General Arrangement GIFA to blockwork: 47.60m²

- Joinery Details - Anthracite Grey
- Roof Tiles - Matley Duo Edgewise in Smooth Grey
- Facing Material - Red Brick - to be agreed
- Matley SolarTile - Integrated Photo Voltaic panel

Rev A - Clarified M4(2) compliance



Doncaster Council

Property Services

Title:	E930 HOUSE TYPE
Org No:	PQ2804 /AD / PD07

Scale: 1:100/1:50 at A2	Date: Feb 2021
Revision: A	Drawn By: MBC

Appendix 4: Artist Impression



The proposed bungalows at the west corner of the site

Application	5.
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Application Number:	22/01962/3FUL
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Application Type:	Planning FULL (REG3)
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Proposal Description:	Erection of 3 2-bedroom 100% affordable council houses on vacant land. The application is for the houses, roads, and all associated infrastructure to serve them.
At:	Garage Site Springfield Avenue Hatfield Doncaster DN7 6RF

For:	Adam Goldsmith - CDC
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Third Party Reps:	2 objections	Parish:	Hatfield Parish Council
		Ward:	Hatfield

Author of Report:	Mary Fleet
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SUMMARY

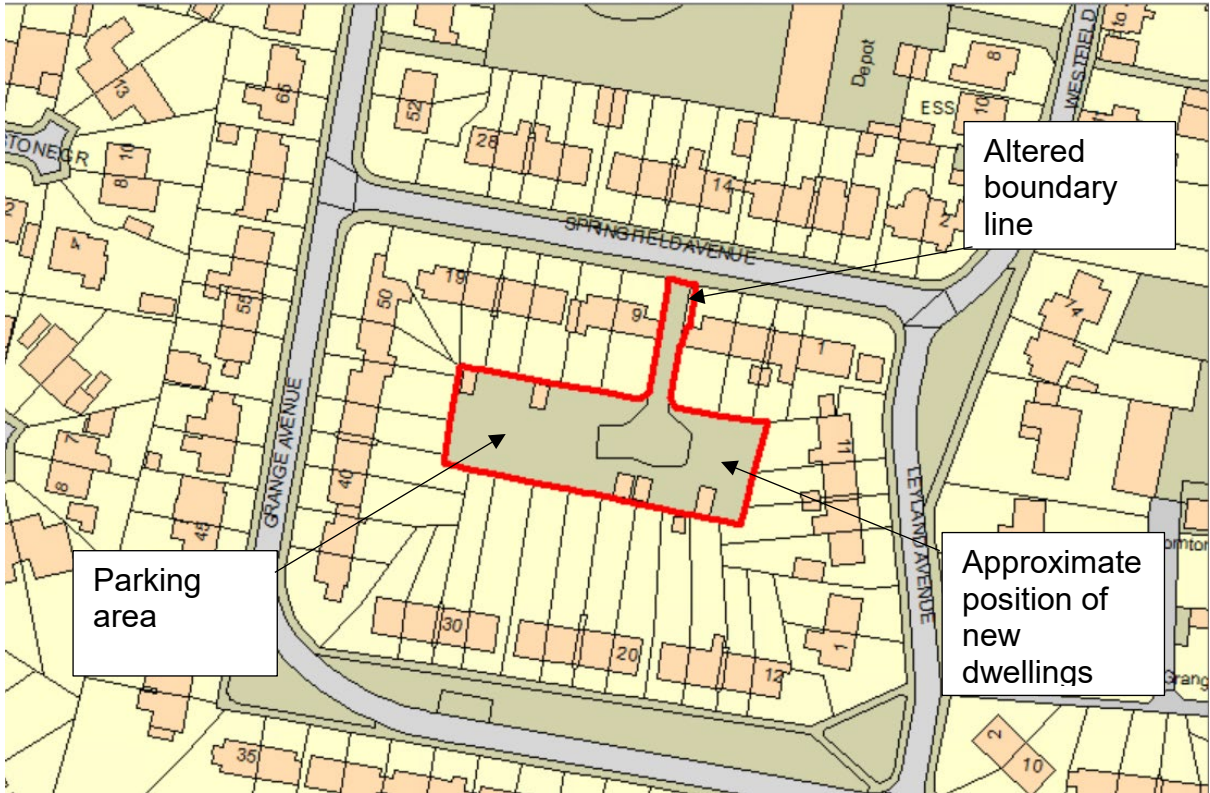
This application seeks permission for the erection of three semi-detached properties on the former garage site at Springfield Avenue.

The proposal is presented to Planning Committee for determination, as the application has been submitted by Doncaster Council. The properties are to be constructed as part of the Council's New Council House Build Programme to deliver new council housing for the City. Once built the site would be transferred to St Leger Homes, Doncaster Council's arm's length organisation that manage all housing for the Authority.

The application site represents a practical option to support the on-going aspirations of the Council to achieve additional affordable homes in Hatfield. The site lies within a sustainable location and the contemporary form of the properties would raise the standards of design locally. The planning constraints of the site, such as the presence of mature trees, access requirements and ensuring an acceptable impact on local amenity, have been addressed.

The application has been advertised for a second time to notify local residents of a small change to the red line boundary to ensure the access meets with highways requirements.

RECOMMENDATION: GRANT planning permission subject to conditions.



1.0 Reason for Report

1.1 This application is being presented to Planning Committee because the application has been submitted by Doncaster Council for its own development.

2.0 Proposal

2.1 This application seeks full planning permission for three, 2 bedroom dwellings arranged in a row to the east of the application site as well as all the associated infrastructure on a site which is owned by Doncaster Council. Doncaster Council Property Services department have submitted the application on behalf of Doncaster Council's Strategic Housing team.

2.2 Strategic Housing as a team are responsible for ensuring the delivery of Doncaster Council Housing Strategy by meeting the housing needs of the City. This scheme is part of Doncaster Council's, Council House New Build (CHNB) programme, which has been on-going since 2014 and to date has seen the delivery of 447 new affordable properties.

2.3 Though the site is not particularly well surfaced it has been used by local residents for off road parking. There are also a number of garages present on the site. This application proposes to retain the parking to the area as well as erecting the 3 dwellings.

2.4 The application is supported by various plans and supporting documents:

- Design and Access Statement
- Proposed Elevations
- Proposed Floor Plans
- Site Plans
- Flood Risk Assessment
- Tree Survey
- Drainage Plan
- Topographical Survey
- Health Impact Assessment

3.0 Site Description

3.1 The application site lies within the built up part of Hatfield, off High Street which is the main road through the settlement. It is well located in relation to the city centre of Doncaster, with bus services towards both Doncaster and Thorne being accessible.

3.2 The existing access to the site is roughly surfaced. This continues on into the site though once the land opens out at the end of the access road much of the surfacing has become overgrown. In addition to the garages which currently occupy the land there are a number of trees which have been detailed in the arboricultural report submitted in support of this application as well as on the site plan.

3.3 The prevailing character of the area is residential. Properties are generally 2 storey semi-detached or terraced properties. Typically garaging appears to have been to the rear however over time a number of residents have created parking spaces to the front of the properties no doubt for convenience. The site is within easy walking distance of the shops and services located on the High Street.

4.0 Relevant Planning History

4.1 The site has no recent planning history to note.

5.0 Site Allocation

5.1 The application site is on land allocated as Residential Policy Area as designated in the Local Plan (2021)

5.2 The site is in Flood Zone 1, indicating low flood risk from main rivers.

5.3 National Planning Policy Framework (NPPF) (2021)

5.4 The National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions and the relevant sections are outlined below:

5.5 Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.

5.6 Paragraphs 7-11 establish that all decisions should be based on the principles of a presumption in favour of sustainable development.

5.7 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

5.8 Paragraph 47 reiterates that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

5.9 Paragraphs 55 and 56 states that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning conditions should be kept to a minimum and only be imposed where necessary, relevant

to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

- 5.10 Paragraph 60 states to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 5.11 Paragraph 108 states maximum parking standards for residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport.
- 5.12 Paragraph 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.13 Paragraph 119 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.14 Paragraph 126 states the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities
- 5.15 Paragraph 130 states that planning decisions should ensure developments will function well and add to the overall quality of the area, are visually attractive and optimise the potential of the site. Paragraph 127(f) sets out that planning decisions should create places which provide a high standard of amenity for existing and future users.
- 5.16 Paragraph 131 states trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.
- 5.17 Paragraph 135 makes clear that local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme.

- 5.18 Paragraph 174 states planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value (in a manner commensurate with their statutory status or identified quality in the development plan), as well as recognising the wider benefits from natural capital and ecosystem services, such as including trees and woodland
- 5.19 Paragraph 180 states if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- 5.20 Paragraph 185 states planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.
- 5.21 Local Plan
- 5.22 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development plan consists of the Doncaster Local Plan (DLP) (adopted 2021), and the Barnsley, Doncaster and Rotherham Joint Waste Plan (JWP) (adopted 2012).
- 5.23 Policy 1 sets out the Settlement Hierarchy for the City. It seeks to concentrate growth at the larger settlements of the City with remaining growth delivered elsewhere to support the function of other sustainable settlements and to help meet more local needs taking account of existing settlement size, demography, accessibility, facilities, issues and opportunities. In Defined Villages, development within their Development Limits will be considered against other policies of the Plan as shown on the Policies Map.
- 5.24 Policy 7 states that new housing developments will be required to deliver an appropriate mix of house size, type and tenure to address housing need. The policy goes on to state there is a clear requirement for the provision of affordable housing to meet local needs in the majority of the City's communities. For proposals of 15 units or less affordable housing will be supported where the scheme meets other development plan policies.
- 5.25 Policy 10 states that within Residential Policy Areas new residential development will be supported provided that 1) the development would provide for an acceptable level of residential amenity for both new and existing residents; and 2) the development would help protect and enhance the qualities of the existing area and contribute to a safe, healthy and prosperous neighbourhood; and 3) the development would meet other development plan policies including those relating to flood risk, open space, design and sustainable construction.

- 5.26 Policy 13 relates to sustainable transport within new developments. Part A.6 states that proposals must ensure that the development does not result in an unacceptable impact on highway safety, or severe residual cumulative impacts on the road network. Developments must consider the impact of new development on the existing highway and transport infrastructure.
- 5.27 Policy 29 relates to ecological networks and that proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the City's ecological networks.
- 5.28 Policy 30 relates to valuing biodiversity and geodiversity and advises that internationally, nationally, and locally important habitats, sites and species that will be protected through a number of principles. It requires the use of the mitigation hierarchy to ensure that the most valuable ecological features of a site are protected and harm to biodiversity is minimised. In line with best practice, the provision of compensation to account for residual biodiversity impacts will not be allowed unless the prior steps of the mitigation hierarchy have been followed, and all opportunities to avoid and then minimise negative impacts have first been pursued.
- 5.29 Policy 32 relates to woodlands, trees and hedgerows. Proposals will be supported where it can be demonstrated that woodlands, trees and hedgerows have been adequately considered during the design process, so that a significant adverse impact upon public amenity or ecological interest has been avoided. There will be a presumption against development that results in the loss or deterioration of ancient woodland and/or veteran trees.
- 5.30 Policy 41 relates to character and local distinctiveness and states that development proposals will be supported where they recognise and reinforce the character of local landscapes and building traditions; respond positively to their context, setting and existing site features as well as respecting and enhancing the character of the locality. Developments should integrate visually and functionally with the immediate and surrounding area at a street and plot scale.
- 5.31 Policy 42 relates to urban design and states that new development will be expected to optimise the potential of a site and make the most efficient use of land whilst responding to location, local character, and relevant spatial requirement and design standards.
- 5.32 Policy 44 relates to residential design and sets out the key design objectives which residential development must achieve, as well as stating that all developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours.
- 5.33 Policy 45 relates to Housing Design Standards and advises that new housing proposals will be supported where they are designed to include sufficient space for the intended number of occupants, and are designed and constructed in a way that enables them to be easily adapted to meet existing and changing

needs of residents in Doncaster. The policy requires all new dwellings to meet the Nationally Described Space Standard (NDSS).

- 5.34 Policy 48 states that development will be supported which protects landscape character, protects and enhances existing landscape features and provides high quality hard and soft landscaping scheme which includes fit for purpose planting and generous trees, shrubs and hedgerow planting.
- 5.35 Policy 55 deals with the need to mitigate any contamination on site.
- 5.36 Policy 56 requires the need for satisfactory drainage including the use of SuDS.
- 5.37 Other material planning considerations
- 5.38 Doncaster Council's previous suite of adopted Supplementary Planning Documents (SPDs) have been formally revoked in line with Regulation 15 of the Town and Country Planning (Local Planning) (England) Regulations 2012, following the adoption of the Local Plan.
- 5.39 The Transitional Developer Guidance (April 2022) provides guidance on certain elements, including design, during the interim period, whilst new SPDs to support the adopted Local Plan are progressed and adopted. This guidance is attached limited weight.
- 5.40 Other material considerations include:
- National Planning Practice Guidance (ongoing)
 - National Design Guide (2019)

6.0 Representations

- 6.1 This application has been advertised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) as follows:
- Advertised on the Council website
 - All neighbours with an adjoining boundary notified by letter
- 6.2 2 objections have been received from local residents concerned about private rights of access during the construction period. In addition to this it has been noted that the securing of the site during the period of time whilst the works are taking place will preclude residents parking on the land which will cause issues on the roads surrounding the development site. In respect of the private right of access this has been confirmed and the plans for the scheme amended before the application was submitted. Private rights of access are however not a material planning consideration hence this will not be discussed further here. The potential for disruption during the construction period will be discussed later in this report.

6.3 There have been no objections raised relating to the principle of the development or its medium/long term impact.

6.4 Any further objections arising from the additional period of publicity will be reported as pre-committee amendments.

7.0 Consultations

7.1 Highway Officer

No objections subject to conditions. An amended plan was received amending the size of the end spaces within the communal parking area. In addition to this there was the need to widen the access road for the first 10m as well as to provide a bin collection point (for collection days only) within 5m of the access. It has been necessary to amend the site plan to account for this and this has been re-advertised.

7.2 Tree Officer

No objections in principle but has noted that the trees on site are not worthy of retention. However if they are to be retained a tree protection condition is to be included as well as one relating to landscaping.

7.3 Drainage Officer

No objections subject to a condition detailing full drainage design.

7.4 Ecology Officer

It has been confirmed that no bat roost assessment is required and that a condition is to be applied to the decision relating to ecological enhancement.

7.5 Waste and Recycling Officer

No objections provided a dedicated collection point for the bins is incorporated into the scheme.

7.9 Pollution Control Officer

No objections subject to a condition requiring an appropriate contaminated land risk assessment.

7.10 Yorkshire Water

No objections however they have requested a condition is added to the decision relating to the agreement of a scheme of works to ensure the public water

supply is protected during the period of time the works are being undertaken on site.

7.11 Design Officer

No comments

7.12 Parish Council

No comments

7.13 Area manager

No comments

8.0 Assessment

8.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that:

'Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'.

8.2 The National Planning Policy Framework (2021) at paragraph 2 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

8.3 The main issues for consideration under this application are as follows:

- Principle of development
- Impact upon the character of the area
- Impact upon residential amenity
- Impact upon highway safety
- Impact upon ecological assets and trees
- Other environmental considerations
- Overall Planning Balance

8.4 For the purposes of considering the balance in this application, planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited

- Little or no

The Principle of the Development

- 8.5 Policy 1 states Hatfield is one of the main towns where the focus will be for substantial housing growth, supported by appropriate levels of employment and retail growth as well as wider service provision. The proposal for 3 affordable housing units is thus supported by this policy which weighs significantly in favour of the application.
- 8.6 Policy 2 notes in Table 2 that from the 7 main towns the City's aspiration is to provide 40% of the total number of required homes. This scheme, in a small way, contributes towards this total which also weighs significantly in favour of the application.
- 8.7 Policy 10 states that new residential development will be supported provided that the development is acceptable in terms of the amenity of both new and existing residents. Proposals should seek also to protect and enhance the existing qualities of the area as well as complying with other development plan policies relating to flood risk, open space, design and sustainable construction. The proposal for 3 affordable housing units is therefore acceptable in principle provided it can be demonstrated that the scheme meets this criteria. This will be considered on the subsequent paragraphs of this report and weighs considerably in favour of the application.
- 8.8 Policy 7 states that new housing developments will be required to deliver an appropriate mix of house size, type and tenure to address housing need. The policy goes on to state there is a clear requirement for the provision of affordable housing to meet local needs in the majority of the City's communities, including Hatfield. The proposal would make a small, but important contribution towards council housing delivery for the area and significant weight is attached as a result.

Sustainability

- 8.8 Paragraph 7 of the NPPF states that one of the core principles of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs
- 8.9 There are three strands to sustainability, social, environmental and economic. Para.10 of the NPPF states that in order sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

SOCIAL SUSTAINABILITY

Impact on neighbouring residential amenity

8.10 Policy 44(A) of the Local Plan states:

Developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours or the host property (including their private gardens), be over-bearing, or result in an unacceptable loss of garden space.

8.11 The properties most likely to be affected by the development are numbers 3, 5 and 7 Springfield Avenue as well as numbers 7, 9 and 11 Leyburn Avenue as these are the properties closest to where the new dwellings are proposed. Given the 2 storey nature of the proposed properties there is a need for the scheme to meet good practice guidance in terms of the separation distances between the properties thus ensuring any impact on light, privacy and visual amenity is acceptable. The positioning of the proposed properties on the site ensures that these distances are met and where it was originally planned to have a side bedroom window serving the twin bedroom this has been removed to ensure adequate privacy for the occupier of number 7 Springfield Avenue. The dwellings will of course be visible from neighbouring properties but they are adequately separated to ensure their impact is not a harmful one. The dwellings would have a neutral impact on the residential amenity of the nearest neighbouring properties.

8.12 Policy 45 of the Local Plan requires all new dwellings to meet the Nationally Described Space Standard (NDSS). The proposed dwellings will meet this standard in addition to Part M4 (2) Category 2 for accessible and adaptable dwellings. They would have good standards of internal and external amenity space with the garden areas also complying with good practice guidance.

8.13 Conclusion on Social Impacts.

8.14 It is not considered that the proposed development would detract from the residential amenity of any neighbouring residential properties, and the development would accord with policies 42 and 44 of the Local Plan. The properties themselves would also have good levels of internal and external living areas in accordance with policy 45. The development would therefore be acceptable in terms of social sustainability.

8.15 It is accepted that the proposal would lead to some noise and disturbance being generated whilst construction is taking place, however this is considered to be short term when considered against the lifetime of the development. The concerns raised with regards to parking constraints are also noted. A condition is to be included requiring a construction method statement to ensure control over working hours/days, parking of construction operatives vehicles, procedures for loading and unloading as well as noise control measures and so on. This will mean the Local Authority will retain some control over the short term impacts of this development. Highways DC have been consulted in

respect of the potential impact on parking for local residents during the construction period but have said that there is no requirement to condition this in this case.

ENVIRONMENTAL SUSTAINABILITY

Impact upon the character and appearance of the surrounding area

- 8.16 Policies 41 (a), 42 (b), 44 (b) in part require development to be of a high quality design that contributes to local distinctiveness, respond positively to existing site features and integrate well with its immediate surroundings. These policies also look at design components including the mix, layout, density and form of development, to ensure it provides a decent living environment and is safe.
- 8.17 The proposed properties are arranged in a row of 3 within the garage site. They would therefore have very limited impact on the character of the area more broadly, with the main impact being the bringing up to standard of the existing track to allow safe access into the development. Within the site efforts have been made to retain the existing trees which will soften the impact of both the new dwellings as well as in respect of the more formal surfacing of the communal parking area. Whilst more modern in their appearance efforts have been made to tie in materials seen locally utilising red bricks and grey tiles which matches the existing context.
- 8.18 The application proposes dwellings of a similar footprint and form to those existing, the garden areas are also vary similar; typically the surrounding properties will be 2 bedroom, possibly 3 where they have been extended. This scheme is therefore in accordance with the grain of the area and therefore in keeping with its character.
- 8.19 Boundary treatments consist of timber fencing to the perimeter of the site and also between the proposed private amenity areas. Where number 30 has an existing right of access it is noted on the plan that this access is to remain. In addition to the retained trees, hedges and additional landscaping are proposed. As a result of these works the character of the site will be more formal than the existing situation however currently the site is untidy and the surfacing arguably not fit for purpose. The parking spaces have be located between the trees and landscaping.
- 8.20 In conclusion, the appearance of the site will undoubtedly change from that of a rough area of land used for garaging and parking to a site containing housing and a more formalised parking area. On balance however the proposal will have little or no impact on the street frontage and from the vantage points of those properties that look on to the site the proposal is arguably a betterment. From outside of the site views of the development will be at relatively close quarters where from some vantage points the proposed new dwellings will be visible in the gaps between the existing dwellings. This is not felt to be harmful to the character of the area.

Impact upon highway safety

- 8.21 Policy 13(A) of the Local Plan states that the Council will work with developers to ensure that appropriate levels of parking provision are made in accordance with the standards in Appendix 6 (criterion 4) and development does not result in unacceptable impacts on highway safety (criterion 6). Developments should also include provision for electric vehicle charging points (criterion 4).
- 8.22 Access to the site will be provided via the existing access to the site off Springfield Avenue. The access is to be widened in order to comply with highways standards which require the first 10m of the access road to be 4.5m in width. This has been achieved by appropriating a small area of the garden of number 7 Springfield Avenue in order to provide for this width as well as ensuring a bin collection point can be provided. The tenant of number 7 has been consulted by housing colleagues and has agreed to this change. The site plan has also been amended at the request of Highways to ensure the end spaces in the communal parking area meet the required guidance in terms of width. Following these changes Highways DC have no objections to the proposal.
- 8.23 Minimum parking standards have been set for residential developments in order to overcome issues associated with low parking provision. In determining the right levels of parking we will consider the anticipated demand from the type of housing proposed and the likely occupiers so it can be assessed on a case by case basis.
- 8.24 Appendix 6 of the Local Plan sets out minimum parking standards to be applied to new residential developments. The guideline set out in policy is that 2 allocated spaces per dwelling are provided, plus 1 visitor space per 4 dwelling. Having regard to the nature and tenure of the proposed dwellings, allied with the sustainable nature of the location with good access to local services and public transport, it was agreed with the Council's Highway team to provide 1 parking space per dwelling and 1 visitor space in this case. Each property will have access to an electric vehicle charging point.
- 8.25 Provision has been made for a bin collection point to allow bins to be stored safely on collection day where they should not cause nuisance or look unsightly. This should aid collection by the Council's waste and recycling team. Otherwise the bins are to be pulled in and store within the curtilage of each dwelling.
- 8.26 The scale of the proposal does not require a Transport Statement or Assessment. The application for 3 properties has been assessed and the local network is considered to have spare capacity to accommodate this growth.
- 8.27 There are a number of health, retail and leisure facilities, education institutions and employment sites within relatively close proximity.
- 8.28 Overall, the proposal provides suitable arrangements for vehicular access, parking and protects public safety in line with the above policies. The trip

generation to and from the site would not lead to a cumulative impact and the location of the site means that there is potential for reduced private car demand and ownership. This attracts neutral weight in the overall planning balance.

Ecology and trees

- 8.29 Policy 29 states proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the City's ecological networks. Part of this policy seeks to provide native species in new developments, which is also a requirement through policies 32 and 48 which both involve providing suitable hard and soft landscaping.
- 8.30 A tree survey has been carried out and submitted with the application in accordance with Policy 32(A). Whilst the site does not lie within a conservation area and these trees are not subject to Tree Preservation Orders (TPO), the trees are noted for the addition in the survey for the, albeit limited contribution, they make to the local tree scape and the visual amenity value of the area. The survey confirms however that the trees are of low value and the trees officer has noted that there would be merit in replacing rather than retaining the trees. However given that the scheme proposes to retain the trees then a condition is to be added relating to tree protection as well as for landscaping to ensure the satisfactory appearance of the development.
- 8.31 The Council's Ecologist has visited the site and has confirmed there is negligible potential on site for roosting bats. They have confirmed that though the size of the site could be subject to a biodiversity net gain assessment, given that approximately 40% of the site area is given over to hardstanding /garages then there is insufficient semi-natural vegetation to make an assessment worthwhile. They have confirmed also that the site has no ecological features or value beyond the immediate site and hence the development as a residential area would not compromise any ecological features of value and given the proposed planting there will be an immediate uplift in biodiversity. There is a requirement however in the final landscape design that the trees and hedges that are proposed must be seen to be 50% native species. This will be dealt with under the condition to be included relating to ecological enhancement.
- 8.32 Subject to condition, the proposal is in accordance with policies 29, 30, 32 and 48 of the Local Plan which seek to ensure the suitable protection and enhancement of green infrastructure. This attracts neutral weight in the overall planning balance.

Other environmental considerations

- 8.33 The Pollution Control Officer has assessed the application and believes that suitable controls on ensuring the land conditions are acceptable can be reserved by condition. The site is within 250m of a former gas works therefore the submission of a phase 1 report prior to the commencement of works on site is required to ensure there is no risk to human health or the wider environment.

- 8.34 The application site lies within an area designated as Flood Risk Zone 1 by the Environment Agency's Flood Map for Planning and by Doncaster's Strategic Flood Risk Assessment (SFRA). This is the lowest area of flood risk from main rivers. A condition will be included in this decision to ensure that the site will incorporate satisfactory measures for dealing with both foul and surface water impacts. Both the Council Drainage Team and Yorkshire Water have been consulted. The latter have noted that they have no objections however conditions are to be included to ensure appropriate measures are in place to protect the public water supply as well as the public sewerage infra-structure and to provide an appropriate understanding of the impact of the development on a principle aquifer. The foul and surface water condition overlaps with that requested by the drainage team.

Conclusion on Environmental Issues

- 8.35 Para. 8 of the NPPF (2021) indicates, amongst other things, that the planning system needs to contribute to protecting and enhancing the natural built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 8.36 In conclusion of the environmental issues, it is considered that there has been no significant issues raised which would weigh against the proposal that cannot be mitigated by condition. The proposal would have not have a harmful visual impact, and would integrate well with the surrounding local environment. The parking/access arrangements are deemed to be acceptable. There are no ecological or tree constraints, and the site is not in a flood risk area. Overall, the environmental impact of the development is considered to be acceptable.

ECONOMIC SUSTAINABILITY

- 8.37 The proposal would have limited economic benefits in terms of providing temporary employment opportunities for local tradespeople during construction, and increasing support for local services in Hatfield through the introduction of 3 additional households to the area.

Conclusion on Economy Issues

- 8.38 The development would have little economic impact, either positive or negative, and as such the proposal would not be contrary to the economic pillar of sustainable development. There would be an overall small benefit and this provides limited weight in favour of the application.

9.0 PLANNING BALANCE & CONCLUSION

- 9.1 In accordance with Paragraph 11 of the NPPF, the proposal is considered in the context of the presumption in favour of sustainable development.

9.2 The principle of developing the site is acceptable having regard to its allocation for residential use in the Local Plan. The proposal is also for much needed affordable council housing for the City and this attracts substantial weight. The site constraints have been assessed and there are no significantly adverse economic, environmental or social harm that would significantly or demonstrably outweigh any benefits identified when considered against the policies in the NPPF taken as a whole.

10.0 RECOMMENDATION

10.1 MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE CONDITIONS BELOW:

01. 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. The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:

Location Plan Drg 02, Rev A rec'd 16.2.23
Proposed site plan (site layout Rev C) rec'd 16.2.23
Proposed plans Rev A rec'd 9.2.23

REASON

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

03. 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 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.

04. 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 1 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, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

05. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. 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 (including siting, location and nature)
- 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) - days and hours of operation for all construction works.
- ix) - contact details for the site manager(s)

Thereafter the development shall be carried out in accordance with the approved Construction Method Statement.

REASON

In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the highway for the duration of the construction phase of the development as required by Policy 42 A.2 of the Doncaster Local Plan. This condition is required to be discharged prior to commencement as the approved detail may have an impact on construction arrangements.

06. Prior to the commencement of the development hereby granted a scheme for the protection of the root protection areas of all trees shown for retention on the approved plan 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 the local planning authority notified of implementation to approve the setting out 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.. 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 Local Plan Policy 32.

07. No development shall take place on the site until a detailed soft 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 plant and tree numbers and 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 of the planting. 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.

REASON

In the interests of environmental quality and in accordance with Policy 48 of the Local Plan.

08. 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.

09. The development hereby approved shall not be brought into use until a crossing over the footpath/verge has been constructed in accordance with a scheme previously approved in writing by the local planning authority.

REASON

To avoid damage to the verge and in the interests of highway safety.

10. Prior to the occupation of the development hereby approved, details of electric vehicle charging provision shall be submitted to and approved in writing by the local planning authority. Installation shall comply with current guidance/advice. The first dwelling/development shall not be occupied until the approved connection has been installed and is operational and shall be retained for the lifetime of the development. The development shall be carried out in accordance with the approved details.

REASON

To contribute towards a reduction in emissions in accordance with air quality objectives and providing sustainable travel choice in accordance with policy 13 of the Doncaster Local Plan.

11. Prior to first occupation of the each of the dwellings listed below, Building Control Completion Certificates must have been provided to the Local Planning Authority demonstrating that the specified optional requirements as set out in the Building Regulations 2010 (as amended) have been achieved for the following plots:

Plots 1, 2, and 3 must meet Part M4 (2) 'accessible and adaptable dwellings'.

REASON

To ensure compliance with the requirements of Policy 45 to deliver the agreed accessible and adaptable homes.

12. 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, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

13. 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, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

14. No construction works in the relevant area(s) of the site shall commence until measures to protect the public water supply infrastructure that is laid within the site boundary have been implemented in full accordance with details to be submitted and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times.

REASON

In the interest of public health and maintaining the public water supply.

15. There shall be no construction of new buildings on site prior to the submission of and written approval from the Local Planning Authority of a Construction Environmental Management Plan (CEMP) study to understand the impact of planning permission on the principle aquifer. Once approved the findings and recommendations of the study must be implemented in full in accordance with the timescales approved within the CEMP.

REASON

To ensure that the development can be properly drained

16. There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:-
a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical; b) evidence of existing positive drainage to public sewer and the current points of connection; and c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.

REASON

To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage.

17. No construction works in the relevant area(s) of the site shall commence until measures to protect the public sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times.

REASON

In the interest of public health and maintaining the public sewer network

18. Within one month of the commencement of development, an ecological enhancement plan shall be submitted to the local planning authority for approval in writing. This plan shall include details of the following measures, all of which shall be implemented prior to the first occupation of the site or an alternative timescale to be approved in writing by the local planning authority. Photographic evidence of the implementation of the measures shall be submitted to the local planning authority.
- One swift box of the Vivara Pro Woodstone type or similar, to be located on the northern aspect of the row of buildings above 5m on walls away from trees;
 - One bat box of the Vivara Pro Woodstone to be sited above 4m at south or south west locations on the new row of buildings;
 - at least 50% of the tree and hedgerow planting should comprise native species.

REASON

To ensure the ecological interests of the site are maintained in accordance with Local Plan policy 29

Informatives

01. **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.
02. **INFORMATIVE**
- In relation to the discharge of condition 3, the applicant should note the advice of the Drainage Officer received on the application dated 21st December 2022 (dated 16.2.23 on public access)
03. **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
- Standing Advice valid from 1st January 2021 until 31st December 2022
04. **INFORMATIVE**
- The developer is encouraged to make provision for the installation of gigabit-capable full fibre broadband to serve the development. The infrastructure should be integrated into the development at an early stage, and a contract with a network operator(s) should be agreed before development commences.
- Developers should:
- Contact broadband infrastructure suppliers as soon as possible about their planning application and requirements;
 - Provide gigabit-capable full fibre broadband for dwellings/developments; and

- Consider installing gigabit-capable full fibre infrastructure from at least 2 suppliers.

Gigabit-capable full fibre network operators include Openreach, Virgin Media, CityFibre, Hyperoptic and Gigaclear (but this list is not exhaustive).

The Superfast South Yorkshire Team is available to offer advice and discuss connectivity solutions to new sites with developers and can be emailed at hello@superfastsouthyorkshire.co.uk

For more information, please visit: <http://www.superfastsouthyorkshire.co.uk/sfsy/developments>

05. INFORMATIVE

Works 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.

06. INFORMATIVE

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.

07. INFORMATIVE

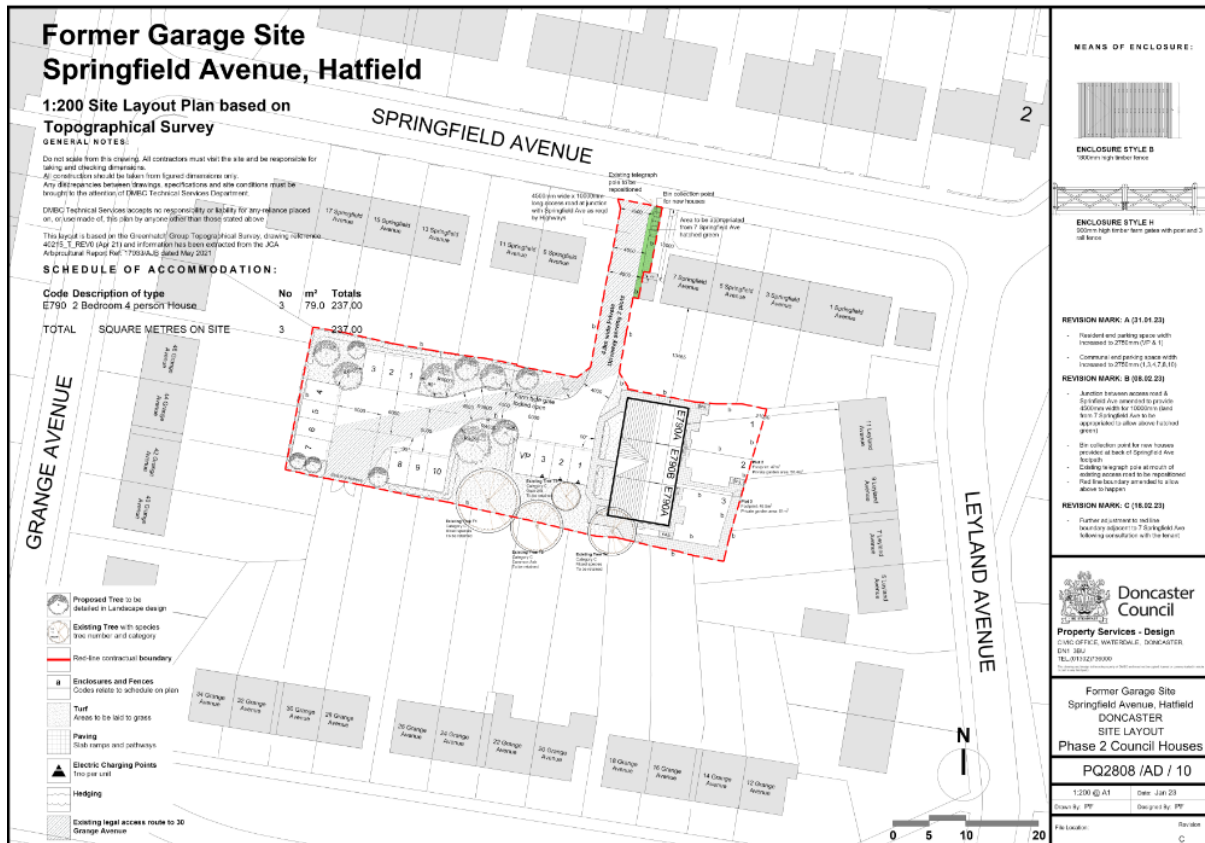
In relation to the discharge of conditions 14, 15, 16 and 17 the applicant should note the response from Yorkshire Water received on the application dated 8th November 2022 (dated 8.11.22 on public access also)

08. INFORMATIVE

In relation to CONDITION 11, this condition may be partially discharged by the submission and approval of Completion Certificates for individual plots during a site build out. This condition will be fully discharged upon receipt of satisfactory Completion Certificates for all the above plots.

The above objections, consideration 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 Plan



Appendix 2: House Plans

HOUSE TYPE E790A/B - Springfield Avenue, Hatfield

2 bedroom 4 person semi or terrace GIA = 79.0m² (850ft²)



ADDITIONAL ENHANCEMENTS TO EXCEED BUILDING REGULATIONS 2020

- Ground Floor WC meets Approved Document PART M4(2) Category 2 for accessible and adaptable dwellings with future shower provision
- Internal and external doors including front entrance all meet PART M4(2)
- 350mm thick External Wall makeup with full fill insulation
- First Floor Bathroom meets Approved Document PART M4(2) Category 2 for accessible and adaptable dwellings
- All corridors at least 1050mm wide and internal doors permit accessible access
- Roof integrated Photo Voltaic panels
- Electric Car charging point
- Air Source Heat Pump and 200 litre thermal store for heating & hot water



Ground Floor - Rear Lounge General Arrangement
GFA to blockwork: 26.97m²



First Floor - Rear Lounge General Arrangement
GFA to blockwork: 40.38m²

SPATIAL STANDARDS

- Housetype designed to meet the Gross Internal Floor Area prescribed by the Nationally Described Space Standards - March 2015.
- Both bedrooms exceed the minimum floor area of 11.5m² and the minimum width dimensions
- House provides 2.2m² of built in storage in accordance with the spatial standards

- Awning Details - Anthracite Grey
- Roof Tiles - Merlo Cool Edgeless in Smooth Grey
- Facing Material - Red Brick - to be agreed
- Masonry Details - Integrated Photo Voltaic panel

HEYBURN A. Side windows omitted.
Amendments made to suit Planning
Office, via post 01.02.23 email.



**Doncaster
Council**

Property Services

Title	E790 HOUSE TYPE
Dwg No.	PQ2808 /AD / PD01
Scale:	1:100/1:50 at A2
Date:	Feb-2023
Revision:	A
Drawn By:	MBC

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Application	6.
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Application Number:	22/02770/3FUL
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Application Type:	Planning FULL
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Proposal Description:	Erection of a youth services modular building with roof-mounted photovoltaics and low-carbon components with a new landscaped surrounding
At:	Land At Parkway South Wheatley Doncaster DN2 4JS

For:	Mr Marcus Isman-Egal - CDC
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Third Party Reps:	1 objection	Parish:	n/a
		Ward:	Wheatley Hills and Intake

Author of Report:	Jess Hill
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SUMMARY

The proposal seeks permission to erect a youth services modular building on land at Parkway South, Wheatley.

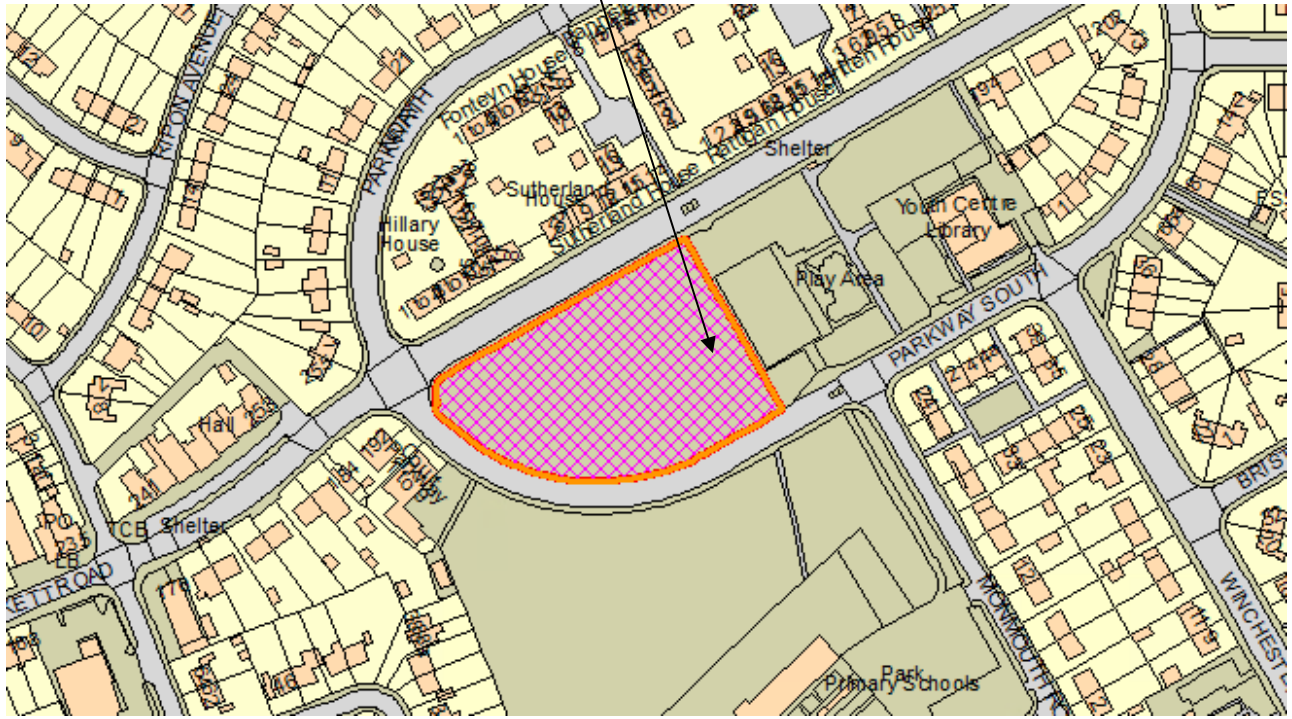
Doncaster has been selected to deliver modular youth facilities as one of four pilot schemes across the nation. Funding has been allotted by the Youth Investment Fund from the Department for Digital, Culture, Media and Sport (DCMS) to deliver this.

The site is designated as Protected Open Space under policy 27 of the Local Plan. Development is generally resisted within open space areas, however, policy 27 allows for some forms of development provided certain criteria are met.

In this case the building will provide a community asset and it is of a relatively small scale. Most of the open space will be retained, including mature trees. Public consultation has been undertaken with the local community and key stakeholders prior to the submission of the application. One of the requirements of policy 27 is for public support to be demonstrated for proposals on open space. It is considered that there is public support and that the proposals are acceptable in this instance.

RECOMMENDATION: GRANT planning permission subject to conditions.

Proposed
Modular
Building



1.0 Reason for Report

1.1 The application is being presented to Members because it has been submitted by the City of Doncaster Council.

2.0 Proposal and Background

2.1 This application seeks full planning permission for the erection of a youth services modular building with roof-mounted photovoltaics and low-carbon components with a new landscaped surrounding.

2.2 The site is located on land at Parkway South, Wheatley. The site comprises a parcel of land within a protected open space, protected by policy 27 of the Local Plan.

2.3 Doncaster has been selected to deliver modular youth facilities as one of four pilot schemes across the nation. Funding has been allotted by the Youth Investment Fund from the Department for Digital, Culture, Media and Sport (DCMS) to deliver a modular building to provide youth facilities. The need for which is considered to be particularly acute given that Wheatley is one of the more deprived wards in Doncaster, and is within the most deprived 10% nationally.

2.4 Before applying for the Youth Investment Fund (YIF), The Doncaster Young People's Services team worked with the council's assets team to identify suitable sites by identifying all land owned by the local authority that met the YIF Pilot criteria. The site needed to be neutral, accessible and prominent. The site options map was shared with the three elected ward councillors for Wheatley. The final site location on land off Wheatley Park South has been selected following a consultation process with both local ward members and the local community.

3.0 Site Description

3.1 The site comprises a parcel of land off Parkway South which is designated as a Protected Open Space (Policy 27). It currently comprises an area of grass with some mature trees located around the site. No trees are proposed to be removed as part of the proposals.

3.2 The following key constraints and designations are considered to be relevant to the site:

- Development Limits: Within the development limits of Doncaster (within a Protected Open Space)
- Heritage Assets: Not within a Conservation Area and there are no listed buildings on or next to the site.
- Flood Zone: Within Flood Zone 1
- Public rights of Way (PROWs): There are no PROWs on or next to the site.

4.0 Relevant Planning History

4.1 There have been no previous planning applications submitted within the site.

5.0 Site Allocation

5.1 The site is identified within the Local Plan as Protected Open Space.

5.2 National Planning Policy Framework (NPPF 2021)

5.3 The National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions and the relevant sections are outlined below:

5.4 Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.

5.5 Paragraphs 7 – 11 establish that all decisions should be based on the principles of a presumption in favour of sustainable development.

5.6 Paragraphs 55 and 56 state 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. Planning conditions should be kept to a minimum and only be imposed where necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

5.7 Paragraph 99 sets out that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

5.8 Paragraph 111 states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

5.9 Paragraph 130 states planning decisions should ensure developments will function well and add to the overall quality of the area, are visually attractive and optimise the potential of the site.

Local Plan

5.10 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.

- 5.11 The development plan for Doncaster includes the Doncaster Local Plan (adopted 23 September 2021). The following Local Plan policies are relevant in this case:
- 5.12 Policy 13 relates to sustainable transport within new developments. Part A.6 states that proposals must ensure that the development does not result in an unacceptable impact on highway safety, or severe residual cumulative impacts on the road network. Developments must consider the impact of new development on the existing highway and transport infrastructure
- 5.13 Policy 26 sets out that proposals will be supported which contribute toward green infrastructure and have regard to the latest Council Green Infrastructure audits and strategies.
- 5.14 Policy 27 sets out that the Council will protect open spaces which provide important opportunities for formal and informal recreation as well as those which provide a social, cultural and ecological role. Development on open spaces will only be acceptable which accord to the following principles:
- A) Within the open space policy areas, as defined on the Policies Map, proposals for the creation and enhancement of sports and recreation facilities will be supported, where:
1. there is no loss of open space such as playing fields or sports pitches;
 2. visual amenity is retained and enhanced; and
 3. the environmental and ecological value is retained and enhanced.

Other material planning considerations and guidance

- 5.15 Doncaster Council's previous suite of adopted Supplementary Planning Documents (SPDs) have been formally revoked in line with Regulation 15 of the Town and Country Planning (Local Planning) (England) Regulations 2012, following the adoption of the Local Plan.
- 5.16 The Transitional Developer Guidance (April 2022) provides guidance on certain elements, including design, during the interim period, whilst new SPDs to support the adopted Local Plan are progressed and adopted. This guidance is attached limited weight.
- 5.17 Other material considerations include:
- National Planning Practice Guidance (ongoing)
 - National Design Guide (2019)
 - Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990)
- 5.18 Other Council initiatives include:
- Doncaster Green Infrastructure Strategy 2014 – 2028
 - Doncaster Masterplan
 - Doncaster Delivering Together

5.19 Launched in September 2021, Doncaster Delivering Together (DDT) is the Council's new 10 year Strategy. DDT is about everyone being able to thrive and contribute to thriving communities and a thriving planet. This strategy does not form part of the adopted development plan but it is important that the policies of the Doncaster Local Plan achieve the aims and objectives of DDT strategy. The DDT has identified 8 priorities to deliver for Doncaster over the next ten years.

1. Tackling Climate Change
2. Developing the skills to thrive in life and work
3. Making Doncaster the best place to do business and create good jobs
4. Building opportunities for healthier, happier and longer lives for all
5. Creating safer, stronger, greener and cleaner communities where everyone belongs
6. Nurturing a child and family - friendly borough
7. Building transport and digital connections fit for the future
8. Promoting the borough and its cultural, sporting and heritage opportunities

5.20 The proposal responds positively to key priorities 1, 2, 3, 4, 5, 6 and 8.

6.0 Representations

6.1 This application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 by means of site notice, council website, press advertisement and neighbour notification.

6.2 1 representation has been received raising the following concerns:

- Loss of the park area
- Re-use of other buildings should be considered instead
- Traffic concerns as the site is near to a school

7.0 Relevant Consultations

7.1 **Assets** - No objections

7.2 **Contaminated Land** - Conditions are recommended.

7.3 **Yorkshire Water** – No objections subject to conditions. The public sewer is unlikely to be affected by building proposals and given the site lies within Source Protection Zone (SPZ) 3 for the nearby Sherwood Sandstone aquifer a Construction Environmental Management Plan (CEMP) is required to ensure works are carried out appropriately.

7.4 **South Yorkshire Police** - No objections

7.5 **Internal Drainage** –No objection following further details subject to conditions and informatives.

7.6 **Policy** – Initially requested more information regarding the consultation process that has been undertaken. No objection following the receipt of this information.

- 7.7 **Tree Officer** – Initially requested more information relating to the root protection areas of trees next to and within the site. No objection following the receipt of this information subject to a condition.
- 7.8 **Ecology** – No objections or conditions
- 7.9 **Waste and Recycling** – No concerns
- 7.10 **Highways** – No objections following the receipt of clarifications and an amended plan within which the footpath was widened and an annotation relating to the crossing point was removed. A condition is recommended to secure a Construction and Traffic Management Plan.
- 7.11 No responses have been received from Environmental Health, National Grid, Doncaster East Internal Drainage Board or local councillors.

8.0 **Assessment**

8.1 The proposal seeks permission for the erection of a youth services modular building and associated landscaping on land at Parkway South, Wheatley. In considering the proposal the main material planning considerations are outlined below:

- Principle of Development
- Design and Visual Impact
- Trees and Landscaping
- Highways

8.2 For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little
- No

Principle of Development

8.1 The site comprises an area that is designated as Protected Open Space. Policy 27 of the Local Plan affords protection to designated open spaces and generally resists new forms of development within open spaces. There are however certain circumstances under which development can be deemed to be appropriate, including the following:

Part A)

Within the open space policy areas, as defined on the Policies Map, proposals for the creation and enhancement of sports and recreation facilities will be supported, where:

1. *there is no loss of open space such as playing fields or sports pitches;*
2. *visual amenity is retained and enhanced; and*
3. *the environmental and ecological value is retained and enhanced.*

Part D)

Proposals involving the loss of open space policy areas, recreational buildings and non-designated open space, such as playing fields, will only be supported:

1. *in accordance with national policy, and*
2. *where community support can be demonstrated through public consultation.*

8.2 The proposed modular building is of a relatively small scale, comprising approximately 210sqm. It is proposed to be located to the west of the existing basketball court and landscaping is proposed to help the new built form of development respond to its surroundings. The proposal will however result in the loss of some of the designated open space and as such it is necessary to consider the proposals against the above referenced criteria.

8.3 In terms of part A) of policy 27, the proposals have been assessed as follows:

1. *Loss of open space* - The land where the building is proposed currently comprises amenity grassland and is not used as a playing field or as a sports pitch. There will be some loss of the open space, however, the proposed modular building will function as a youth hub and therefore as a community facility. The purpose of the building is to provide a space for local children to visit and enjoy and will therefore potentially enhance the use of the open space. The supporting text of Policy 27 sets out at paragraph 10.15 that appropriate development on an open space might include a new play area, sports pavilion or changing rooms. The building is therefore considered to be within the spirit of development that is permitted on open spaces under policy 27.

2. *Visual Amenity* - The design of the modular building has been carefully considered and landscaping is proposed around the building to help integrate the new built structure into its surroundings.

3. *Environmental and Ecological Value* – The site currently comprises an area of amenity grass land. The mature trees within the site will be retained and protected. The council's ecology officer has also raised no objections to the loss of the small area of amenity grassland from an ecological perspective.

8.3 It is therefore considered that the requirements of Part A) of policy 27 are met by the proposals.

8.4 In terms of part D) of policy 27, the proposals have been assessed as follows:

1. *National Policy* – Paragraph 99 of the NPPF is considered to be most relevant in this case as it sets out the circumstances under which the loss of open space can be allowed. Paragraph 99 sets out that the loss of

open space should not be permitted unless at least one of the following applies:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

In this case, part a) is not considered to apply as the open space has not been deemed to be surplus to requirements. However, parts b) and c) are considered to be relevant. The proposed modular building will function as a youth hub, the purpose of which is to encourage the use of the site by the local community. The benefits of the proposed building in terms of its contribution to place making and as a community asset are therefore considered to outweigh the loss of some of the amenity grassland within the wider site. The proposals are therefore considered to accord with national policy, specifically paragraph 99 of the NPPF.

2. Community Support – The submission is accompanied by details of the pre-application consultation that has taken place with the local community and ward members. To summarise the following engagement has been undertaken:

- A briefing document was sent to elected members and key stakeholders;
- A consultation leaflet was issued electronically via social media.
- A consultation leaflet issued to 2,500 nearby residential properties;
- An Information Notice was published and circulated to the Families team along with a message from our Mayor about the potential of having a Youth Hub in Wheatley on Doncaster City Council Twitter account; and,
- Two ‘in-person’ consultation events were held for all stakeholders on Tuesday 29th November and Thursday 9th December 2022.

It is considered that a sufficient amount of community engagement has taken place prior to the submission of the proposals. According to the summaries of the consultation responses received, there appears to have been general support for the proposals. For example, in response to Question 5 ‘Would you support the loss of part of the open space at Beckett Road for the development of a new Youth Hub?’, of the 22 responses received, 81.8% responded ‘yes’. Some concerns were raised regarding the potential for increasing anti-social behaviour and whether alternative sites had been considered. However there generally appears to have been support for the proposals.

Of the 59 properties consulted on the current application and in response to the five site notices displayed, only one objection has been received.

It is therefore considered that overall there is community support for the proposals and that this has been demonstrated within the submission.

- 8.5 The council's policy team have also reviewed the submission and have confirmed that the requirements of policy 27 have been met through the submission and that the principle of development can be supported in this instance. It is therefore considered that the proposals accord with the requirements of Part D) of Policy 27.
- 8.6 Therefore although the proposal would result in the loss of some of the open space, the benefits of providing a youth hub and enhanced landscaping around the building are considered to weigh in favour of the proposal. It is considered that the proposal accord with Parts A) and D) of policy 27 and therefore the principle of development is acceptable.

Design and Visual Impact

- 8.7 The NPPF sets out that achieving high quality places and buildings is fundamental to the planning and development process. It also leads to improvements in the quality of existing environments. In this case, the Local Plan expands upon the fundamental principles of good design to define what is expected for well-designed places in Doncaster.
- 8.8 Policies 42 and 46 of the Local Plan require that all proposals in Doncaster must be of high quality design that respects the character of the area in regard to a number of principles of good design.
- 8.9 The proposed modular building comprises approximately 210sqm. The building measures 25.5m in length and 8.2m in width. The building features a distinct roof form, the height of which ranges from 5.5m to 3.8m. Solar panels are proposed on the roof, and the roof form helps to screen the panels.
- 8.10 The building is proposed to be located to the west of the existing basketball court and landscaping is proposed around the building to help blend the new built form of development into its surroundings. New planting and surface materials are proposed to encourage the enjoyment and use of the space next to the building. A new pathway will also be installed to provide access to the building. The exact landscaping details will be secured by condition.
- 8.11 The design of the building is driven by functional needs and the desire to achieve a sustainable and low carbon form of development. The building is proposed to be clad in perforated aluminium set at an angled profile. Perforated aluminium sheets will also feature on the elevations. There are minimal openings on each facade for daylighting and security. The minimal amount of glazed openings seeks to reduce overheating in the summer whilst also providing as much light during winter along with minimal opportunities for vandalism.
- 8.12 The design and visual impact of the building is considered to be acceptable. The development is therefore considered to accord with policies 42 and 46.

Trees and Landscaping

- 8.13 Policy 32 seeks to protect trees and Policy 48 seeks to ensure new landscaping is secured within developments. Landscaping is a key component of sustainable development that helps to tackle climate change.
- 8.14 Clarification was initially sought from the council's tree officer regarding the proposed landscaping and the potential impact on the root protection areas (RPAs) of trees near to the proposed building. Further information has since been provided and it has been clarified that the RPAs will not be impacted by the proposed development. It has been agreed that further landscaping details will be secured by planning condition.
- 8.15 Mature trees around the site will be retained and additional planting and landscaping will be provided as part of the proposals. This is considered to be acceptable and to accord with the aims of Policies 32 and 48.

Highways

- 8.16 Policy 13 of the Local Plan sets out that proposals will be supported which make an overall contribution to the improvement of travel choice and the transport network.
- 8.17 Importantly the NPPF makes clear at Paragraph 111 that:
- “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*
- 8.18 The council's Highways officer initially requested clarifications and some very minor amendments to the layout. These clarifications have been provided and the Landscape Masterplan has been updated to include a widened footpath, to remove an annotation relating to a crossing point and to clarify that the disused telegraph pole within the footpath will be removed. Highways have confirmed they have no objections but have recommended that a Construction and Traffic Management Plan is secured via condition. It is also considered that construction activities will be less disruptive than typical building schemes given that the building is modular, and will mostly be constructed off site.
- 8.19 The council's Youth Services team intend this to be a neighbourhood-based provision, complementing their centralised provision, encouraging youth from the immediate locality to use the site. Walking and cycling to the site will be encouraged, thereby minimising the need for parking. Users can be dropped off at the site from Parkway South. The site is intended to be used from 4pm to 8pm (and 8:30pm in the summer months). The council will have staff on site who will ensure that the space is maintained and cleaned. The young people who will be using the site will typically be aged between 8 to 15 years old but the site will accommodate different users from different age groups. As such, there should be minimal cases where users would need the use of private cars to attend the facility. Members of the Youth Services Team will supervise activities. The Council will manage their employees' work-related car parking, which could include the adjacent library site.
- 8.20 It is felt that the proposal would not cause any highway safety harm or severe detriment to the highway network.

9.0 PLANNING BALANCE & CONCLUSION

9.1 In accordance with Paragraph 11 of the NPPF (2021) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be located within a sustainable location on an established site within the existing boundary of the prison and there is substantial landscaping. This weighs considerably in favour of the application. The proposals can be achieved that would be reflective of the character of the site and safeguard the countryside amenity and neighbouring properties and this weighs significantly in favour of the application.

10.0 RECOMMENDATION

10.1 **GRANT PLANNING PERMISSION subject to conditions:**

CONDITIONS

01. 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. The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:

- Location Plan (P_(L)001 Rev A)
- Level G Proposed (P_(L)110 Rev B)
- North and South Elevation Proposed (P_(L)140 Rev A)
- East and West Elevation Proposed (P_(L)141 Rev A)
- Landscape Masterplan Plan (YIF_Doncaster_003) (received 15 February 2023)

REASON

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

03. No building or other obstruction including landscape features shall be located over or within 4 (four) metres either side of the centre line of the public sewer i.e. a protected strip width of 8 (eight) metres, that crosses the site. If the required stand-off distance is to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken.

REASON:

In order to allow sufficient access for maintenance and repair work at all times

04. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.

REASON

In the interest of satisfactory and sustainable drainage

05. There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:

- i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and
- ii) the means of discharging to the public sewer network at a rate to be agreed by the Local Planning Authority in consultation with the statutory sewerage undertaker .

REASON

To ensure that no surface water discharges take place until proper provision has been made for its disposal

06. There shall be no construction of new buildings on site prior to the completion of a Construction Environmental Management Plan (CEMP) which shall be submitted to and approved in writing by the Local Planning Authority to understand the impact of planning permission to the nearby Sherwood Sandstone aquifer. The CEMP as approved must be implemented in full prior to construction of the new building.

REASON

To ensure that the development can be properly drained, and that pollution to the public water supply and the surrounding environment is mitigated

07. 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).

- 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, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

08.

Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filing 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, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

09. 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 operational 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.

10. No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with previously submitted and approved details. The sustainable drainage scheme shall be designed, managed and maintained in accordance with the Non-statutory technical standards and local standards

REASON

To comply with current planning legislation - National Planning Policy Framework.

11. There shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

REASON

To ensure that no foul or surface water discharge take place until proper provision has been made for their disposal.

12. Prior to the commencement of the development hereby granted a scheme for the protection of the root protection areas of all trees shown for retention on the approved plan 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 the local planning authority notified of implementation to approve the setting out 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.. 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 Local Plan Policy 32.

13. No construction works shall take place until full details of offsite highway works have been submitted to and approved in writing by the Local Planning Authority within a Construction Traffic Management Plan. The development shall be carried out in accordance with the agreed details and cover the following points, expanded on as required:

- Construction Period
- Site Compound location
- Parking of vehicles of site operatives and visitors
- Volumes and types of construction vehicles and where loading and unloading of plant and materials is to take place
- Identification of delivery routes, agreed access point and timing of deliveries
- Contractors method for controlling construction traffic and adherence to routes
- Temporary signage
- Wheel Wash facilities
- Measures to control noise and the emission of dust and dirt during construction

REASON

To safeguard the living conditions of neighbouring residents and in the interests of highway safety

14. The hours of opening shall be limited to:

Mondays to Saturdays inclusive 0900 hours to 2030 hours
Sundays 1600 hours to 2000 hours
and not at all on Sundays or Bank Holidays.

REASON

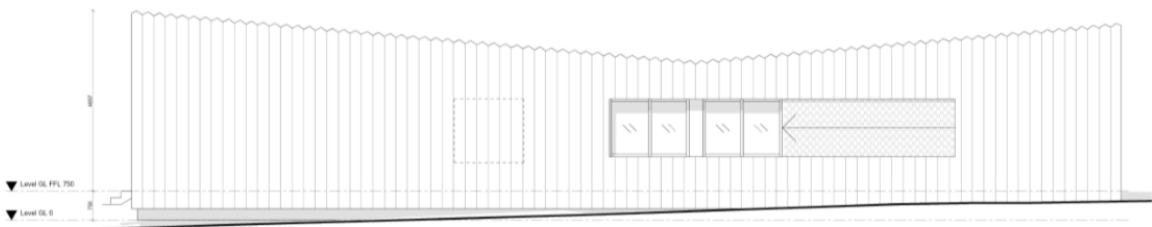
To ensure that the development does not prejudice the local amenity.

INFORMATIVES

Elevation



1
P_02141 Elevation East



Artist Impression





To the Chair and Members of the Planning Committee

APPEAL DECISIONS

EXECUTIVE SUMMARY

1. The purpose of this report is to inform members of appeal decisions received from the planning inspectorate. Copies of the relevant decision letters are attached for information.

RECOMMENDATIONS

2. That the report together with the appeal decisions be noted.

WHAT DOES THIS MEAN FOR THE CITIZENS OF DONCASTER?

3. It demonstrates the ability applicants have to appeal against decisions of the Local Planning Authority and how those appeals have been assessed by the planning inspectorate.

BACKGROUND

4. Each decision has arisen from appeals made to the Planning Inspectorate.

OPTIONS CONSIDERED

5. It is helpful for the Planning Committee to be made aware of decisions made on appeals lodged against its decisions.

REASONS FOR RECOMMENDED OPTION

6. To make the public aware of these decisions.

IMPACT ON THE COUNCIL'S KEY OUTCOMES

- 7.

	Outcomes	Implications
	Working with our partners we will provide strong leadership and governance.	Demonstrating good governance.

RISKS AND ASSUMPTIONS

8. N/A

LEGAL IMPLICATIONS [Officer Initials SC Date 22/02/23]

9. Sections 288 and 289 of the Town and Country Planning Act 1990, provides that a decision of the Secretary of State or his Inspector may be challenged in the High Court. Broadly, a decision can only be challenged on one or more of the following grounds:
- a) a material breach of the Inquiries Procedure Rules;
 - b) a breach of principles of natural justice;
 - c) the Secretary of State or his Inspector in coming to his decision took into account matters which were irrelevant to that decision;
 - d) the Secretary of State or his Inspector in coming to his decision failed to take into account matters relevant to that decision;
 - e) the Secretary of State or his Inspector acted perversely in that no reasonable person in their position properly directing themselves on the relevant material, could have reached the conclusion he did;
a material error of law.

FINANCIAL IMPLICATIONS [Officer Initials BC Date 22/02/23]

10. There are no direct financial implications as a result of the recommendation of this report, however Financial Management should be consulted should financial implications arise as a result of an individual appeal.

HUMAN RESOURCES IMPLICATIONS [Officer Initials CR Date 22/02/23]

11. There are no Human Resource implications arising from the report.

TECHNOLOGY IMPLICATIONS [Officer Initials PW Date 22/02/23]

12. There are no technology implications arising from the report

HEALTH IMPLICATIONS [Officer Initials RS Date 22/02/23]

13. It is considered that there are no direct health implications although health should be considered on all decisions.

EQUALITY IMPLICATIONS [Officer Initials JB Date 22/02/23]

14. There are no Equalities implications arising from the report.

CONSULTATION

15. N/A

BACKGROUND PAPERS

16. N/A

CONCLUSIONS

17. Decisions on the under-mentioned applications have been notified as follows:-

Application No.	Application Description & Location	Appeal Decision	Ward	Decision Type	Committee Overturn
22/00102/FUL	Erect detached chalet bungalow and garage at West Lodge , Sutton Road, Campsall, Doncaster	Appeal Dismissed 14/02/2023	Norton And Askern	Delegated	No
20/02415/FUL	Erection of two detached houses to the rear of 154-156 Bawtry Road at R/O 152, 154 & 156 Bawtry Road, Bessacarr, Doncaster, DN4 7BT	Appeal Dismissed 14/02/2023	Bessacarr	Delegated	No
21/02900/FUL	Erection of first floor extension above existing garage to the front. at 23C Croft Drive, Tickhill, Doncaster, DN11 9UL	Appeal Dismissed 09/02/2023	Tickhill And Wadworth	Delegated	No

REPORT AUTHOR & CONTRIBUTORS

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Dan Swaine
Director of Economy and Environment

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Appeal Decision

Site visit made on 17 January 2023

by Paul Martinson BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14 February 2023

Appeal Ref: APP/F4410/W/22/3305570

West Lodge, Sutton Road, Campsall, Doncaster DN6 9JX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Chris Sayles of Elmfield Doncaster Ltd against the decision of Doncaster Metropolitan Borough Council.
 - The application Ref 22/00102/FUL, dated 14 January 2022, was refused by notice dated 7 March 2022.
 - The development proposed is Erect detached chalet bungalow and garage.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The appellant has provided a Light Impact Report¹ (LIR) as part of the appeal submission in order to address one of the Council's reasons for refusal. An appeal should not be used to evolve a scheme and it is important that what is considered by the Inspector is essentially what was considered by the Council, and on which interested parties' views were sought. The Council has had sight of the LIR and has had the opportunity to comment. It has done so in its appeal statement. Interested parties have also commented. I am therefore satisfied that no party's interest would be prejudiced by the acceptance of this document.

Main Issues

3. The main issues are:
 - whether the proposed development would preserve or enhance the character or appearance of the Campsall Conservation Area;
 - the effect of the proposed development on trees;
 - whether the proposed development would provide adequate living conditions for future occupiers;
 - the effect of the proposed development on the living conditions of occupiers of neighbouring properties; and
 - the effect of the proposed development on highway safety.

¹ By Planning for Sustainability, dated April 2022.

Reasons

Conservation Area

4. The Campsall Conservation Area (the CA) is characterised predominantly by residential properties of a mix of ages set on the edge of countryside. The built form is interspersed by mature trees and areas of green space giving the CA a verdant and rural character. Whilst there have been several instances of relatively recent housing developments, the prevalence of mature trees and the spaces between them, in part, ensures that these often sit relatively comfortably alongside the traditional buildings of the village.
5. Overall, the significance of the CA insofar as it relates to this appeal, derives from the presence of mature trees and green spaces and proximity to countryside providing a verdant and rural character.
6. The appeal site comprises the wooded grounds of West Lodge, a distinctive lodge building that originally served Campsall Hall, demolished in 1983. The building's distinctive features include its single storey nature, a canted projection to one side and its relatively shallow hipped roof with deep eaves. It was originally located at the entrance to an access road serving Campsall Hall that has now been removed.
7. Alongside its stone boundary wall and gateposts, it is a last remnant of the buildings of the Campsall Hall estate and evidence of the role that the estate played in the history of the village. The building originally stood in isolation at the entrance to the village and the estate. This isolation has been somewhat reduced in intervening years as the village has developed.
8. A modern, flat-roofed garage building has been constructed within the garden. Nevertheless, due to its position towards the back of the garden, the predominantly open nature of the appeal site alongside its mature trees help to retain a degree of separation from the rest of the village. Furthermore, owing to its verdant undeveloped nature, the appeal site helps to reinforce the character of the CA.
9. Whilst I accept that West Lodge has had modern alterations including a replacement roof covering, modern porch and UPVC windows the building remains a distinctive feature of the CA that is readily differentiated from more recent developments nearby. Whilst not included in a local list, it is identified as a 'notable building' within Campsall/Norton Village Design Statement (1998). Notwithstanding this, owing to its form, position and historical connection to Campsall Hall, I am of the view that West Lodge is of sufficient heritage significance to warrant being considered as a non-designated heritage asset.
10. Paragraph 203 of the National Planning Policy Framework (the Framework) sets out that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
11. There is a dispute between the parties as to the extent of garden space that formed part of West Lodge. The appellant is also of the view that there were previously dwellings here. It is argued that there were two late nineteenth century houses within the area forming the appeal site until they were fully

demolished after 1960. It is argued that the present-day form of West Lodge within a generous, large garden is not historically accurate and gives a somewhat misleading impression of the nature of the setting of the lodge for most of its history.

12. This assertion is based upon evidence from the Ordnance Survey Maps. However, the buildings shown on the series of maps are very small. Collectively their footprints are noticeably smaller than West Lodge which itself is not a large building. They are also substantially smaller than other dwellings on the map provided. This leads me to doubt that these buildings were used as dwellings. Furthermore, the Council has provided an aerial photograph of 1937 showing clearly the dwelling of West Lodge and that of the nearby dwelling of Woodside but with little evidence of the said dwellings. I am therefore not convinced by the appellant's evidence that there were dwellings here and I find the Council's argument that these are outbuildings serving West Lodge more compelling. I am not of the view that there is a historic precedent for dwellings at the appeal site.
13. As such, in my view the appeal site is an important part of the asset's setting and the surroundings in which it is experienced. Whilst it is not certain as to the exact boundary of the garden of West Lodge when it functioned as a lodge to Campsall Hall, the open verdant space around it is nonetheless reflective of its undeveloped surrounds at this time. Moreover, the appeal site allows the distinctive appearance of the building to be appreciated, giving it a prominence upon entering the CA.
14. The provision of a sizeable dwelling, garage, hard and soft landscaping, and boundary treatments on the appeal site would intrude significantly into the green space forming the setting of West Lodge, diminishing its rural verdant character. Whilst I accept that the trees are intended to be retained, they would nonetheless, be obscured by the proposed dwelling with the site becoming more suburban in appearance to the detriment of the rural setting of the village.
15. Moreover, the proposed dwelling would be located at a higher ground level than the appeal site and would be sited relatively close to the road. Given its two storey nature (albeit with rooms in the roof space) it would dominate the low roofed West Lodge, further diminishing its significance and prominence at the entrance to the village and the CA.
16. Overall, the proposed development would result in significant harm to the character and appearance of the streetscene and to the setting of West Lodge, a non-designated heritage asset, and would thereby fail to preserve or enhance the CA. Nevertheless, the harm would be less than substantial and in accordance with paragraph 202 of the Framework, that harm should be weighed against any public benefits of the proposal including, where appropriate, securing its optimum viable use.
17. Section 72(1) of the Act² requires decision makers to have special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area, to which I have attached considerable importance and weight.

² Planning (Listed Buildings and Conservation Areas) Act 1990.

18. In terms of public benefits, the proposal would result in the provision of one new dwelling which would help contribute to housing supply. Minor economic benefits would arise from its construction and occupation, whilst there would also be minor benefits in terms of supporting local services.
19. The appellant has set out that it may be possible to reinstate the access to the lodge which would represent a betterment for the historic environment and has suggested that a Grampian condition on any grant of approval could secure this. However, I have no details of the extent of reinstatement that would take place or how this would be carried out. Without this information at this stage, I cannot give this proposal any more than limited weight. Moreover, even if a length of access were re-instated, I am not convinced that this would be likely to outweigh the harm I have identified above, when considered alongside the other benefits.
20. As such, taken together, the comparatively minor benefits referred to above would not be outweighed by the significant harm to the character and appearance of the CA that I have identified.

Trees

21. As set out above, the appeal site contains a number of mature trees which contribute significantly to the verdant character of the CA. Many of these are protected by A14 and A15 Doncaster Rural District Council Tree Preservation Order (No.18) 1972 Campsall with Sutton. The appellant has provided a Arboriculture Report and Impact Assessment³ (ARIA).
22. The ARIA states that potentially damaging activities are proposed in the vicinity of the protected trees. The new dwelling and detached garage are proposed to encroach into the identified Root Protection Areas (RPAs) of T1, T2, T3 and T5. Three of the trees impacted upon are assessed as being of high amenity by the ARIA and, based on their contribution to the CA and my above assessment, I would agree.
23. As is noted by the ARIA, construction within the RPA can have negative impacts on tree roots. Nonetheless, the ARIA argues that the proposed footprints lie within areas of existing hardstanding which can limit the spread of significant tree roots, and as such reduce negative impact from the development works. However, the application was not supported by a plan detailing the extent of the existing hardstanding.
24. Nonetheless, from my impressions on site, it is evident that parts of the RPA of T1 that are not hardsurfaced would be subject to encroachment by both the proposed driveway and part of the dwelling. Similarly, non-hardsurfaced parts of the RPA of T5 would be impacted upon by the dwelling and those of T2 and T3 would appear to be encroached by the new garage.
25. Furthermore, whilst reference is made in the ARIA to the proposed fence posts being hand dug, no details of how any drainage or other services, would avoid damage to root systems is provided. In this regard it appears from the plans that the proposed foul drainage would also encroach into the RPA of T1.
26. Whilst the ARIA mentions that the use of micro pile foundations can be utilised to further minimise any negative impact on the tree roots, there is no detail of

³ By AWA Tree Consultants, dated January 2022.

this, or the precise location where such measures would be undertaken. Similarly, the appellant's statement mentions the possibility of rafts, mini piles and cantilevers that could be utilised, but there is no firm commitment or details of which of these would be provided. The appellant states that such measures could be included in a planning condition if considered necessary, however, given the lack of detail I cannot be certain which measure would be most suitable or whether this would address the issue.

27. On the evidence that is before me, I am not convinced that the proposed development could be constructed without causing harm to the trees through damage to their root systems, leading to their decline or loss in the future.
28. The Council sets out that the proposal would also lead to overshadowing of the dwelling causing future occupants to remove the trees. The aforementioned LIR acknowledges that there would be shading from the trees, although concludes that diffuse daylight and sunlight availability to rooms, windows and garden would be within the BRE guidelines. Notwithstanding my conclusions below with respect to living conditions, I would note that shading from trees does not need to have a significant effect on living conditions for future occupants to seek their removal.
29. Indeed, the proposal shows that the dwelling would sit very close to the crowns of the trees with that of T5 skirting the corner of the building at present and T2 and T3 extending above the garage. Over time the trees would encroach further over the buildings, particularly when having regard to the long life expectancy of the trees indicated in the ARIA. As set out by the Council's Tree Officer, such a close relationship to large trees can cause apprehension to occupiers of nearby buildings or spaces, particularly during extreme weather such as high winds.
30. Furthermore, trees in such close proximity to a dwelling can create a perceived nuisance, due to leaves, beech nuts, general detritus and bird droppings falling on the dwelling, garden, driveways and parked cars. Fallen leaves may block guttering. The presence of trees may also inhibit the growth of lawns or other landscaping. Alongside the aforementioned apprehension over the safety of the trees, this would likely lead to future pressure to prune or remove them. I recognise that any such works would require consent from the Council, but when exercising that control in the future, the Council would have to take into account the existing situation including the presence of the proposed dwelling.
31. I accept that prospective buyers of the proposed dwelling would be aware of the existing trees at the time of purchase. However, the effects of the trees on everyday living conditions may not be fully appreciated, particularly as the trees grow over time.
32. Overall, having regard to the above and, on the basis of the evidence that is before me, I am not convinced that the proposed development could be constructed without leading to harm to the trees. The proposed development would therefore be contrary to Policies 32 and 33 of the LP which, amongst other things, seek to ensure proposals for new development protect landscape character and successfully integrate and protect existing trees and hedges in development proposals where they contribute positively. There would also be conflict with Framework paragraph 131 which recognises the important contribution of trees and sets out that existing trees should be retained wherever possible.

Living Conditions – Existing Occupiers

33. The proposal would introduce a noticeably taller building between the predominantly single storey dwellings of West Lodge and The Bungalow to the north. The appellant states that the proposal would be 15 metres away from The Bungalow and 13 metres from West Lodge.
34. Whilst the LIR concludes that the proposal would not cause a material effect on neighbours' daylight or sunlight levels, the LIR is not clear whether or not the effect on light levels at neighbouring gardens is taken into account. Indeed, it refers to the '*impact on daylight and sunlight in neighbouring properties*' and makes no reference to their garden areas. Furthermore, no measurements are shown in this regard. The LIR therefore carries limited weight with regard to the effect on light levels at neighbouring gardens.
35. The new dwelling would lie to the south of The Bungalow and, given its height, proximity and length would inevitably lead to some overshadowing of the rear garden of this property. This is the main area of amenity space for The Bungalow, with only limited space to the front and sides. Moreover, this space is already subject to shading from the mature trees. The presence of the trees would exacerbate the impact of the proposal and the resulting overshadowing would be detrimental to the enjoyment of the garden by the occupiers of The Bungalow, adversely affecting living conditions.
36. West Lodge currently has an open outlook over the appeal site. The proposed dwelling would be constructed relatively close to the new garden boundary with West Lodge and would extend for a considerable amount of its length. The appeal site is at a higher level than West Lodge and the proposed dwelling would be significantly taller. As such given the length, height and proximity, the proposal would likely result in a significant reduction in outlook from the existing dwelling. In views from the garden and the windows facing the appeal site, the appeal proposal would appear as an overbearing and oppressive form of development that would adversely affect the living conditions of future occupiers of West Lodge.
37. For the above reasons the proposal would adversely affect the living conditions of the occupiers of existing dwellings, including West Lodge. The proposal would therefore conflict with Policies 10 and 44 of the LP which together, and amongst other things, seek to ensure new development provides an acceptable level of residential amenity for both new and existing residents, including not significantly impacting on the living conditions or privacy of neighbours or the host property (including their private gardens).

Living Conditions - Future Occupiers

38. Due to the presence of the trees, the proposal would likely lead to shading of the garden and dwelling which could cause future occupants to seek to remove or carry out works to trees. A degree of shading is acknowledged by the LIR. A daylight and sunlight assessment was carried out. This concluded that both the anticipated diffuse daylight and sunlight availability to proposed rooms, windows and garden was within the compliance levels of the BRE guidelines.
39. On the basis of this evidence and my observations on site, I am satisfied that the outdoor space or interior of the dwelling would not be overshadowed to the extent that it would be harmful to living conditions.

40. Overall, whilst I agree with the Council that the presence of trees could become a nuisance to future occupants as outlined above, I am satisfied that the proposal would nonetheless provide acceptable living conditions for future occupants. In this regard the proposal would comply with Policy 10 of the LP which seeks to ensure new development provides an acceptable level of residential amenity for both new and existing residents. There would also be compliance with Policy 44 of the LP insofar as it requires new development to provide a decent outlook for new homes, with adequate privacy, and good access to daylight and sunlight. The proposal would also comply with the provisions of paragraph 130 of the Framework insofar as it seeks to ensure new developments provide a high standard of amenity for existing and future users.

Highway Safety

41. The appeal proposal includes the provision of a driveway and parking area with a turning head to allow cars to enter and exit the proposed driveway in a forward gear. The Council has provided a swept path analysis showing that in order for a large car to enter and exit to the left, it would need to cross the centre line of the road into the path of oncoming traffic, to the detriment of highway safety. However, having regard to the width of the access and the narrowness of the road, it is likely that some larger vehicles would need to cross the centre line in order to enter or exit the existing access at present. Whilst it may lead to vehicles crossing further into the opposing lane than they do currently, it would not significantly worsen the existing situation.
42. The access and proposed driveway are not proposed to be shared with West Lodge and therefore, the use of the access would be limited to that generated by the proposed dwelling. The plans show West Lodge utilising the alternative access into the site which previously formed the entrance to Campsall Hall. This is also an existing access and there is little control over its use.
43. The proposal may represent a small increase in use of the existing access when considering that vehicle movements previously generated by West Lodge were shared between two accesses. However, this small increase in use, less than that generated by a single dwelling, would be unlikely to have a significant effect on highway safety.
44. For the above reasons I conclude that the proposal would not have an unacceptable impact on highway safety. It would therefore comply with Policy 13, 43 and 44 of the LP and paragraphs 110 and 111 of the Framework which together, and amongst other things, seek to ensure development proposals avoid an unacceptable impact on highway safety and provide safe and suitable access for all users.

Conclusion

45. For the reasons given above, having considered the development plan as a whole, the approach in the Framework, along with all other relevant material considerations, I conclude that the appeal should be dismissed.

Paul Martinson

INSPECTOR

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Appeal Decision

Site visit made on 17 January 2023

by Paul Martinson BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14 February 2023

Appeal Ref: APP/F4410/W/22/3306572

154 Bawtry Road, Bessacarr, Doncaster DN4 7BT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr K. Taylor & Mr N. Robson against the decision of Doncaster Metropolitan Borough Council.
 - The application Ref 20/02415/FUL, dated 2 September 2020, was refused by notice dated 24 June 2022.
 - The development proposed is described as 'erection of two detached houses to the rear of 154 and 156 Bawtry Road'.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The application was amended prior to determination to reduce the number of proposed dwellings to two from three as was originally sought. Therefore, in the interests of accuracy, I have used the description of development as shown on the appeal form.
3. The Doncaster Local Plan (2022) (the LP) was adopted during the period of the determination of the application. The Council references the newly adopted LP in its decision notice. I have determined the appeal on the basis of the most up-to-date policies.

Main Issue

4. The main issue is whether the location of the proposed development is acceptable having regard to the development plan policies.

Reasons

5. The appeal proposal would involve the construction of two dwellings within the rear gardens of adjacent residential properties. Both parties agree that the appeal proposal represents backland development as set out at paragraph 3.2.1 of the Doncaster Transitional Developer Guidance (2022). Having regard to the above, I see no reason to disagree with this assessment.
6. Policy 44. C) of the LP relates to backland development. Whilst providing the circumstances where backland development would be acceptable, namely where it minimises the loss of rear gardens due to the need to maintain local character, amenity, garden space, green infrastructure and biodiversity. The Policy also sets out that '*the prevailing character of parts of Bessacarr,*

Sprotbrough and Thorne Road at Edenthorpe, as defined on the Policies Map, will be protected from further backland and tandem development’.

7. The justification to the Policy states that these areas exhibit a '*special environmental character, due to a relatively low-density form of development comprising mainly larger properties with extensive gardens, often with mature trees*'. The justification also notes that these areas have come under pressure for redevelopment through tandem and backland development in recent years.
8. The appeal site lies within the area subject to protection by Policy 44. C) as set out on the Policies Map. The appeal site comprises of 154 and 156 Bawtry Road, both of which are substantial properties with extensive gardens containing mature trees and hedges, some of which form the boundary between them. As such, they are consistent with the low-density development that characterises this part of Bawtry Road and indicative of the special environmental character of parts of Bessacarr referred to in Policy 44. C, for which protection is sought.
9. The proposed backland development would consist of two detached dwellings, each with a double garage. The site would be accessed via a new 5.5 metres wide road running between the two properties incorporating a turning area, driveways and parking areas. As a result, a significant portion of the extensive gardens would be taken up by the access road, parking, substantial driveways, garages and the dwellings themselves. Comparatively little garden space would remain, to the detriment of the special environmental character of the area.
10. The proposal would also involve the removal of the majority of mature trees that currently form the boundary between No 154 and No 156. The appellant's tree survey sets out that 25 trees would be removed, and of those, 11 have been identified as requiring removal due to their condition. Although I accept that the replacement trees would be species that are more preferable to the Council's Tree Officer, these would take some time to establish and contribute to the special environmental character in the manner of the existing trees.
11. The proposed dwellings would have relatively small gardens, at 12 metres and 10.5 metres, significantly below the typical garden size for this part of Bawtry Road and Bessacarr. Moreover, the presence of backland development would be evident from Bawtry Road as a result of the new wide access road with views along it. Parts of the development would also likely be visible in the gaps between the semi-detached dwellings on Broughton Road, further evidencing the presence of backland development in conflict with the prevailing character.
12. Whilst I have had regard to the presence of an extant approval for a new dwelling to the rear of 150 Bawtry Road and an existing dwelling at the end of this group at 158 Bawtry Road, the overriding character of this part of Bessacarr is of large dwellings with long plots. Moreover, these examples were originally approved before the adoption of the LP. In this regard I would note that such developments have been identified as a threat to the special environmental character of the area, hence the protection from further backland and tandem development in the new and up-to-date LP.
13. In conclusion, the proposal would constitute backland development that would significantly reduce the extent of green space and erode the special environmental character of the area. As such, the proposal would conflict with

Policy 44. C) of the LP which seeks to protect this part of Bessacarr from further backland or tandem development.

Other Matters

14. The appeal site lies within the Bessacarr Conservation Area (CA). Whilst not forming part of the Council's reason for refusal, I have a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the CA.
15. The special interest of the CA is that of a residential suburb of early Twentieth Century origin. As set out in the Bessacarr Conservation Area Development Control Guide (2005) the significance of the CA arises in part from its substantial dwellings on large plots, well planted with trees with a consistent building line. The plots typically extend back a considerable distance from the frontage giving a verdant and spacious feel to the streetscene. This is reinforced by the assessment of the Council's Design and Conservation Section. Whilst I have had regard to the extant approval for a new dwelling to the rear of 150 Bawtry Road and an existing dwelling at the end of this group at 158 Bawtry Road, the overriding character of the CA remains of large dwellings with long plots.
16. As set out above, the appeal proposal would intrude significantly into the extensive gardens, introducing large areas of hardstanding and double garages, in addition to the two dwellings. The dwellings would appear incongruous, set back well beyond the building line and would result in the loss of mature trees and green space. The evidence of incongruous backland development would consist of the presence of the wide access road, views along it and views into the CA from Broughton Road.
17. For the above reasons I conclude that the proposal would represent an incongruous form of development, that would be at odds with the prevailing character. For these reasons the proposal would fail to preserve or enhance the character or appearance of the CA and would amount to less than substantial harm as set out in paragraph 202 of the National Planning Policy Framework.
18. Section 72(1) of the Act¹ requires decision makers to have special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area, to which I have attached considerable importance and weight.
19. In terms of public benefits, the proposal would result in the provision of an additional two dwellings which help to contribute to housing supply. Minor economic benefits would arise from the development and occupation of the houses, whilst there would also be minor benefits in terms of supporting local services. There would also be some visual and ecological benefit from the planting of hedgerows and landscaping, however given the scale and nature of the site, nothing I have seen or read has led me to believe that these would amount to any more than limited benefits of the scheme.
20. Taken together these comparatively minor benefits would not be outweighed by the significant harm to the character and appearance of the CA that I have found above. The proposal would therefore conflict with Policy 37 of the LP which seeks to ensure proposals preserve the heritage significance of a

¹ Planning (Listed Buildings and Conservation Areas) Act 1990.

conservation area by virtue of their location, layout, nature, height, density, form, scale, materials or design or by the removal of trees, the loss of important open spaces or other important landscape features. The Policy goes on to state that harm to a conservation area will be refused unless it is outweighed by public benefits.

21. I sympathise with the appellant with regard to the change in policy circumstances during the course of the application. However, my role is to determine the appeal on the basis of the most up-to-date policies, in this case the newly adopted LP, which was adopted following the most recent revision to the Framework.

Planning Balance

22. I note that the appeal site is in an accessible location, that the materials would be reflective of the character of the area, and that the proposal would preserve the living conditions of neighbouring occupiers. I also note that there were no objections from statutory consultees in respect of highways, drainage and environmental health. Nonetheless, these are neutral matters in the overall balance.
23. Whilst the Framework refers to boosting significantly the supply of housing, the provision of two additional units would make little meaningful difference. Similarly, the proposal would lead to some minor economic benefits through the construction and occupation of the dwellings, however, these would be limited by the small scale of the proposal. There would also be some visual and ecological benefit from the planting of hedgerows, however, given the scale and nature of the site, these are also limited benefits.
24. None of these benefits in isolation or collectively would outweigh the conflict with the policies in the development plan when read as a whole. As such there are no material considerations, including the approach in the Framework, to justify making a decision other than in accordance with the development plan.

Conclusion

25. For the reasons given, having considered the development plan as a whole, along with all other relevant material considerations, I conclude that the appeal should be dismissed.

Paul Martinson

INSPECTOR



Appeal Decision

Site visit made on 17 January 2023

by **D Barlow BA (Hons) MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 8 February 2023

Appeal Ref: APP/F4410/D/22/3309188
23C, Croft Drive, Tickhill, Doncaster DN11 9UL

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs Wrigglesworth against the decision of Doncaster Council.
 - The application Ref 21/02900/FUL dated 23 September 2021, was refused by notice dated 21 July 2022.
 - The development proposed is a first floor extension.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are the effect of the proposed development on the character and appearance of the area and the living conditions of the occupiers of the neighbouring property with particular regard to outlook and light.

Reasons

Character and Appearance

3. The host property lies in a small cul de sac at the far end of a typical suburban estate of mostly detached brick built houses that sit within the Tickhill Conservation Area (CA). The Conservation Area contains a wide mix of buildings from the historic main street through to more recent developments adjoining it, such as the area around the appeal site to the North.
4. I noticed on my site visit that when viewed from the north, there is an open view through the head of the cul de sac by virtue of the host and neighbouring properties garaging being single storey. There is therefore no sense of enclosure and there is a balanced appearance to the existing layout and design when viewed from the North.
5. The proposed extension would provide a playroom over the existing garage and would raise the ridge height of the currently subservient garage return, which in turn would increase the ratio of brickwork to stone on the property. This would lead to an unbalanced appearance when compared with the adjacent property to the East in terms of scale as it would make the host property far more intrusive and prominent in the street scene. It would also make the existing single storey element less subservient and lead to a bulky and more

dominant projection which would reduce the open views and add to a sense of enclosure looking into the cul de sac from the North.

6. I therefore conclude the proposal would not be sympathetic to the host dwelling in terms of scale, layout or design and would cause harm to the character and appearance of the area. It would conflict with Policy 41 of the Doncaster Local Plan 2015-2035 (Adopted September 2021) (Local Plan) which seeks to ensure that proposals respect and enhance character, local distinctiveness and identity, and Policy DE6 of the Tickhill Neighbourhood Plan (2013-2028) which only supports extensions if they complement and enhance the main building and are proportionate to it in size and scale. These policies are consistent with the National Planning Policy Framework (Paragraph 130) which requires developments to be sympathetic to local character including the surrounding built environment.

Living Conditions

7. When viewed from the rear garden of the neighbouring property (11B Northgate) I noted that the existing garage runs the full length of the garden and although there would be little loss of light due to the orientation of the garage, the proposed extension would nonetheless appear overbearing and undoubtedly reduce the outlook from the rear facing windows and rear garden of this property due to its scale, height and position close to the party boundary.
8. For the above reasons I conclude that the proposal would result in harm to the living conditions of the occupiers of the neighbouring occupiers as a result of the loss of outlook, in conflict with Policy 44 of the Local Plan which aims to protect existing amenity from overbearing development.

Other Matters

9. The Appellants have identified a number of properties where similar designs have been approved in the locality, however they are not in such prominent positions which would affect the street scene directly, as in this case. I have found that the proposal would cause harm to the character and appearance of the area. This harm would be localised however, given the location of the appeal site. In terms of the CA as a whole, I consider that harm would not be caused due to its significance and that the proposal would have a neutral effect and therefore preserve its character and appearance. Accordingly, there would be no conflict with the statutory test set out within section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990.

Conclusion

10. Thus, for the reasons given above and having considered all matters raised, I conclude that the proposal would conflict with the development plan as a whole and there are no material considerations which indicate a decision other than in accordance with the development plan. The appeal is dismissed.

D Barlow

INSPECTOR

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