



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, 27th June, 2023

Time: 2.00 pm

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Damian Allen
Chief Executive

Issued on: Monday, 19 June 2023

Governance Services Officer for this meeting

David Taylor
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City of Doncaster Council
www.doncaster.gov.uk

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 30th May, 2023. 1 - 12
- A. Reports where the Public and Press may not be excluded.**
For Decision
5. Schedule of Applications. 13 - 198
For Information
6. Appeals Decisions. 199 - 208

Members of the Planning Committee

Chair – Councillor Susan Durant
Vice-Chair – Councillor Sue Farmer

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

Agenda Item 4.

CITY OF DONCASTER COUNCIL

PLANNING COMMITTEE

TUESDAY, 30TH MAY, 2023

A MEETING of the PLANNING COMMITTEE was held at the COUNCIL CHAMBER, CIVIC OFFICE, WATERDALE, DONCASTER DN1 3BU on TUESDAY, 30TH MAY, 2023, at 2.00 pm.

PRESENT:

Chair - Councillor Susan Durant
Vice-Chair - Councillor Sue Farmer

Councillors Bob Anderson, Iris Beech, Steve Cox, Charlie Hogarth, Sophie Liu and Gary Stapleton

APOLOGIES:

Apologies for absence were received from Councillors Duncan Anderson, Aimee Dickson and Andy Pickering

1 DECLARATIONS OF INTEREST, IF ANY.

In accordance with the Members' Code of Conduct, Councillor Iris Beech declared an interest in Application (22/00936/FUL) by virtue that she had been sent a letter requesting the Committee undertake a site visit for the application. She stated that she had not responded or given her opinion thereon.

2 MINUTES OF THE EXTRAORDINARY PLANNING COMMITTEE MEETING HELD ON 31ST MARCH, 2023

RESOLVED that the minutes of the Extraordinary meeting held on 31st March, 2023 be approved as a correct record and signed by the Chair.

3 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 4TH APRIL, 2023.

RESOLVED that the minutes of the meeting held on 4th April, 2023 be approved as a correct record and signed by the Chair.

4 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'.

5 ADJOURNMENT OF MEETING.

RESOLVED that in accordance with Council Procedure Rule 18.11(f) the meeting stand adjourned at 3.01 p.m and 3.43 p.m respectively to be reconvened on this day at 3:10 p.m and 3:50 p.m.

6 RECONVENING OF MEETING.

The meeting reconvened at 3.10 p.m. and 3.50 p.m. respectively.

7 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
21/02115/FULM	Erection of 58 dwellings including formation of new access from Doncaster Road, Landscaping and public open space at Land South of Doncaster Road, Harlington, Doncaster DN5 7JF

8 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 decisions of the Council, be noted:-

Application No	Application Description & Location	Appeal Decision	Ward	Decision Type	Committee Overturn
22/00956/ADV	Display of a wall-mounted 48 sheet sized digital LED advertising unit at 47 Main Street, Mexborough S64 9LU	Appeal Dismissed 21/03/2023	Mexborough	Delegated	No

22/00581/FUL	Re-building/re-construction of former waiting room/station building within the parameters of the existing concrete base and extensions to form independent dwelling; erection of outbuilding got games room/gym use; associated engineering works; formation of new highway access and parking area; reinstatement of railway tracks and other associated works at 71 Cadeby Road, Sprotbrough, Doncaster DN5 7SF	Appeal Dismissed 03/04/2023	Sprotbrough	Delegated	No
22/00250/OUTM	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 at Land at Former Blaxton Quarry Mosham Road, Auckley, Doncaster	Appeal Allowed 17/04/2023	Finningley	-	No

22/01630/ADV	Display of an internally illuminated D-poster sign at Advertising Right, corner of Swan Street, Adj 39 Askern Road, Bentley Doncaster	Appeal Dismissed 06/04/2023	Bentley	Delegated	No
22/01663/FUL	Erection of two-storey rear and side extension and installation of gates (being resubmission of application dismissed under appeal under ref 21/01596/FUL on 20/05/22) at 2 Rectory Gardens, Wheatley, Doncaster DN1 2JU	Appeal Dismissed 11/05/2023	Town	Delegated	No

9 PLANNING ENFORCEMENT QUARTERLY REPORT - MARCH 2023.

The Committee considered a report which detailed all Planning Enforcement performance in the fourth Quarter 1st January to 31st March, 2023

RESOLVED that the report be noted.

10 THE MAKING OF AN IMMEDIATE ARTICLE 4 DIRECTION REMOVING PERMITTED DEVELOPMENT RIGHTS RELATED TO THE DEMOLITION OF BUILDINGS AT DONCASTER SHEFFIELD AIRPORT.

The Committee received an update report on the proposal to make an immediate Article 4 Direction which would remove permitted development rights related to the demolition of buildings at Doncaster Sheffield Airport (“DSA”).

Following the announcement and subsequent closure of DSA in 2022, City of Doncaster Council has decided to take steps to explore all legal remedies to find a viable future for the airport. It was reported that many avenues have been and continue to be explored, including negotiating directly with the airport owner, attempting to find interested 3rd parties to purchase or be involved in operating the airport, and progressing with the preparatory stages of a compulsory purchase order.

It was acknowledged that whilst work is ongoing, it is imperative in the short term to ensure the airport is protected and that airport infrastructure, assets and building are left in place to ensure the airport can re-open in a timely and cost-effective manner. It was reported therefore that Councillor Nigel Ball, as Cabinet Member for Public Health, Leisure, Culture and Planning, makes an immediate Article 4 Direction which removed permitted development rights related to the demolition of buildings at DSA within the area shown on the map at Appendix 1. Councillor Ball took the decision on 19 May 2023, which post-dates the report but pre-dates the Planning Committee. A current update was provided to Committee.

RESOLVED that the report be noted.

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 30th May, 2023

Application	1		
Application Number:	22/00936/FUL		
Application Type:	Full Application		
Proposal Description:	Engineering Operation for creation of access track and Bio-fertiliser Storage Lagoon		
At:	Red House Farm, Doncaster Road, High Melton, Doncaster		
For:	Mr M & T Woolhouse		
Third Party Reps:	123 objections	Parish:	High Melton Parish Council
		Ward:	Sprotbrough

A proposal was made to grant the Application subject to Conditions

Proposed by: Councillor Gary Stapleton

Seconded by: Councillor Sue Farmer

For: 5 Against: 1 Abstain: 2

Decision: Planning permission granted subject to Conditions

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', the following individuals spoke on the application for the duration of up to 5 minutes:-

- **Parish Councillor Martin Pick, High Melton Parish Council spoke in opposition to the Application; and**
- **Mr Ian Stuart, member of the public, spoke in opposition to the Application.**

(Receipt of a further three representations in regard to lack of information in terms of the chemical composition of the digestate, the challenging figures produced by the Earth care report calculating the size of the lagoon, odour modelling fails to take into account the effect of spreading fertiliser, complaints regarding the spreading of the fertiliser, keeping records for the Odour Management Plan and concerns regarding the risks of direct contact with bio fertiliser and its contents was reported at the meeting).

Application	2
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Application Number:	21/02115/FULM
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Application Type:	Planning FULL Major
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Proposal Description:	Erection of 58 dwellings including formation of new access from Doncaster Road, landscaping and public open space
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At:	Land South of Doncaster Road Harlington Doncaster DN5 7JF
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For:	Mr Richard Coy – Harron Homes
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Third Party Reps:	41 letters of objection Barnburgh/Harlington Parish Council has objected	Parish:	Barnburgh Parish Council
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Ward:	Sprotbrough
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A proposal was made to delegate authority to the Head of Planning to grant planning permission subject to conditions and the signing of a Section 106 Agreement.

Proposed by: Councillor Gary Stapleton

Seconded by: Councillor Susan Durant

For: 5 Against: 2 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) A commuted sum of £50,000 as Green Belt compensation.
- (b) Five affordable housing units will be provided on this site and a financial contribution off-site for the remaining requirement which amounts to £548,188.20.
- (c) 14.69% on site POS (and maintenance) and a commuted sum of £4,228 (0.31% of the site area) in lieu of POS.
- (d) A commuted sum of £164,673.00 towards the provision of school places at Ridgewood Secondary Academy.

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', the following individuals spoke on the application for the duration of up to 5 minutes:-

- Mr Simon Hepworth, member of the public, spoke in opposition to the Application; and
- Mr Richard Holliday, the Agent, spoke in support of the Application.

(An amendment to paragraphs 8.17 and 8.82 regarding the updated affordable housing contribution was reported at the meeting).

(A verbal update was provided by the Case Officer on the POS commuted sum, advising that it will be spent on a piece of play equipment at Church Lane Park).

Application	3
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Application Number:	22/02202/FULM
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Application Type:	Planning FULL
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Proposal Description:	Erection of a new Medical Centre (Use Class E(e) with associated car parking and landscaping
At:	Land South West of West End Lane New Rossington Doncaster DN11 0PQ

For:	Ms Gillian Fairbrother – City of Doncaster Council
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Third Party Reps:	2 representations in opposition	Parish:	Rossington Parish Council
		Ward:	Rossington and Bawtry

A proposal was made to grant the Application subject to Conditions, the removal of condition 20 (opening hours) and the amendment of condition 18.

Proposed by: Councillor Charlie Hogarth

Seconded by: Councillor Bob Anderson

For: 8 Against: 0 Abstain: 0

Decision: Planning permission granted subject to Conditions, the removal of condition 20 (opening hours) and the amendment of condition 18 to read as follows:-

18. Prior to the commencement of the development hereby approved an updated version of the Travel Plan is to be submitted and approved in writing by the Local Planning Authority. The updated Travel Plan must include details of the proposed patient transport options. The development must be carried out and completed entirely in accordance with the Travel Plan.

REASON

To promote the use of sustainable methods of transport as required by Policy 13 of the Local Plan.

In accordance with Planning Guidance, 'Having Your Say at Planning Committee', the following individuals spoke on the application for the duration of up to 5 minutes:-

- Councillor Rachael Blake, ward member, spoke in opposition to the Application; and
- Mr Anthony Fitzgerald and Mr Simon Barnes, NHS South Yorkshire, spoke in support of the Application.

Application	4
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Application Number:	22/02194/FUL
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Application Type:	Full Application
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Proposal Description:	Extension and alterations to existing dwelling to form six one bedroomed flats and conversion of outbuilding to form additional single flat and bike store.
At:	97 Scawthorpe Avenue, Scawthorpe, Doncaster DN5 9DQ

For:	Mr Duhre
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Third Party Reps:	10 representations 9 objections and 1 in support	Parish:	Unparished
		Ward:	Roman Ridge

A proposal was made to grant the Application subject to Conditions.

Proposed by: Councillor Gary Stapleton

Seconded by: Councillor Steve Cox

For: 7 Against: 1 Abstain: 0

Decision: Planning permission granted subject to Conditions.

In accordance with Planning Guidance ‘Having Your Say at Planning Committee’, Mr Scott Clarkson, member of the public, spoke in opposition to the Application for the duration of up to 5 minutes.

(The receipt of the objection and joint letter from the ward members Councillors Leanne Hempshall and Julie Grace who were unfortunately unable to attend was reported at the meeting).

Application	5
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Application Number:	22/01711/FUL
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Application Type:	Full Application
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Proposal Description:	Erection of 3 No. detached dwellings & formation of new vehicular access following demolition of existing dwelling (Amended Description).
At:	9 The Close, Branton, Doncaster, DN3 3LX.

For:	Mr Robert Simpson
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Third Party Reps:	13 Representations	Parish:	Cantley with Branton Parish Council
		Ward:	Finningley

A proposal was made to defer the Application to the next meeting due to the agent being unable to attend.

Proposed by: Councillor Iris Beech

Seconded by: Councillor Bob Anderson

For: 8 Against: 0 Abstain: 0

Decision: The application be deferred to the next Planning meeting.

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CITY OF DONCASTER COUNCIL

Date 27th June 2023

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.	21/03645/FULM	Finningley	Cantley With Branton Parish Council
2.	20/00619/FULM	Finningley	Auckley Parish Council
3.	22/02528/FULM	Sprotbrough	High Melton Parish Council
4.	23/00229/FUL	Finningley	Auckley Parish Council
5.	22/01376/FUL	Hatfield	Hatfield Parish Council

Application	01
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Application Number:	21/03645/FULM
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Application Type:	Full Planning Permission
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Proposal Description:	Residential development of 187 dwellings including associated access and infrastructure
At:	Land South of Doncaster Road Cantley Doncaster DN4 6TT

For:	Persimmon Homes (South Yorkshire) Ltd
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Third Party Reps:	26 letters of objection.	Parish:	Cantley with Branton
		Ward:	Finningley

Author of Report:	Alicia Murray
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SUMMARY

The proposal seeks full planning permission for the erection of 187 dwellings within a site allocated for housing in the adopted (Sept 2021) Doncaster Local Plan - Site Allocation Ref: MUA50).

The proposal is considered to be acceptable in policy terms being designated as a site allocated for housing and is therefore considered to be acceptable in principle and a sustainable form of development in line with paragraphs 7 and 8 of the National Planning Policy Framework (NPPF 2021).

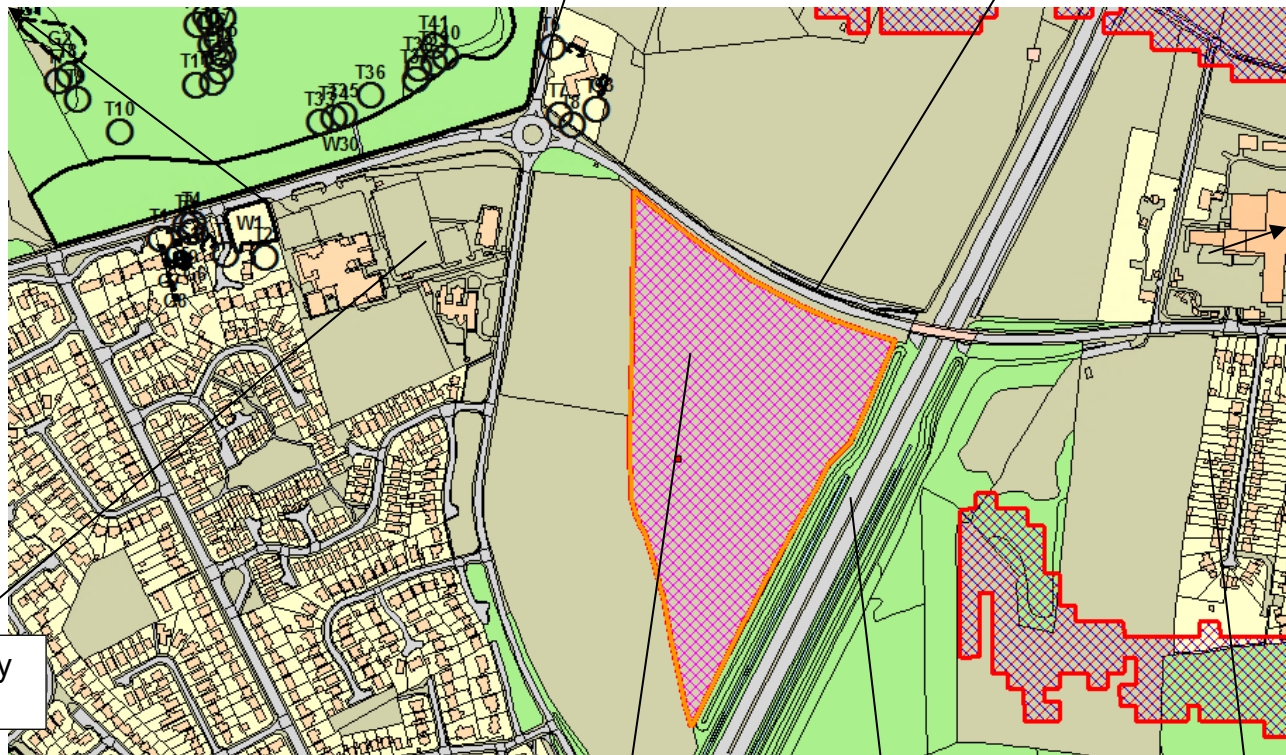
The report demonstrates that any harm generated by the proposal has been mitigated/outweighed by other material planning considerations. The development would not cause an unacceptable level of harm to neighbouring properties, the highway network, trees, ecology, flood risk, archaeology or the wider 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; and, 4) Biodiversity Net Gain.

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

Cantley Lane

School Lane

Doncaster Road



Branton Nursery

McCauley School

The Site

M18

Branton

1.0 Reason for Report

- 1.1 This application is being presented to Planning Committee due to the level of public opposition. The application has also been requested to be considered by the Planning Committee by Cllr Jane Cox, the reasons given by Councillor Cox are that Highways have not supported the application and she does not see that the local road network will be able to sustain this volume of extra traffic. Furthermore, the local amenities need looking at as they are not keeping up with the volume of house building within the Ward.

2.0 Proposal and Background

- 2.1 The proposal seeks full planning permission for the erection of 187 residential dwellings including access, associated infrastructure, landscaping, public open space and parking.
- 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 = 144 dwelling

- 4 no. x 1 bedroom
- 43 no. x 2 bedroom
- 65 no. x 3 bedroom
- 32 no. x 4 bedroom

B) Affordable Housing = 43 dwellings

- 24 no. x 2 bedroom
- 19 no. x 3 bedroom

- 2.3 The scale of the proposed dwellings are in keeping with the local character and scale being a mix of 2, 2.5 and 3 storeys in height. The proposed dwellings provide a mix of flats, maisonettes, terraced, semi-detached and detached properties.
- 2.4 The scheme has been amended several times to take account of comments received principally from the Urban Design Officer and Highways Officer. Consideration has also been given to onsite Public Open Space, drainage, and landscaping.
- 2.5 The application itself has been submitted with numerous technical documents, which include:
- Design and Access Statement
 - Statement of Community Involvement
 - Health Impact Assessment
 - Detailed Plans
 - Landscape Masterplan
 - Landscape Visual Impact Assessment
 - Flood Risk Assessment & Drainage Strategy
 - Transport Assessment
 - Travel Plan

- Access Appraisal
- Energy Statement
- Phase 1 & Phase 2 Ground Conditions
- Air Quality Impact Assessment
- Noise Impact Assessment
- Ecological Appraisal
- Bat Activity Survey
- Biodiversity Impact Assessment
- Arboricultural Survey and Impact Assessment
- Archaeology and Heritage Desk Based Assessment and Geophysical Survey.

2.6 The proposal complies with all Local Plan policy asks in terms of Affordable Housing, Public Open Space, Education contributions and Biodiversity Net Gain. All houses 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.

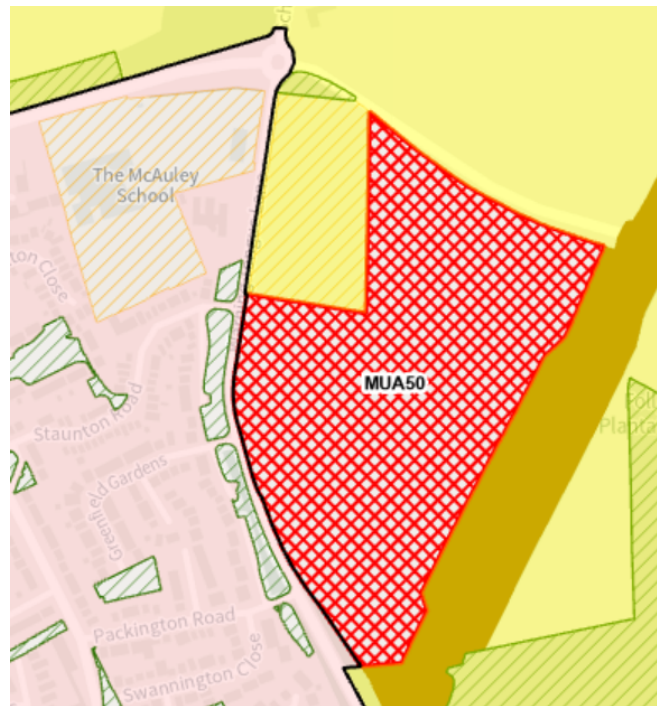
3.0 Site Description

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. MUA50. The allocation itself is larger and includes additional land outside of the application boundary to the west of the application site and to the south of the McAuley school playing field. This proposal represents the first submission for housing on this allocated site. Future planning applications will need to be assessed on the proposals individual merits. The wider allocation covers a total of 11.06Ha. However the application site only covers 6.27Ha (approx. 57% of the allocation site) but linkages between the two are incorporated through the proposed roads.

3.2 In general, the application site is located to the south of Doncaster Road (B1396), approximately 3.5 miles to the east of Doncaster City Centre. It is well located in relation to the city centre of Doncaster, with bus services towards Doncaster (west bound) and Finningley (east bound).

3.3 The application site is accessed from an entrance to the north via Doncaster Road, an adopted road which leads to Doncaster City Centre. The M18 is directly east of the application site, which lies beyond an existing mature treeline. The surrounding area is of mixed character. Both detached and semi-detached properties exist within the surrounding streets. The application site is also located within walking distance of 'The McAuley Catholic High School', which is located to the north of Warning Tongue Lane.

3.4 Land to the west of the application site is split into two separate fields, one (to the north) which has been used as playing fields for McAuley school and is 'washed over' by Countryside Policy Area and the rest currently arable land (to the south) which forms part of the wider housing allocation.



3.5 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 A formal request for an Environmental Impact Assessment (EIA) Screening Opinion was submitted to DMBC on 28 May 2021 (Ref: **21/01866/SCRE**). On 21 June 2021 it was confirmed by DMBC that:-

“It is therefore considered that, whilst the development is Schedule 2 development, it has been demonstrated that the proposed development will be unlikely to cause significant complex environment effects, and in this case, EIA is not required.”

4.2 The submitted planning application had regard to the details set out in the Screening Opinion, with a suite of requested documents being provided to support the submission of a planning application, which also complied with the Developer Requirements laid out in the Doncaster Local Plan for this allocated site.

4.3 A pre-application enquiry was later submitted to DMBC (Ref: **21/00774/PREAPP**) based upon a 193 dwelling residential scheme. The Case Officer requested that the layout be amended to provide greater pedestrian permeability through increased provision of footpaths on the site. In this context a circular walk has been added along the eastern edge of the development, as recommended, to ensure greater pedestrian permeability across the site. Further design comments related to the parts B and D of Policy 44 (Residential Design). The feedback predominantly related to the highways layout and driveways proposed, as well as suggestions with regard to the location of Public Open Space (POS).

5.0 Site Allocation

5.1 The site falls within an area allocated specifically for housing (Site Ref: MUA50) as defined by the Doncaster Local Plan (adopted in 2021).

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 47 reiterates that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.7 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.
- 5.8 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.
- 5.9 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.
- 5.10 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.
- 5.11 Paragraph 130 states planning decisions should, amongst other things, ensure developments will function well and add to the overall quality of the area, are visually attractive and optimise the potential of the site and are sympathetic to local character and history. Subsection 130 requires developments to be made safe, inclusive and accessible.
- 5.12 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.
- 5.13 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.

5.14 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.

5.15 Local Plan

5.16 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. The development plan for Doncaster includes the Doncaster Local Plan (adopted 23 September 2021).

5.17 The following Local Plan policies are the most relevant in this case:

5.18 Policy 5 Housing Allocations (Strategic Policy). The site forms part (the north-eastern parcel) of adopted Local Plan housing allocation MUA50 and as such the proposal is acceptable in principle subject to meeting the relevant requirements of Local Plan policies and the site specific Development Requirements set out in Local Plan Appendix 2 (p261-262).

5.19 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.

5.20 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.

5.21 Policy 16 seeks to consider the needs of cyclists within new developments.

5.22 Policy 28 deals with open space provision in new developments.

5.23 Policy 30 deals with the need to value biodiversity.

5.24 Policy 32 states that the design process should consider woodlands, trees and hedgerows.

5.25 Policy 39 Development Affecting Archaeology

5.26 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.

5.27 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.

5.28 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.

- 5.29 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.
- 5.30 Policy 55 deals with the need to mitigate any contamination on site.
- 5.31 Policy 56 requires the need for satisfactory drainage including the use of SuDS.
- 5.32 Policy 57 is with respect to Flood Risk Management.
- 5.33 Policy 58 deals with low carbon and renewable energy within new developments.
- 5.34 Policy 60 is with respect to Protecting and Enhancing Doncaster's Soil and Water Resources.
- 5.35 Policy 65 deals with developer contributions.

5.36 Other material planning considerations and guidance

- 5.37 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 first SPD in line with the Local Plan was adopted in September 2022 with respect to Biodiversity Net Gain. 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.
- 5.38 Neighbourhood Plan – there is no Neighbourhood Plan for this area.

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 Representations from 24 households have been received raising the following issues:

- Volume of traffic that will be generated and impact on the highway network
- Would make school crossings more dangerous
- Concern with proposed site access from the main road
- Flood risk
- Air quality impacts
- Lack of local amenities in the area (shops, schools, doctors etc.)

- Loss of farm land
- Concerns over the merging of Cantley with Branton
- Impacts from construction
- Lack of footpath provision for use of buses
- Noise pollution for new residents from the motorway
- Lack of drainage capacity (surface water/sewerage)
- Loss of Green Belt (NB – *the site is not allocated as Green Belt*)
- Impacts on wildlife (deer, badgers, rabbits, hedgehogs and Sparrowhawk)
- Will lead to an increase in crime
- Proposal is too dense
- Effects character, identity and social fabric of the local community
- Inadequate parking provision within the site
- Site notice not adequately displayed (NB 5 notices were placed around the site)
- Impacts neighbouring residents

6.3 Cantley with Branton Parish Council have stated the following:

The Parish Council have advised that they are neutral about the application proposal, however they have the following comments/concerns:-

- *Doncaster Road widened to make safer access;*
- *Additional traffic concerns;*
- *Lighting needs implementing onto the bridge for pedestrian access into village;*
- *Pedestrian access to village improved or a crossing on the road to get to path on the opposite side of the road/bridge;*
- *Parking on the estate is a concern – where will overspill cars go – specifically around the affordable housing area to the West of the Estate;*
- *Infrastructure to support the development - no additional amenities – Schools, Dentists, Doctors;*
- *Allocated parking is 1.75 per property – does this include garages and if so we feel this is inadequate;*
- *There is a Recreation ground and project in the Parish that needs developing and more so due to the expansion in the area. We would hope that the Section 106 would be directed towards the further development of the recreation ground within the Parish as well as road safety for pedestrians.*

7.0 **Relevant Consultations**

7.1 **CDC Highways DC** - No objections following numerous amendments to the layout/design – subject to conditions.

7.2 **CDC Ecology** – no objections. The scheme would attract a deficit of 2.685 units to be secured offsite in order for a minimum 10% net gain to be achieved. This will be secured through a section 106 agreement. In addition to this the onsite delivery of biodiversity units as proposed can be secured either via a condition or as part of a Biodiversity Net Gain plan within the section 106.

7.3 **Strategic Housing (Affordable Housing)** – The application complies with the Council's policy for Delivering the Necessary Range of Housing (Strategic Policy) in that it includes 43 affordable units, which equates to 23% of the total proposed. It is also part of a residential allocated site in the newly adopted Local Plan. This site sits

on the boundary of Branton and Bessacarr where demand and need for Affordable Housing in both settlements is very high; with the main requirements being for 2 bed bungalows, followed by 2 and 3 bed houses. This proposed planning application will provide 2 and 3 bed Houses; NDSS compliant and meet M4(2) and M4(3) specifications. The revised layout plan provides 24 x 2 bed Houses and 19 x 3 bed houses as affordable properties. These will need to be included in the S106 agreement, along with the trigger points.

The Local Plan policy requirement is 75% Rented and 25% Shared Ownership (S/O) equating to 32 Rented and 11 S/O. It is requested that the S/O units be mainly 2 bed houses and not physically joined to other tenures so they do not affect the long term maintenance and management.

- 7.4 **CDC Tree Officer** - No objections – subject to condition. Notes the hedgerow to be removed (and replaced) is acceptable.
- 7.5 **CDC Pollution Control (Contaminated Land)** - Have reviewed the following reports and raise no objections – subject to conditions.
- 7.6 **Natural England** – No objections.
- 7.7 **Highways Safety** – No objections. Any change of speed limit at the site frontage would need to be dealt with via the appropriate Traffic Regulation Order process.
- 7.8 **CDC Urban Design** - No objections following a number of amendments to the site plans and subject to conditions relate to landscaping, materials, provision of Public Open Space and securing the M42 and M43 houses. The house types now meet the requirements of Local Plan Policy 45 in terms of space standards, specifically Nationally Described Space Standards M42 / M43.
- 7.9 **SY Police Architectural Liaison Officer** - No objections, informative added re: secure by design.
- 7.10 **SY Archaeological Service (SYAS)** - No comments received (see below 'Archaeology').
- 7.11 **Environment Agency** - No objections. The site lies within an area designated as low (Flood Zone 1) risk and foul effluent is going to mains sewer.
- 7.12 **CDC Air Quality** – No objections, subject to conditions.
- 7.13 **SY Fire & Rescue** – Advises that the proposal is satisfactory in respect of Fire Service access to the new building, which should comply with the Building Regulations 2010, Approved Document B5 “Access and Facilities for the Fire Service.” South Yorkshire Fire and Rescue is keen to promote the benefits of sprinkler systems to protect lives, property and the environment. As such it is recommended that this is allowed for when determining the water supply requirements for the site. The above notwithstanding, if the proposal should become the subject of a Building Regulations application then detailed comments may be made at that time by SY Fire & Rescue.
- 7.14 **CDC Internal Drainage** - Initially objected due to lack of information and the unknown location of a watercourse. Following the submission of additional plans, surveys and information, the Drainage Team are satisfied that the proposal can be

adequately drained and have requested conditions for the construction and maintenance details to be provided.

- 7.15 **CDC Open Space** - The Design and Access Statement details that there is 20% open space on the site. Clarification has been sought on what this is comprised of. The requirement for this location, as per Policy 28 of the Local Plan is that 15% of the site is delivered as open space. This is achieved. With regards to the LEAP, the larger equipment proposed is fairly good and provides a variety of challenging play opportunities. The climbing net is substantial, as is the play unit which has a range of play features incorporated and the swing is interesting. The springers and roundabout is fairly standard but considering the site next door should be expanding on the play provision then in this case they are acceptable. What is lacking is informal play space such as a decent sized grass area for kickabouts etc. Again this could form part of the open space adjacent.
- 7.16 **Environmental Health** – No objections subject to a condition in relation to mitigating noise levels from the road traffic.
- 7.17 **CDC Transportation** – Following receipt of updated information, no objections subject to conditions and a s106 agreement for a Travel Bond.
- 7.18 **Planning Policy (Housing)** - The site forms part of adopted Local Plan housing allocation MUA50 and as such the proposal is acceptable in principle subject to meeting the relevant requirements of Local Plan policies and the site's specific Development Requirements set out in Local Plan Appendix 2 (p261-262). Care should be taken to ensure the proposal allows for successful integration of any later proposal for residential use of the remainder of the housing allocation.
- 7.19 **Planning Policy (Flooding)** - The site forms part of the adopted Local Plan housing allocations, therefore as part of flood risk management the site has been appraised and deemed to have passed a sequential test. Therefore, from a flooding perspective, no objections to this proposal and no further comments to make.
- 7.20 **Planning Policy (Minerals)** - The proposal is allocated in the Local Plan for housing (Ref: MUA50), therefore no mineral safeguarding response required.
- 7.21 **Waste Recycling** – No objections.
- 7.22 **Education** – Have advised that two schools are impacted – Hatchell Wood Primary Academy and Hall Cross Academy (secondary). To ensure capacity is accommodated, Education have advised a s106 is required for monies to be invested into these schools to allow future capacity to the amount of:
- Hatchell Wood - £659,178 (for 39 places)
 - Hall Cross – £651,558 (for 28 places)
- Total: £1,310,736
- 7.23 **Yorkshire Water** – No objections subject to conditions. Notes there is a water main crossing the site which has been avoided via the easement shown on the plans.
- 7.24 **Severn Trent Water** – no comments received.

7.25 **South Yorkshire Superfast Broadband** – No objections subject to condition.

7.26 **Public Rights of Way** – no comments received.

7.27 **National Highways** – initially recommend that planning permission not be granted for a specified period due to outstanding considerations in relation to the proximity of the development to the Strategic Road Network. The concerns initially raised were in relation to boundary treatments, noise and air quality impacts. These have all be addressed through consultation with the relevant departments and with mitigations secured through condition.

7.28 **CDC Area Manager** – No comments received.

7.29 **Doncaster East Drainage Board** – There are no catchments located within the application site – no objections.

7.30 **Public Health** – notes the following:

- Affordable Housing - Public Health welcomes the inclusion of Affordable Housing on this development. It is important to ensure the development meets the community's needs and aspirations by providing a diverse range of homes and mixed and balanced communities, to promote inclusivity across the site.
- Noise - Public Health notes that the application is in close proximity to major road networks, notably the M18 motorway. Noise pollution can have a detrimental effect on people's health and wellbeing and therefore we would wish to understand how the applicant proposes to mitigate this. Will defer to colleagues in Environmental Health regarding the noise impact assessment and the proposed mitigation measures (see 'Environmental Health comments').
- Sustainable Transport - Public Health welcomes the inclusion of cycle storage for each dwelling, and facilities should be situated in a suitable location with good natural surveillance and effective lighting to reduce the possibility of anti-social behaviour and crime. This is in accordance with policies 13, 16 and 17 of Doncaster's Local Plan.
- Access and Safety - Active travel should be encouraged by the provision of good quality paths that connect the development to existing infrastructure and local public transport links.
- Connectivity - It is important that this development links well with the neighbouring parcel of land. There are many benefits to considering the holistic impact of both sites on nearby communities. Public Health would welcome any further detail that can be provided on how this site will integrate with the neighbouring site, and how it will help social cohesion and community connectedness which are key elements to supporting residents' health and wellbeing.
- Open Space - Reiterates comments made by the Public Open Space Officer in relation to open space on site and the proposed LEAP. Further detail would be welcome about the open space provision on site, including a landscape management plan.

7.31 **SYLTE** – No comments received.

7.32 **Yorkshire Wildlife Trust** - Have reviewed the ecological survey information. It is noted that ornithological surveys have not been undertaken, and impacts to breeding birds will be avoided by precautionary measures during vegetation clearance works. However, as the land is arable it may support ground nesting species, and would expect to see an assessment undertaken to ascertain the baseline ornithological information, in order to identify impacts relating to habitat loss, not just killing and injury. A condition is recommended. Strongly advise that the scheme provides the required biodiversity net gain. After on-site options have been explored the potential for an off-site compensation area should be considered, in order to make up the shortfall in biodiversity net gain units.

7.33 **South Yorkshire Badger Group** – No comments received.

7.34 **Ward Member: Councillor Jane Cox** – Requested that the application be presented to the Planning Committee. Concerns have been raised by Councillor Jane Cox, specifically that Highways have not supported the application and I do not see that the local road network will be able to sustain this volume of extra traffic. The local amenities need looking at as they are not keeping up with the volume of house building within the Ward.

7.35 **Ward Member: Councillor Richard Allen Jones** – advised he would be looking at the proposal to see what measures would be needed to offset the much needed housing for Doncaster.

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. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

8.3 This report considers the proposal against the Development Plan (Doncaster Local Plan, Joint Waste Plan), the relevant sections of the NPPF and the National Planning Practice Guidance.

8.4 The main issues are:

- The acceptability of residential development
- The impact on the character of the area
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards
- The impact on the existing trees
- The impact on the ecology of the site

- Flooding and Drainage issues
- Financial contributions

8.5 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 or no

Principle of Development

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.

The site is allocated in the recently adopted Doncaster Local Plan (Sept 2021) for housing (Ref: MUA50: East of Warning Tongue Lane). The 'Developer Requirements' detailed in Appendix 2 (pages 261-2) of the Local Plan details the following matters need to be taken into detailed consideration:

- Archaeology – A desk- based assessment has been provided – outlining there is limited evidence of archaeological interest.
- Bio-diversity – An ecological appraisal and BNG calculation has been provided and is accepted.
- 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 need for a Travel Assessment and Travel Plan is required and has been submitted and is acceptable subject to conditions and the s106 agreement.
- Trees and Hedgerows need to be fully assessed – and have been considered and no objections raised.

Conformity with the Doncaster Local Plan allocation and requirements carries substantial weight in favour of the application.

Sustainability

8.7 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.

8.8 The application has been submitted with a Sustainability Statement by JSP Sustainability Ltd. This Statement seeks to highlight those measures that have been incorporated into the design of the development and will be incorporated into the build phase such that a sustainable community is delivered. The following topics are considered in detail:

- Material Selection – A requirement that timber products are sourced from suppliers who can adequately demonstrate and provide appropriate evidence that the supplied material is responsibly and legally procured from a sustainable source. In all instances, suppliers must present Chain of Custody or FSC certificates demonstrating compliance prior to the purchase of materials.
- Pollution Control During Construction
- Waste Management – minimising construction waste, use of recycled aggregates etc.
- Health & Well-being – natural light in properties, space, outdoor garden space, landscaped areas for recreation, cycling provision etc.
- Water Efficiency - Approved Document G of the Building Regulations requires each new home to achieve a water consumption rate of no more than 125 litres per person per day. Persimmon Homes proposes to incorporate low flow sanitary ware and eco-sanitary products into the design of each property to achieve a low water consumption rate.
- CO2 Emissions - Part L of the Building Regulations and following the conclusion of the Housing Standards Review, the Government has confirmed it will rely on a “Building Regulations only” approach to deliver sustainable homes. To this end Persimmon Homes will construct each home to a robust Fabric First specification which comfortably improves upon the minimum benchmarks of the Regulations.

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 the M18 to the east and south and Doncaster Road to the north. To the west is the remaining part of the allocated site, which will need to take account of this current proposal when submitted as a future planning application. 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.

- 8.11 Residential amenity has however been considered for the potential future occupiers of this development – in terms of separation distances and layout. All proposed properties are considered acceptable in terms of separation distances. The Council has published Transitional Developer Guidance (TDG, April 2022) but this is not an SPD, nor will it be adopted as one. It is guidance to inform developers, applicants and decision-makers about what should be considered when submitting and determining planning applications.
- 8.12 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.
- 8.13 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.
- 8.14 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.

Conclusion on Social Impacts.

- 8.15 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.
- 8.16 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.
- 8.17 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.
- 8.18 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.

8.19 ENVIRONMENTAL SUSTAINABILITY

Impact upon the character and appearance of the surrounding area

- 8.20 Concerns have been raised by neighbours that the proposal would be out of character with its surroundings due to its dense nature. Policies 41 and 44 of the Local Plan requires 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.
- 8.21 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. This is similar in

nature to the adjacent housing character to the east of Bessacarr and thus is in keeping. The most important relationship between this allocation and Bessacarr will be the remaining parcel of land to the west of the current planning application, which will be considered on its merits as, when and if submitted.

- 8.22 Concerns have also been raised by local residents that this proposal will lead to a merging of the settlements. The site has been ‘sustainability appraised’ as part of the Local Plan allocation process and the site has a clear defensible boundary comprising the M18 to the east and south, Doncaster Road to the north and Warning Tongue Lane to the west.
- 8.23 Importantly, the site provides much needed housing in a sustainable location – being the Main Urban Area of Doncaster. Any further housing proposal in this area will be to the west, as part of the remaining site for this allocation (Ref: MUA50). As such, the proposal will not lead to a coalescence of two settlements and instead is to be read as an expansion of the existing urban area up to the ‘defensible’ M18 network.
- 8.24 With respect to the housing design standards, Local Plan Policy 45 sets out a list of criteria A) to C) seeking to ensure that new housing proposals are designed to include sufficient space for the intended number of occupants. Criteria A) ensures that all homes are large enough for the intended number of occupants. All the proposed homes meet the requirements set out in the Nationally Described Space Standards. Criteria B) requiring provision of 65% of new homes on housing sites over 10 units to ensure that they can be easily adapted to meet existing and changing needs of residents, and Criteria C) which requires provision of wheelchair adaptable dwellings. The Council’s Urban Design Officer has commented that in this respect the house types are policy compliant and go above the requirements of Policy 45 in some instances. (See Appendix 4 for house types). 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.
- 8.25 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 thus is in accordance with Local Plan Policies 41 and 44 and carried moderate weight in support of the proposal.

Highways

Access/Road Layout/Parking

- 8.26 Access to the site will be provided via a new priority T-junction on the northern boundary of the site from B1396 Doncaster Road. Initial concerns from Highways Development Control in relation to a safe access and internal road layouts/parking have been addressed following amendments to the submitted plans - specifically site plan Revision Y, which is to be conditioned as an approved plan.
- 8.27 Policy 42 lists that 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 equalities of a successful place.

- 8.28 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."
- 8.29 In this case, no such harm has been identified and this weighs positively in favour of the application carrying moderate weight.

Highway Network

- 8.30 A Transport Assessment has been submitted and reviewed by the Transportation Team. The assessment has assessed junction capacity in the local area, which has carried out a 10-year future year assessment. This has demonstrated that the junctions will operate within capacity in the future year (2032) with the addition of the development and have spare capacity to accommodate for any further background growth. The Transportation Team raise no objection.

Location to services

- 8.31 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.

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
- 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;
- 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.

- 8.32 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.

- 8.33 A Travel Plan has been provided with the application, which details the strategy for a more sustainable development in terms of transport/access. Pedestrian facilities are located on the northern side of the B1396 Doncaster Road carriageway only. The continuous footway along the B1396 Doncaster Road facilitates pedestrian movement to the east (towards Branton) and to the west (towards Cantley and Bessacarr). Pedestrian routes to the north and south can be accessed approximately 270m northwest of the proposed site access location at the B1396 Cantley Lane / School Lane / B1396 Doncaster Road / Warning Tongue Lane roundabout. To the north of the roundabout, a continuous footway is provided along the eastern side of

School Lane; this facilitates pedestrian movement northwards towards Old Cantley. To the south of the roundabout, a continuous footway is provided along the western side of Warning Tongue Lane, which facilitates a pedestrian movement towards southern Bessacarr, Littleworth and Rossington.

- 8.34 It is noted that, although no formal pedestrian facilities are in place in the immediate vicinity of the site access on the southern side of the B1396 Doncaster Road, that as part of the development proposals new footways will be provided to increase pedestrian permeability into the site. Given the semi-rural nature of the site (particularly towards the east of the site) it is considered that many roads in the vicinity of the site are suitable for on-road cycling and cycle parking is provided within the development (secured through condition). In order to promote sustainable transport further, EV charging is also provided for in all the proposed houses.
- 8.35 The closest bus stops to the site are located on the B1396 Doncaster Road and the B1396 Cantley Lane, approximately 160m (westbound stop) and 300m (eastbound stop); both of which can be accessed in less than a 4-minute walk from the proposed site access location. Both stops benefit from a flag, pole and timetable information; whilst there is a shelter located at the westbound stop and a bus layby for eastbound services.



- 8.36 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.
- 8.37 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.
- 8.38 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 £131.70) x 1.1= £26,366.34 to be secured by S106 Agreement.

8.39 Section 9 (Promoting Sustainable Transport) of the NPPF goes into further detail on this core principle. 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
- 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.
- 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.

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

Flooding and Drainage

8.41 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 from main rivers. The Environment Agency, Council Drainage Team, Yorkshire Water, Severn Trent Water and the Drainage Board have all been consulted and none raise any objections.

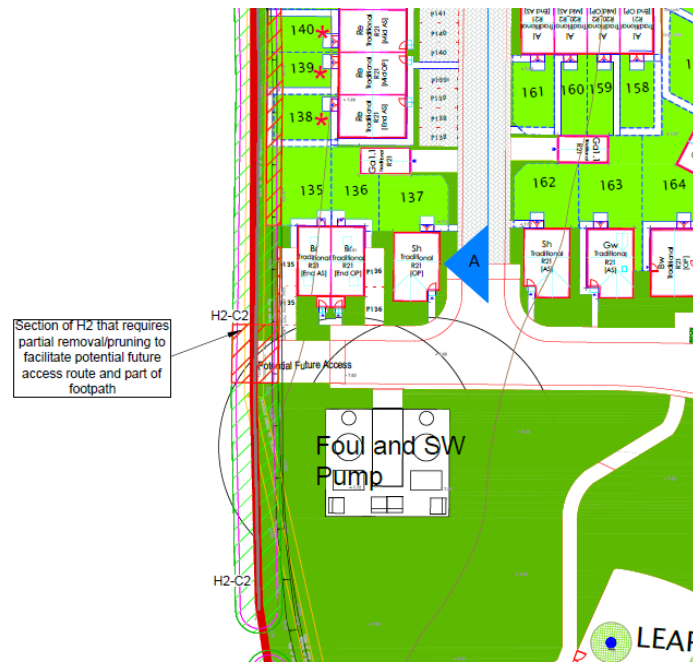
8.42 Doncaster's Drainage team having been consulted have commented on the full drainage information that has been submitted. The Drainage Team did raise concerns over an unidentified water course to the northeast boundary of the site, the applicant subsequently undertook further survey works. The survey works showed that there was no watercourse in that location. The proposed attenuation basin would be located on the main area of open space, life rings and signs would be provided but the outfall rate achieved means the basin would not be full often or for long periods of time. The attenuation basin would be 5m away from the footpath and 7m from the road, whilst this is less than 10m advised by the Drainage Team, it is considered acceptable as the highway will be adopted and the attenuation basin will be adopted by Yorkshire Water; resulting in both being maintained by statutory bodies and will not be maintained by future residents. To the north of the site on Doncaster Road there is a highway culvert drainage, again this drain is solely within the ownership of the Council and is maintained by the Highways Team, therefore meaning that it is not within riparian ownership and would not likely lead to subsidence or maintenance issues. Highways Network Management and Yorkshire Water have not objected to the proposal. The Drainage Team have concluded that the proposal can be satisfactorily drained, with suitable methods. Finer details relating to construction and management of the systems are to be secured via condition. The proposed Drainage Strategy is considered to accord with Policy 56 of the Local Plan.

Trees and Landscaping

- 8.43 An Arboricultural Impact Assessment (AIA) has been prepared for the site by Quants Environmental Ltd. This involved a tree survey of the site in accordance with BS5837:2012.
- 8.44 The trees included within this survey comprise 3 tree groups and 2 hedge groups:
- 2 tree groups were classified as BS5837:2012 Category B.
 - 1 tree group was classified as BS5837:2012 Category C.
 - 2 hedge groups were classified as BS5837:2012 Category C.
- 8.45 One Sycamore tree requires removal to facilitate the proposed site access.



- 8.46 The tree is a small category C2 Sycamore tree that is separate from the main tree group. The tree is considered to be of low arboricultural and landscape value.
- 8.47 A hedgerow requires partial removal/pruning across 5 different parts of the hedge along the western boundary. The largest section of hedge that requires partial removal/pruning is along the eastern face of the hedge along the northern section. This is to facilitate the proposed landscape plan along the western application area boundary as well as to give clearance to multiple proposed rear garden areas which share the boundary. Further sections that require partial removal/pruning are to facilitate potential future access and for footpath clearance. Both areas are minimal and make up a minimal part of the total hedge.



- 8.48 The Tree Officer notes that the hedgerow fronting onto Doncaster Road 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. A condition is proposed to secure a scheme of landscaping for the replacement hedge and more generally across the site.
- 8.49 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 relatively minor loss of a Category C tree at the proposed site access, with some hedgerow trimming/limited removal and replacement along Doncaster Road in order to facilitate site access and boundary treatments is judged, on balance, to be acceptable and in accordance with Local Plan Policies 32 and 33.

Ecology and Wildlife

- 8.50 An Ecological Appraisal of the site has been undertaken by FPCR (dated Oct 2021), which assessed the site for Bats, statutory designated sites, non-statutory designated sites (Local Wildlife Sites), a summary of 'relevant species records' and also carried out a hedgerow survey.
- 8.51 The report identifies a number of potential ecological enhancements, which include an increase of habitat and species diversity throughout the site through the enhancement of retained habitats and creation of new green space. Whilst these will provide inherent enhancements, they will also provide new foraging habitat, corridors of movement and places of rest or shelter for a wide range of faunal species. Further enhancements have also been recommended through the provision of a range of new bird and bat boxes.
- 8.52 The report findings have been assessed by the Planning Ecologist, who advises that the overall quality of the ecological survey information is good with a professional approach taken to implementation. Bat transects were only undertaken during summer and autumn whereas current guidance is for a spring survey also. However the justification at 3.17 of the Bat Report (FPCR, October 2021) is **Satisfactory** taking into account the study returns and the results of the two surveys carried out. The

potential loss of farmland birds has been assessed and it is advised that a more substantial habitat buffer zone on the western boundary, particularly the southern part, could form part of a more substantial wildlife zone.

- 8.53 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 is now 2.685 units. The on-site biodiversity net gain can be conditioned to ensure delivery. The off-site deficit is to be secured through a s106 agreement. As a result there are no objections on ecological grounds subject to a condition in relation to a 30 year Management and Monitoring Plan for proposed onsite habitats. On the basis of the imposition of this condition and the s106 agreement, the proposal is considered to be compliant with the requirements of Policy 30 of the Local Plan together with paragraph 174 of the NPPF.

Pollution issues

Contaminated Land

- 8.54 Submitted with the application are two reports:

- PHASE 1, GEOTECHNICAL AND GEO-ENVIRONMENTAL, SITE INVESTIGATION DONCASTER ROAD/WARNING TONGUE LANE, CANTLEY. Eastwood & Partners, Issue 1. 45156- 001. June 2020
- PHASE 2. GEOTECHNICAL AND GEO-ENVIRONMENTAL, SITE INVESTIGATION DONCASTER ROAD/WARNING TONGUE LANE, CANTLEY. Eastwood & Partners, Issue 2. 45156-003 May 2021

- 8.55 Pollution Control advise that the site has been subject to an appropriate risk assessment. The phase 2 report concludes no remedial measures are required, which is agreed. Soils on site are suitable for reuse.

- 8.56 A small shard of asbestos containing material was identified on the northern boundary. In light of this, as a precautionary measure, conditions have been recommended. The proposal however accords with Local Plan Policy 54 having assessed the potential for ground pollution.

Noise

- 8.57 A Noise Impact Assessment (NIA) has been submitted with the application, undertaken by Environmental Noise Solutions Ltd., who are accredited as part of the Association of Noise Consultants. The objectives of the noise impact assessment were to:

- Determine external noise levels at the application site
- Assess the potential impact of the external noise climate on the proposed residential development with reference to relevant guidelines
- Provide recommendations for a scheme of sound attenuation works, as necessary, to protect future occupants of the proposed residential development from a loss of amenity due to noise

8.58 The report notes that the application site is bound by the M18 motorway to the south east, the B1396 Doncaster Road to the north east, and open agricultural fields to the west. The noise environment at the application site is due to road traffic on the M18 and (at the northern boundary) the B1396 Doncaster Road. In order to establish external noise levels at the application site, a baseline noise survey was undertaken with five noise monitoring positions being chosen.

8.59 The National Planning Policy Framework (NPPF) was updated in July 2021 and sets out the Government's planning policies for England and how these are expected to be applied. Where issues of noise impact are concerned the NPPF provides guidance in paragraph 174, where it states that planning policies and decisions should contribute to and enhance the natural and local environment by:

'preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of.....noise pollution'.

8.60 Paragraph 185 of the NPPF advises that:

'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. In doing so they should.....mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life'.

8.61 Utilising the findings of the NIA, noise mitigation measures for the properties closest to the road networks (M18 and Doncaster Road) are proposed, which comprises a scheme of sound attenuation works (enhanced glazing/ventilation and boundary treatments) in order to protect the proposed residential development from the ambient noise climate.

8.62 The Environmental Health Officer having considered the findings and having requested clarification on how and to what level the proposed mitigation will alleviate any noise impact has advised that the minimum glazing reduction can be achieved but given no manufactures details have been provided it is best dealt with via a condition. A condition has been proposed to ensure a scheme of noise mitigation is installed and maintained prior to occupation of the new dwellings. Accordingly, the mitigation measures will ensure that the proposal does not put the proposed properties at risk from unacceptable noise pollution and is therefore in accordance with the NPPF and Local Plan Policy 54.

Air Quality

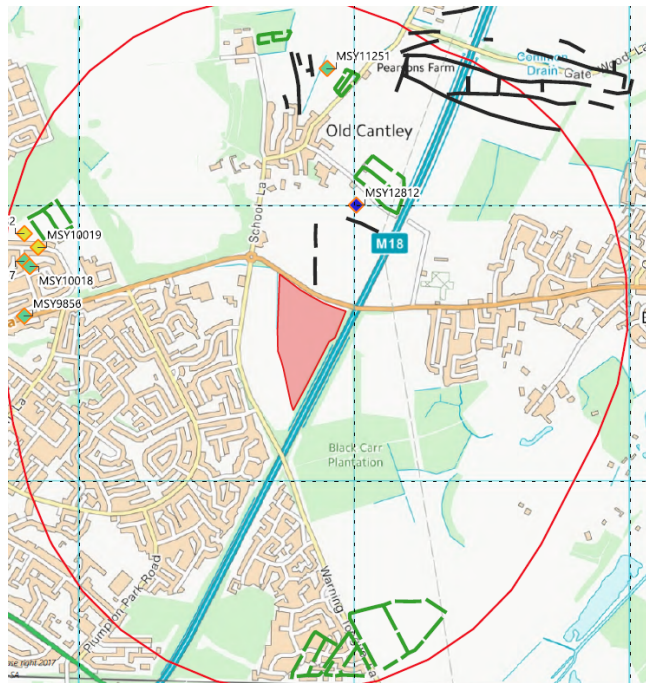
8.63 Having reviewed the Air Quality Assessment (AQA) provided by Redmore Environmental, the Air Quality Officer advises that the submitted AQA follows standard methodology, uses information from recognised sources, and considers relevant receptors. Consequently, the conclusions of the assessment are accepted with a high degree of confidence and there are no concerns about the proposal and the extant air quality regulations. The officer welcomes the provision of charging points for electric vehicles and the travel plan objectives. The proposal is therefore in accordance with Doncaster Local Plan Policy 54.

Loss of Agricultural Land

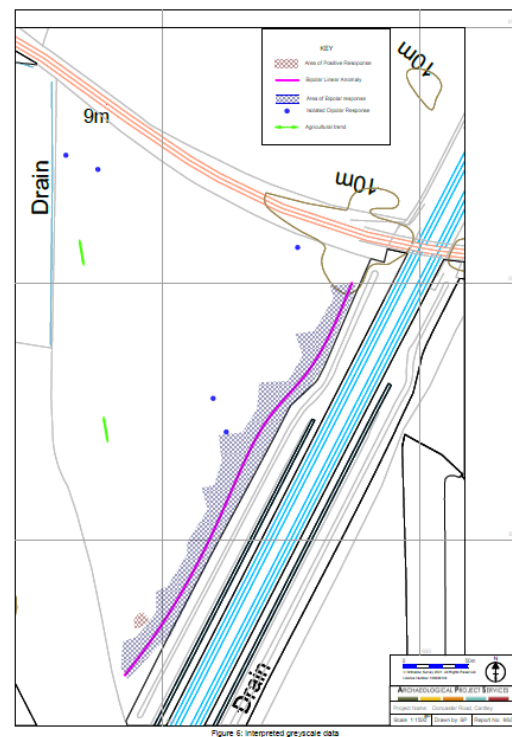
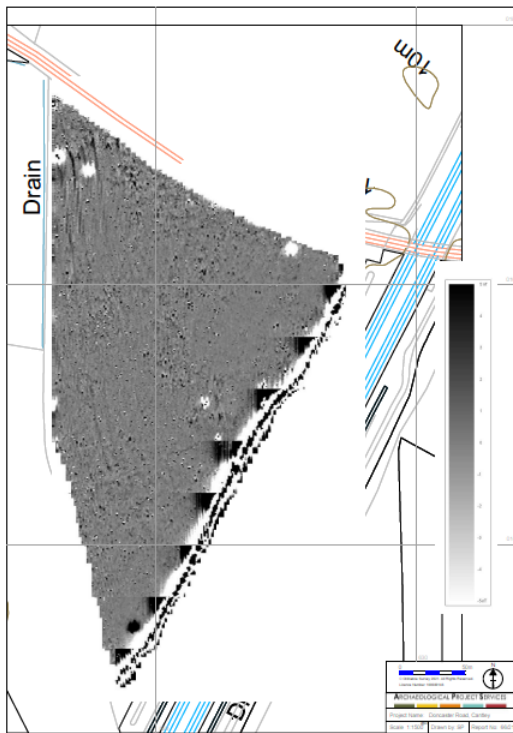
- 8.64 Soil mapping of the area ([Magic Map Application \(defra.gov.uk\)](https://defra.gov.uk)) confirms that the soils for this area are classed as Grade 3. Soils are classified from Grade 1 to 5 with Grade 1 and 2 being deemed to be the best and most versatile soils. Grade 3 soils have limitations 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.
- 8.65 Policy 60 of the Doncaster Local Plan (Protecting and Enhancing Doncaster's Soil and Water Resources Proposals) 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).
- 8.66 The site is an allocated site and the Grade of the soil 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. Furthermore, this site has been fully appraised through the local plan allocation process and which has been tested through the Examination in Public, which deemed the allocation acceptable.

Archaeology

- 8.67 As part of the application submission an Archaeological Desk based Assessment (ADBA) and the results of a Geophysical Survey (GS) have been submitted. South Yorkshire Archaeology Service (SYAS) have been consulted but no comments have been received.
- 8.68 In general, the ADBA reveals the site to have some potential for archaeological interest due to aerial photographic evidence and find spot reporting to the Sites and Monuments Record:



8.69 In order to investigate the potential highlighted from the ADBA further, a GS has been carried out to explore the potential for surviving sub surface features. This has, however, revealed little evidence:



8.70 Accordingly, given the low archaeological potential and with no response from SYAS on the application submission, there is considered to be limited/no impact on archaeological remains and no condition is required. The proposal has therefore been undertaken with the approach detailed in Doncaster Local Plan Policy 39.

Conclusion on Environmental Issues

8.71 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.

- 8.72 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 or a S106 contribution. As such, moderate weight can be attached to this in favour of the development through the achievement of BNG predominantly onsite, EV charging point integration and cycle parking provision.
- 8.73 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.
- 8.74 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 access provided to the remaining part of the allocation site. Consequently, the impact of the development on the appearance of the surrounding area is considered to weigh neutrally.
- 8.75 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. Following construction, the noise from the adjacent M18 strategic road network has been assessed and found to be acceptable subject to the mitigation, to be secured through planning conditions.

ECONOMIC SUSTAINABILITY

- 8.76 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

- 8.77 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.
- 8.78 Whilst the economic benefit of the proposal is slight and afforded only limited weight, it does not harm the wider economy of the borough and for that reason weighs in favour of the development.

Planning Obligations

- 8.79 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.
- 8.80 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.

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

- 8.82 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).’

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

Affordable Housing

- 8.84 To accord with policy 7 of the Local Plan, the scheme should provide 23% on site affordable housing, as more than 15 dwellings are proposed there is a policy requirement to provide affordable housing. The full provision of Affordable Housing is being provided and will be safeguarded through the s106 agreement.

Public Open Space

- 8.85 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 15% of the land value, which is achieved on site via the legal agreement and the management and maintenance of this space is to be via an appointed Management Company.

Education

- 8.86 The Council’s Education team were consulted and have advised that there are likely to be impacts on place provision at the two local schools:

- Hatchell Wood Primary Academy; and

- Hall Cross Academy (secondary).

8.87 To ensure capacity is accommodated, Education have advised via their methodology that a s106 is required for monies to be invested into these schools to allow future capacity to be accommodated to the amount of:

- Hatchell Wood - £659,178 (for 39 places)
- Hall Cross – £651,558 (for 28 places)

Total: £1,310,736

Biodiversity Net Gain

8.88 The Council's Ecologist was consulted and a deficit of 2.685 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. A financial contribution is required, the payment would equate to **£67,125**.

Travel Bond

8.89 A Travel Bond amounting to **£26,366.34** is required to ensure Travel Plan targets are achieved.

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 safeguard neighbouring and proposed properties through appropriate separation distances and this weighs significantly in favour of 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) **23% Affordable Housing units to be provided**
- b) **Education contribution of £1,310,736 to be provided towards Hatchell Wood Primary (£659,178 for 39 places) and Hall Cross Secondary (£651,558 for 28 places).**
- c) **Biodiversity Net Gain off-setting scheme or contribution for remaining 'units' of 2.685**
- d) **Travel Bond of £26,366.34**
- e) **The management and maintenance of the public open space via an appointed Management Company.**

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. 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 Layout 703_A01_01 Site Layout Rev Z
Materials Plan 703_A01_06_01 Materials Plan Rev E
Site Sections 703_A01_05_01 Site Sections Rev E
Street Scenes 703_A01_05_02 Street Scenes Rev E
EV Charging Plan 703_A01_14_04 EV Charging Rev D
Character Area Plan 703_A01_06_02 Character Area Plan Rev E
Building Height Plan 703_A01_14_6 Building Heights Plan Rev C
Boundary Details SD.04 Rev B
Landscaping 9570 Figure 9 Green Infrastructure - Rev G
LEAP DesignR-2624-1A Play Area 200@A2
Trim Trail Plan Trim Trail Warning Tongue Lane - CAS-206028-N0Y3Y7 - 2D - REV C
POS coverage REV A
Substation Details 703_A01_14_03

House Types

Ashdown An_MA_End_R21 - 901 Rev A
An_MA_End_R21 - 903 Rev A

Ashdown Corner AnC_MA_End_R21 - 901
AnC_MA_End_R21 - 903 Rev A

Barnwood Bw_MA_Det_R21 - 901 Rev C
Bw_MA_Det_R21 - 903 Rev B

Brampton Bt_MA_Det_R21 - 901
Bt_MA_Det_R21 - 903

Braunton Br_MA_Mid_R21- 901 Rev B
Br_MA_Mid_R21- 903

Danbury Da_MA_End_R21 - 901
Da_MA_End_R21 - 903 Rev A
Da_MA_Mid_R21 - 901
Da_MA_Mid_R21 - 903 Rev A

Deepdale Dp_MA_End_R21 - 901 Rev A
Dp_MA_End_R21 - 903 Rev A

Delamere De_MA_Det_R21 - 901
De_MA_Det_R21 - 903
De_MA_End_R21 - 901
De_MA_End_R1 - 903

Galloway Ga_MA_Sem_R21 - 901 Rev B
Ga_MA_Sem_R21 - 903 Rev B

Galloway DT Ga_MA_Dt_Det_R21 - 901 Rev B
Ga_MA_Dt_Det_R21 - 903 Rev B

Greenwood Gw_MA_Det_R21 - 901 Rev B
Gw_MA_Det_R21 - 903 Rev A

Greenwood Corner GwC_MA_Det_R21 - 901 Rev A
GwC_MA_Det_R21 - 903

Haldon Hd165_MA_End_Trad_R21 - 901
Hd165_MA_End_Trad_R21 - 903
Hd_MA_Mid_Trad_R21- 901
H d_MA_Mid_Trad_R21- 903

M4(3) M4(3)_End_R21 - 901

Rendlesham Re_MA_end-R21 - 901
Re_MA_end-R21 - 903
Re_MA_Mid_R21 - 901
Re_MA_Mid_R21 - 903 Rev A

Rivington Ri_MA_Det_R21 - 901 Rev B

Ri_MA_Det_R21 - 903 Rev A

Saunton Sa_MA_End_R21 - 901 Rev B
Sa_MA_End_R21 - 903 Rev B

Selwood Se_MA_Det_R21 - 901 Rev A
Se_MA_Det_R21 - 903 Rev B

Sherwood Sh_MA_Det_R21 - 901 Rev A
Sh_MA_Det_R21 - 903 Rev A

Stapleford Sf_Tri_Trad_R21 - 901
Sf_Tri_Trad_R21 - 902

REASON

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

03. No development shall take place on the site until a detailed hard and soft landscape scheme based on the proposed site plan (drawing 9570 Figure 9 Green Infrastructure - Rev G) 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 POS. Additionally the hard landscaping scheme shall include details of safety signs and life rings for the SUDs scheme agreed including maintenance and management details, the safety signs and life rings shall be retained for the lifetime of the development and if damaged or removed shall be replaced. 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, 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, unless the local planning authority gives its written approval to any variation.

REASON

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

04. 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 up to 89, 92 to 96, 100 up to 187 must meet Part M4(2) 'accessible and adaptable dwellings'.

Plots 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, must meet Part M4(3) 'wheelchair adaptable dwellings'.

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.

REASON

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

05. Prior to the commencement of development and the signing of any S38 agreement, 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.

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 should 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>

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 tree's within the adoptable public highway and avoid any potential design conflicts with utilities to meet Local Plan Policy 48.

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, unless the local planning authority gives its written approval to any variation. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

REASON:

To ensure that all trees are protected from damage during construction in accordance with in accordance with Local Plan Policy 32.

07. 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

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

08. 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.

09. 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.

10. 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.

11. 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.

12. 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 approved by the Local Planning Authority.
REASON
In the interest of satisfactory and sustainable drainage
13. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.
REASON
To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network
14. No development shall take place until details of the proposed means of disposal of foul water drainage for the whole site, including details of any balancing works, off-site works and phasing of the necessary infrastructure, have been submitted to and approved by the local planning authority. If sewage pumping is required from any part of the site, the peak pumped foul water discharge must not exceed 6.7 (six point seven) litres per second. Furthermore, unless otherwise approved in writing by the local planning authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.
REASON
To ensure that no foul water discharges take place until proper provision has been made for their disposal.
15. 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.
16. The development hereby permitted must be carried out and completed entirely in accordance with the submitted Travel Plan. The measures set out in the Travel Plan shall be implemented by the developer and/or Travel Plan Co-Ordinator in accordance with the approved details and timescales.
REASON
To promote the use of sustainable methods of transport as required by Policy 13 of the Local Plan.

17. Development shall not begin until a scheme for protecting residents in the proposed dwellings from noise from road traffic has been submitted to and approved in writing by the local planning authority. The scheme shall be in accordance with the recommendation set out in the noise impact assessment reference NIA/9159/20/9113/v2/Warning Tongue Lane, submitted in support of 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. 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.
Two types of bat Photographic evidence showing implementation of the measures shall be submitted to the local planning authority.
10 Schwegler 1F bat tube,(or similar good for a wide range of bat species.
10 Istock bat brick B (or similar), as above, good for a wide range of bat specie
10 swift box of the Vivara Pro Woodstone type or similar, to be located on the northern aspect of the building above 5m on walls away from trees.
REASON
To ensure the ecological interests of the site are maintained in accordance with Local Plan policy 29

19. 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 provided 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.

20. Prior to commencement of development in 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.; 9.00am to 1.00pm Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays unless agreed by the planning Authority in advance;
 - (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 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.

21. 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.

22. 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.

23. Detailed engineering drawings for the section of highway to be adopted including footways shall be submitted for inspection and approved in writing by the Local Highway Authority before works commence on site. 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.

24. 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.

25. 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.

26. Prior to commencement of above ground works, details shall be submitted to and approved in writing by the local planning authority that shall include a plan indicating the positions, design, materials, height, and type of boundary treatment to be erected on site, including any gates. The details as approved shall be completed before the occupation of any buildings on site.

REASON

To ensure the satisfactory appearance of the development.

27. None of the dwellings hereby approved shall be occupied until a highway improvement to create crossing points on the B1396 for the right turn into the development has been fully implemented in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority.

REASON

To facilitate the movement of traffic generated by the development in the interests of highway safety having regard to Policy 42 of the Local Plan.

28. Within 1 month of the installation of the play equipment, the applicant shall provide the council with a copy of the post installation inspection certificate certifying the play equipment meets with European standards EN1176 and EN177. The inspection must be carried out by an independent RPII (Register of Play Equipment Safety Inspectors International) registered Playground Equipment Inspector, who is suitably experienced and trained for the task.

REASON

To ensure all equipped play areas meet with the relevant safety standards and are safe and accessible.

29. Notwithstanding the approved Site Layout Plan Dwg Ref: 703_A01_01 Site Layout Rev Z and prior to commencement of the relevant works, full details of the design of the pumping station, including all materials and boundary treatments shall be submitted and agreed in writing with the Local Planning Authority. This shall include details of the vehicular access to the pumping station.

REASON

In the interests of highway and pedestrian safety in accordance with Local Plan Policy 13.

30. 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.

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.

31. Unless otherwise approved in writing by the Local Planning Authority, 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.

32. 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).

Informatives

01. **INFORMATIVE**
The applicants attention is drawn to the South Yorkshire Fire and Rescue Service comments which states that: Access is to be in accordance with Approved Document b Volume 2 Part B5 Section 16.2 16.11 and Table 20. Pumping appliances in South Yorkshire will weigh 26 tonnes. Table 20 references to pumping appliances should be read as 26 tonnes.

02. **INFORMATIVE**
The applicant is advised to seek to implement security measures into the development in order to achieve the 'Secured By Design' accreditation from South Yorkshire Police.

03. **INFORMATIVE**
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>

04.

INFORMATIVE

The developer shall consider incorporating all possible sustainability features into the design of the proposed development.

05.

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.

06.

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.

07. 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.

REASON

To comply with current planning legislation - National Planning Policy Framework.

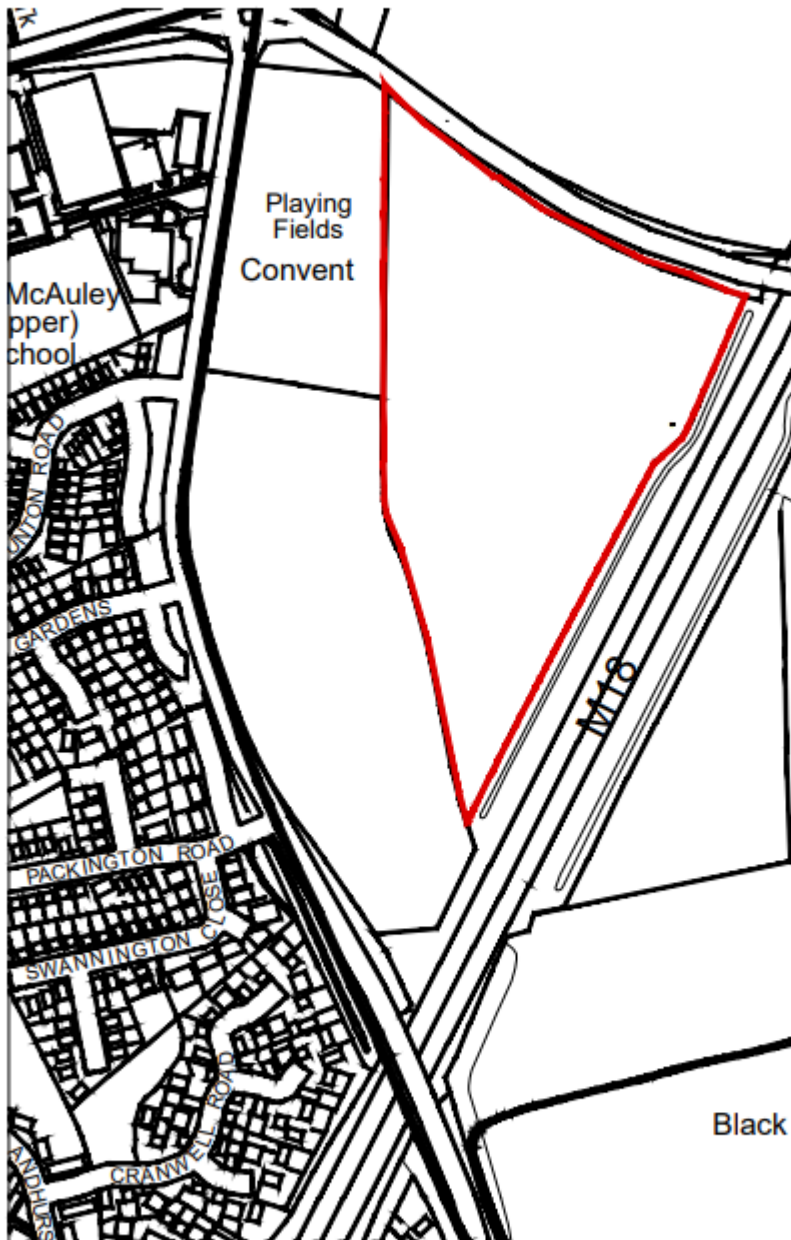
08. **INFORMATIVE**
Condition 04 - This condition may be partially discharged by the submission and approval of Completion Certificates for individual plots during a site build out. This condition will be fully discharged upon receipt of satisfactory Completion Certificates for all the above plots.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Urban Design and Highways Amendments
- Public Open Space Amendments
- Further Ecological Reports
- Further Drainage Surveys and Amendments

Appendix 1 – location plan



PERSIMMON
Residential, Regeneration, Commercial
01203 841111
www.persimmon.co.uk

Warring Tongue Lane

Site Location Plan

2021	11200041	JW	-
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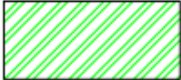
Appendix2 – Site Plan

Larger image of legend on the site plan

703 - Warning Tongue Lane (Cantley) Rev Y													
R21 Schedule of Accommodation													
House Type	Abbreviation	SQH	SQM	Configuration	No Storage	NSS Bed	NSS SQm Area	NSS Comp	MN2 Comp	Garage Configuration	No. Units Total	Floor Area Site SQM	% Mix
OPEN MARKET													
Permitted													
Haddon (Mid)	Hd	772	767	Semi Detached/Terrace	2	2	58	Y	Y	18 Spaces	4	3,089	2%
Haddon (End)	Hd	772	767	Semi Detached/Terrace	2	2	58	Y	Y	18 Spaces	6	6,176	4%
Dunbar (Mid)	Du	88	76.4	Semi Detached/Terrace	2	2	24.4	Y	Y	2 Spaces	5	4,085	3%
Dunbar (End)	Du	88	76.4	Semi Detached/Terrace	2	2	24.4	Y	Y	2 Spaces	20	6,220	4%
Stapleford SP	Sp	878	823	Tri-Maisonette	3	1	81.7	Y	Y	2 Spaces	2	1,740	1%
Stapleford PP	Sp	892	80.4	Tri-Maisonette	3	1	80.2	Y	Y	2 Spaces	2	1,988	1%
Stapleford SP	Sp	708	88.8	Tri-Maisonette	3	2	84.8	Y	Y	2 Spaces	2	1,480	1%
Delamare (Semi)	De	824	88.8	Semi Detached	2	2	84.1	Y	Y	2 Spaces	6	5,944	3%
Delamare (Semi)	De	830	82.3	Semi Detached	2	2	80.8	Y	Y	Integral 6 x 2 plus space	14	11,262	7%
Delamare (Det)	De	830	82.3	Detached	2	2	80.8	Y	Y	Integral 6 x 2 plus space	2	1,988	1%
Draydale	Dp	827	82.4	Semi Detached	2	2	81.1	Y	Y	2 Spaces	4	3,548	2%
Saunton (End)	Se	1828	86.2	Semi Detached/Terrace	2.5	3	82.2	Y	Y	2 Spaces	12	12,420	8%
Newton (Mid)	Nw	1842	86.8	Semi Detached/Terrace	2.5	3	86	Y	Y	2 Spaces	5	5,278	3%
Newton	Nw	868	86.8	Detached	2	2	89.1	Y	Y	2 Spaces	5	4,840	3%
Blarwood	Bw	1812	84.1	Detached	2	2	82.1	Y	Y	2 Spaces	6	6,182	4%
Belong DT	BwDT	1802	82.4	Detached	2	4	87	Y	Y	2 Spaces	2	1,288	1%
Pivington	Pi	1894	80.7	Detached	2	2	80.8	Y	Y	Integral 6 x 2 plus space	5	5,470	3%
Greenwood	Gr	1221	81.5	Detached	2.5	4	112	Y	Y	Garage 6 x 2 plus space	4	4,884	3%
Greenwood C	GrC	1221	81.5	Detached	2.5	4	112	Y	Y	Garage 6 x 2 plus space	6	5,790	4%
Delwood	Dw	1276	88.6	Detached	2	4	87.3	Y	Y	Integral 6 x 2 plus space	6	7,056	4%
Draxton	Dr	1288	87.8	Detached	2	4	85.8	Y	Y	Garage 6 x 2 plus space	3	6,204	4%
Arklowen	Ar	1122	84.7	Detached	2	4	85.8	Y	Y	Garage 6 x 2 plus space	1	1,127	1%
Arklowen C	ArC	1122	84.7	Detached	2	4	85.8	Y	Y	Garage 6 x 2 plus space	1	1,127	1%
TOTAL											44	141,511	77%
Affordable													
Haddon (Mid)	Hd	772	767	Semi Detached/Terrace	2	2	70.8	Y	Y	18 Spaces	6	4,832	3%
Haddon (End)	Hd	772	767	Semi Detached/Terrace	2	2	70.8	Y	Y	18 Spaces	8	6,176	4%
Brooktham (Mid)	Bw	822	88.8	Semi Detached/Terrace	2	2	84.7	Y	Y	2 Spaces	5	4,688	3%
Brooktham (End)	Bw	822	88.8	Semi Detached/Terrace	2	2	84.7	Y	Y	2 Spaces	14	12,922	7%
2 Bed House (Mk3)	Mk3	892	91.7	Semi Detached/Terrace	2	2	80.8	Y	Y	18 Spaces	10	8,520	5%
TOTAL											43	38,218	23%
TOTAL Developments											87	179,729	100%

Appendix 3: Public Open Space



 **USABLE POS AREA**
 (0.878 HECTARES = 13.94%)

 **SECONDARY AMENITY SPACE**
 (0.190 HECTARES = 3.01%)

POI lines in red/brown and water boundary in blue. POI area around pump station included and path around fence added.



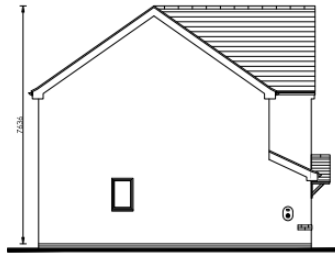
Warrington Park Lane

Appendix 4 – House Types

Rivington



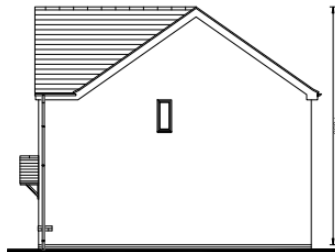
Front Elevation
scale 1:100



Side Elevation
scale 1:100



Rear Elevation
scale 1:100

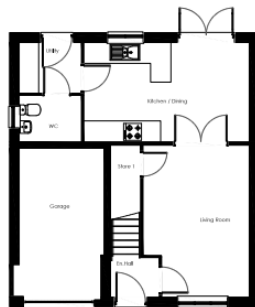


Side Elevation
scale 1:100

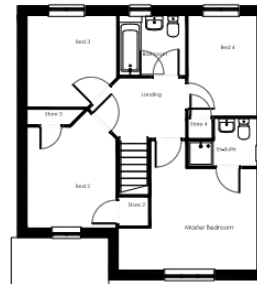


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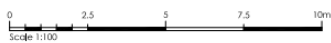
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Revision # Proposed Elevation - Traditional	Date 11.06.2021	Scale 1:100 @ A3	Drawn GdD
Revision # Construction	Date -	Scale -	Drawn -
	Project # RLMA_Det_R21		Room # - 903



Ground Floor Plan
scale 1:100



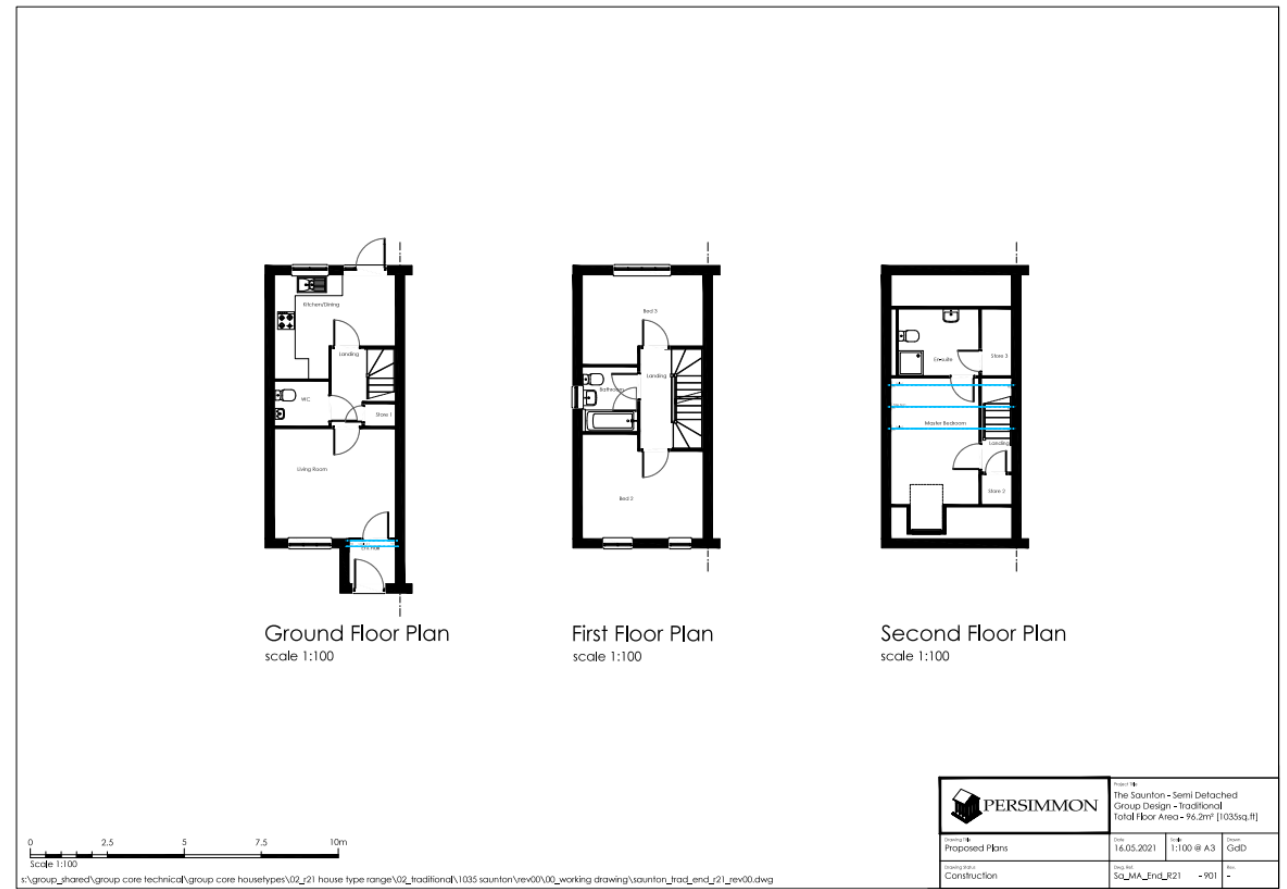
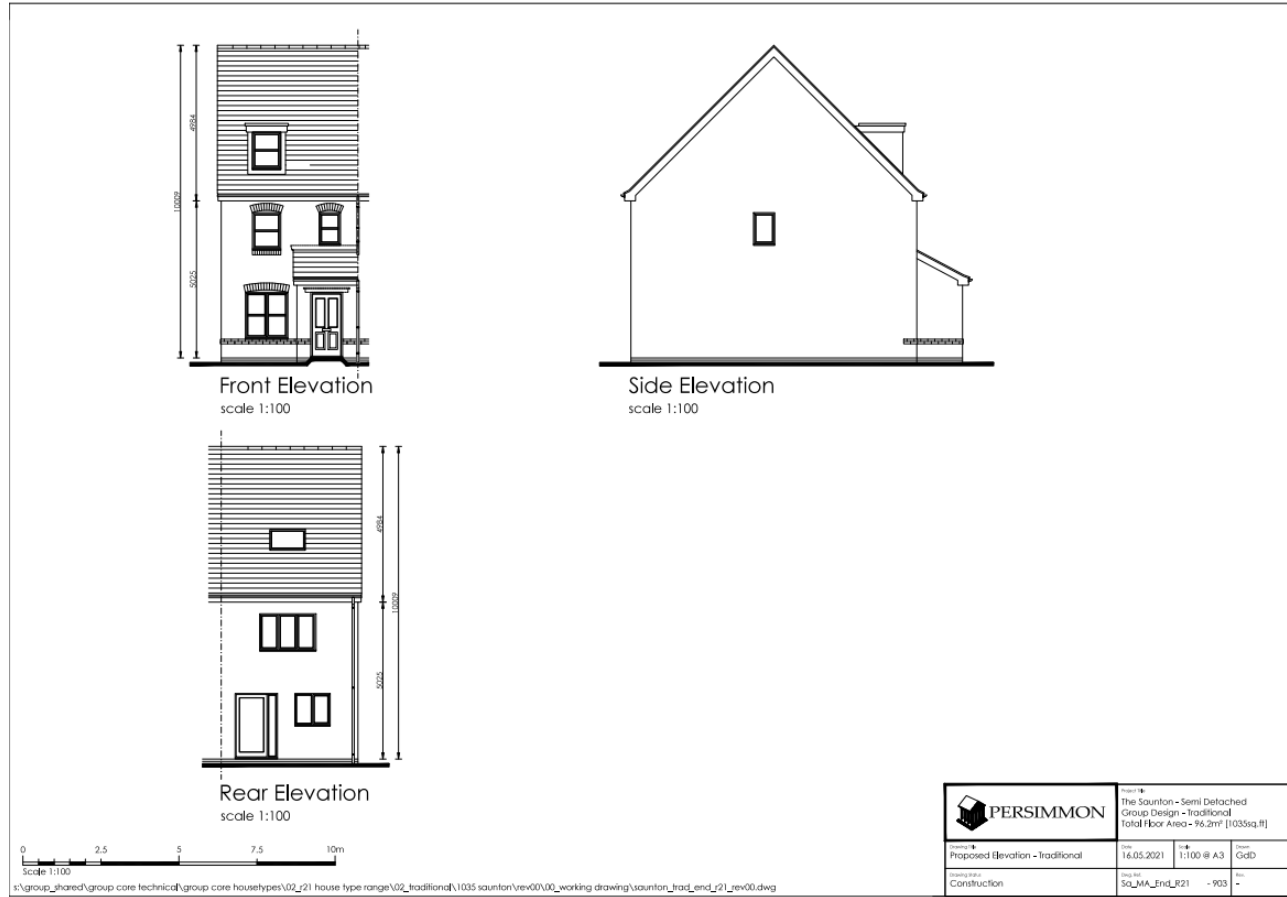
First Floor Plan
scale 1:100



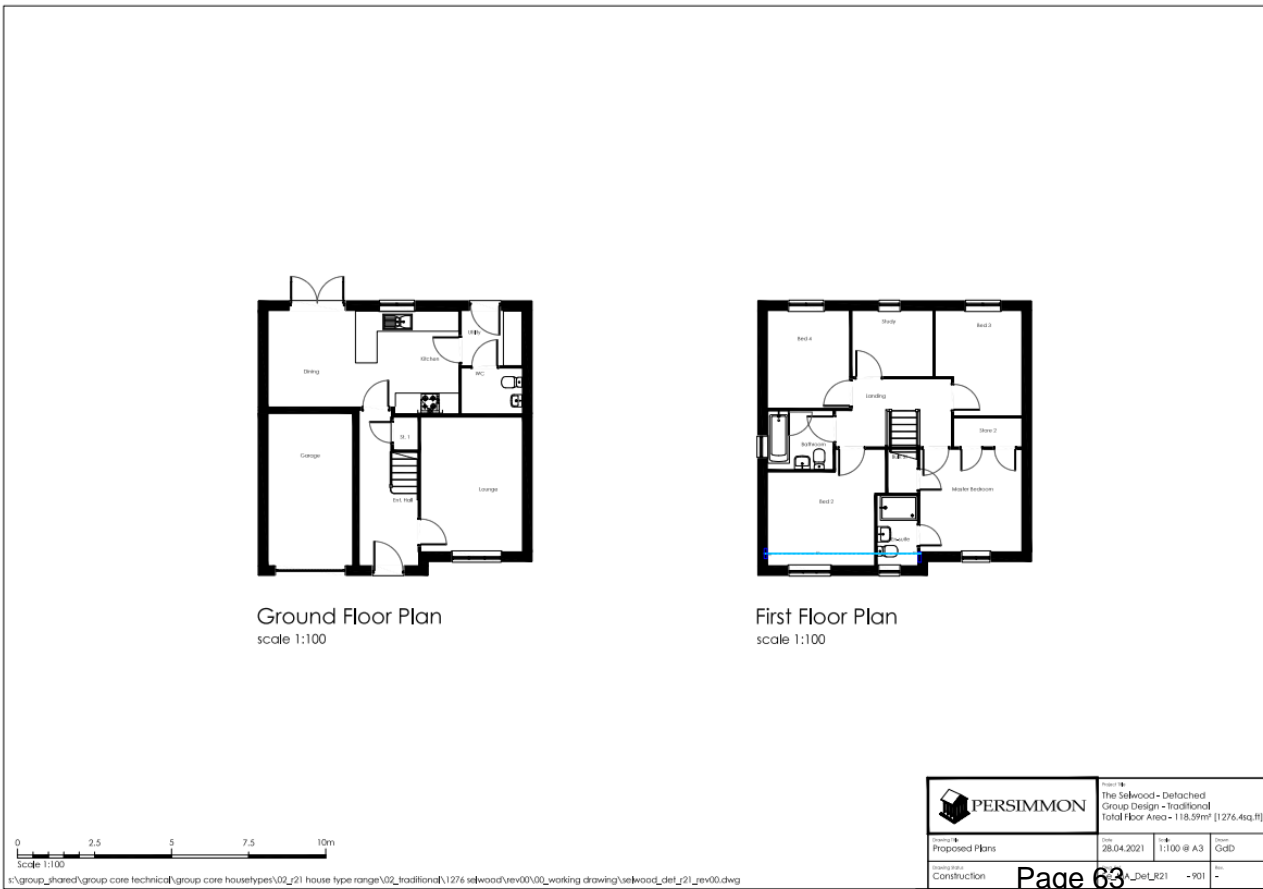
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		Project # The Rivington - Detached Group Design - Traditional Total Floor Area - 100.07m ² [1078sq.ft]	
Revision # Proposed Plans	Date 11.06.2021	Scale 1:100 @ A3	Drawn GdD
Revision # Construction	Date -	Scale -	Drawn -
	Project # RLMA_Det_R21		Room # - 901

Saunton



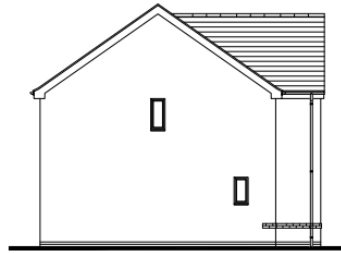
Selwood



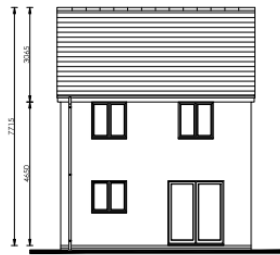
Sherwood



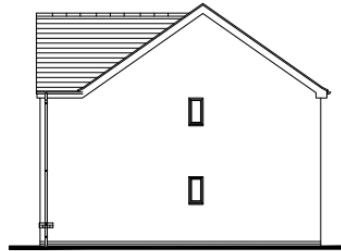
Front Elevation
scale 1:100



Side Elevation
scale 1:100



Rear Elevation
scale 1:100

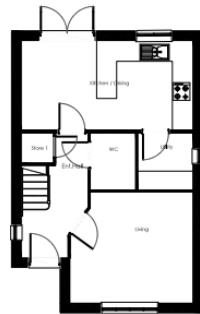


Side Elevation
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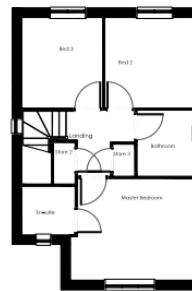


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Revision: Proposed Elevation - Traditional	Date: 22.07.2021	Scale: 1:100 @ A3	Drawn: GdD
Drawing Status: Construction	Drawn By: SL_JMA_De_L_R21	Plot: -903	Rev: -



Ground Floor Plan
scale 1:100



First Floor Plan
scale 1:100



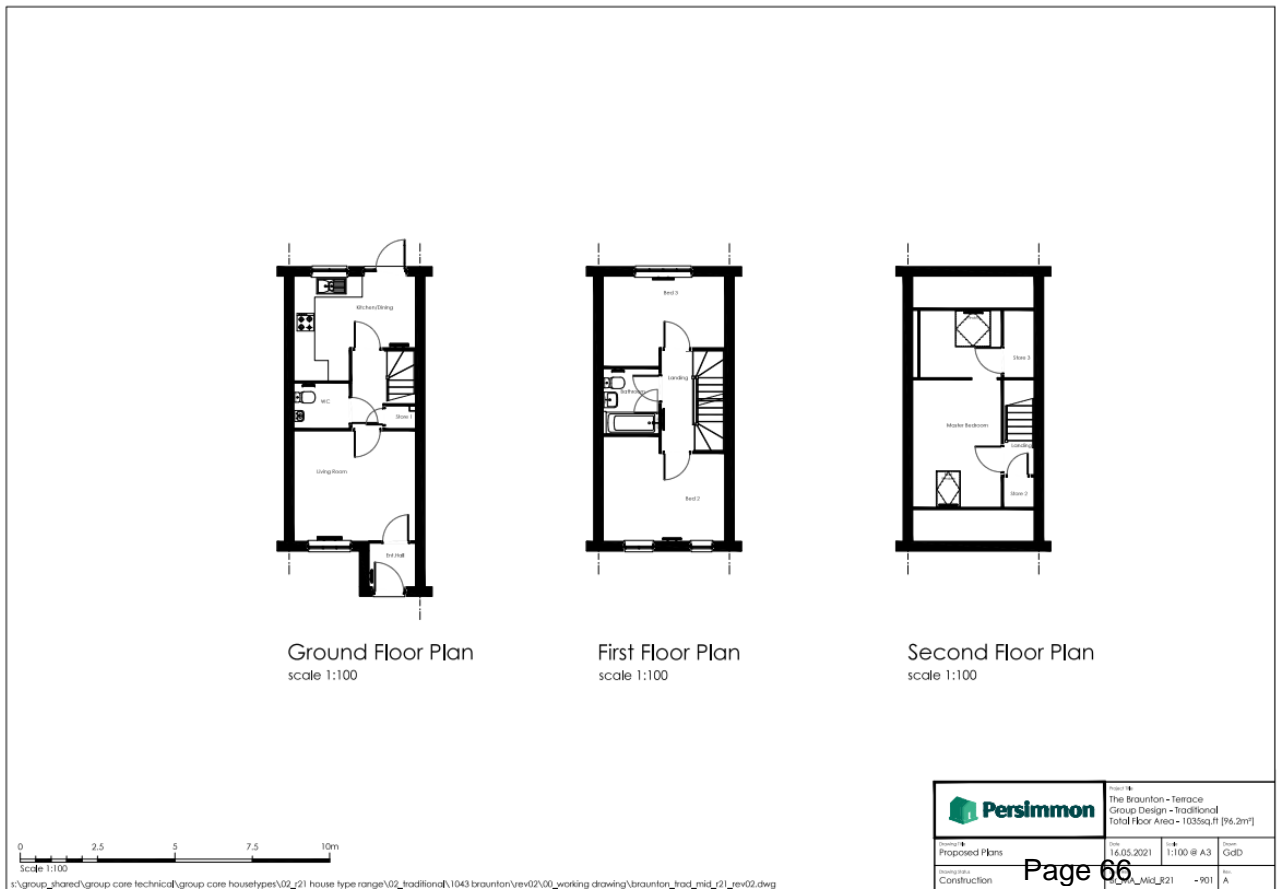
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PERSIMMON		Project: The Sherwood - Detached Group Design - Traditional Total Floor Area - 90.08m ² 969.61sq.ft	
Revision: Proposed Plans	Date: 22.07.2021	Scale: 1:100 @ A3	Drawn: GdD
Drawing Status: Construction	Drawn By: SL_JMA_De_L_R21	Plot: -901	Rev: -

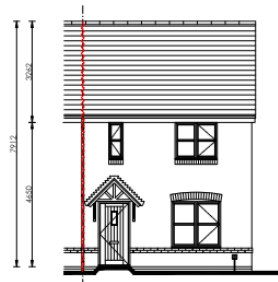
Stapleford



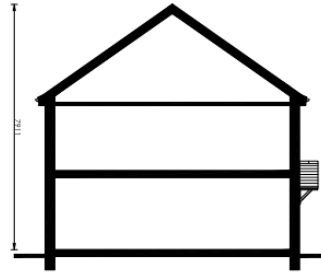
Braunton



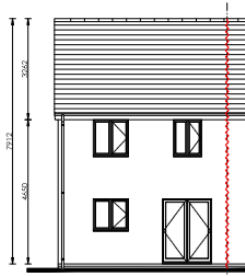
Danbury



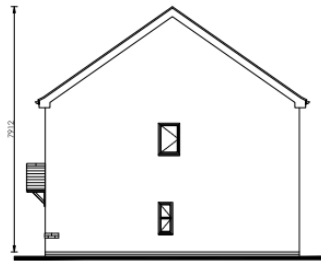
Front Elevation
scale 1:100



Side Elevation
scale 1:100



Rear Elevation
scale 1:100



Side Elevation
scale 1:100

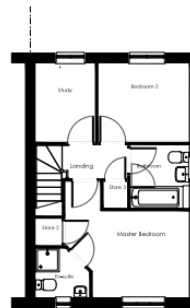


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	Project # The Danbury - Semi Detached Group Design - Traditional Total Floor Area - 75.3m ² (811 sq.ft)		
	Drawing # Proposed Elevation - Traditional	Date 13.04.2021	Scale 1:100 @ A3
Drawing Status Construction	Rev. No. DC_MA_End_R21 - 903		Rev. - -



Ground Floor Plan
scale 1:100



First Floor Plan
scale 1:100



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	Project # The Danbury - Semi Detached Group Design - Traditional Total Floor Area - 75.3m ² (811 sq.ft)		
	Drawing # Proposed Plans	Date 13.04.2021	Scale 1:100 @ A3
Drawing Status Construction	Rev. No. DC_MA_End_R21 - 901		Rev. - -

Deepdale



Front Elevation
scale 1:100



Side Elevation
scale 1:100

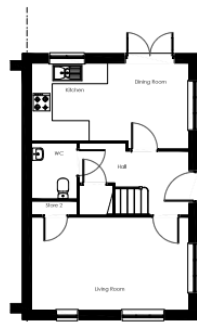


Rear Elevation
scale 1:100



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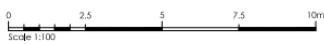
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Drawing No. Proposed Elevation - Traditional	Date 13.04.2021	Scale 1:100 @ A3	Drawn GdD
Drawing Stage Construction	Proj No. Dp_MA_End_R21	Rev. - 903	



Ground Floor Plan
scale 1:100



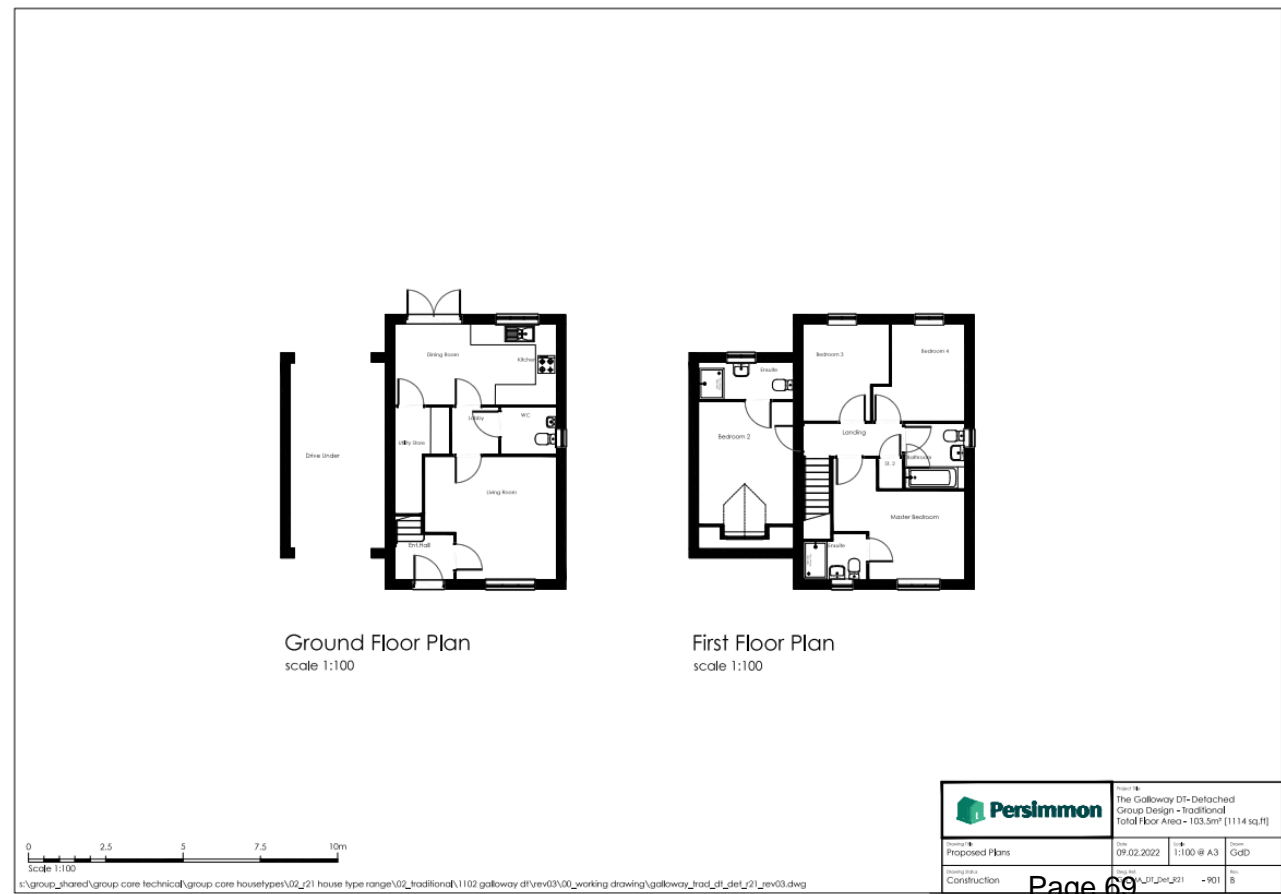
First Floor Plan
scale 1:100

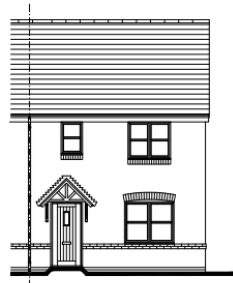


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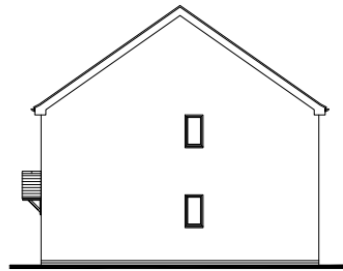
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Drawing No. Proposed Plans	Date 13.04.2021	Scale 1:100 @ A3	Drawn GdD
Drawing Stage Construction	Proj No. Dp_MA_End_R21	Rev. - 901	

Galloway

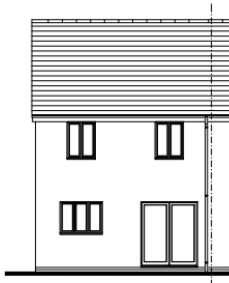




Front Elevation
scale 1:100



Side Elevation
scale 1:100



Rear Elevation
scale 1:100

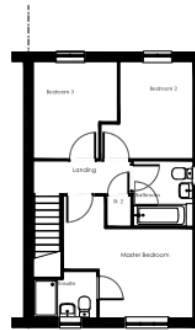


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	Project The Galloway - Semi Detached Group Design - Traditional Total Floor Area - 84.2m ² [906.32 sq.ft]			
	Drawing Proposed Elevation - Traditional	Date 13.04.2021	Scale 1:100 @ A3	Drawn GdD
	Drawing Stage Construction	Drawing No. Ga_MA_Sem_R21	Revision - 903	Rev -



Ground Floor Plan
scale 1:100

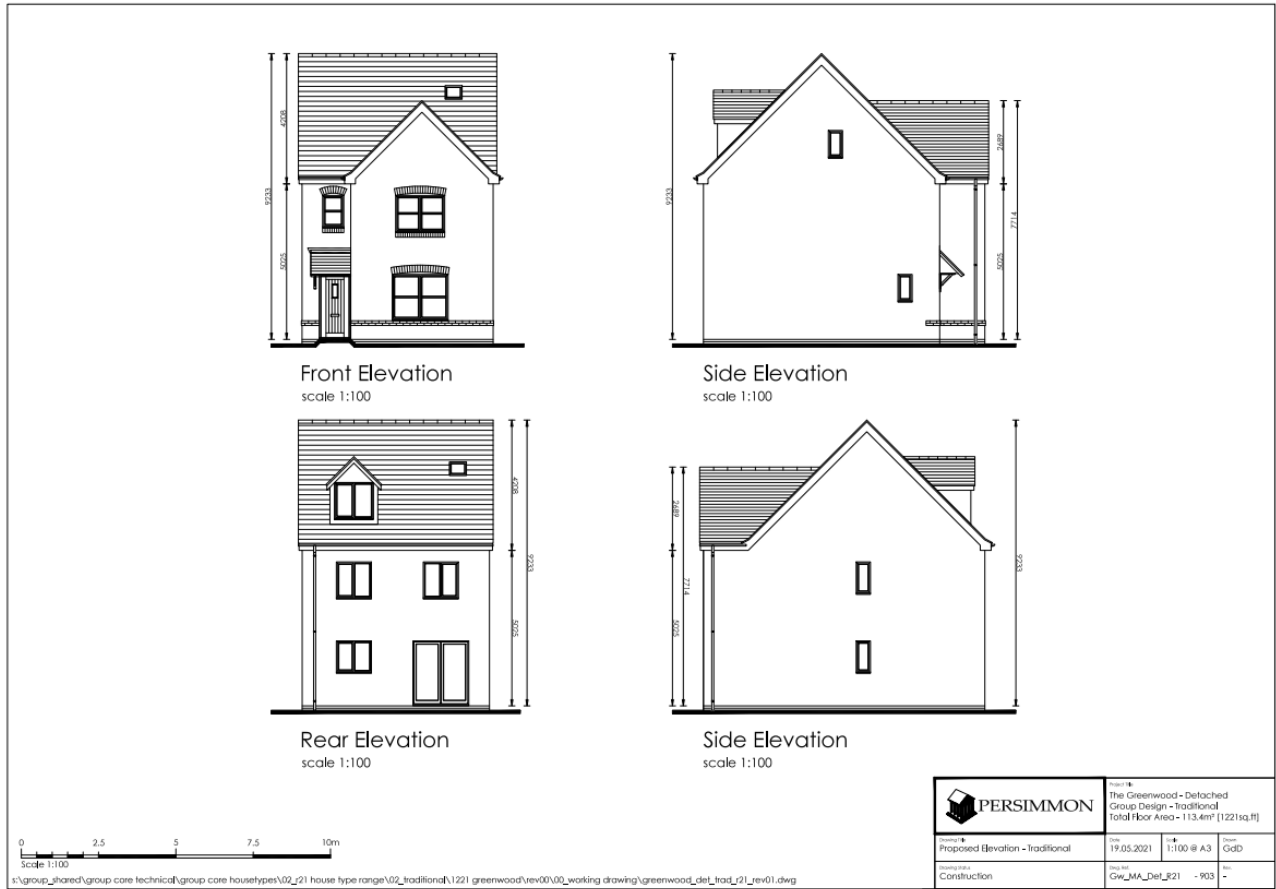


First Floor Plan
scale 1:100



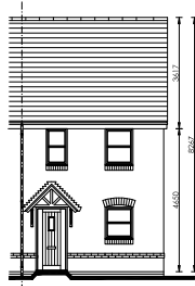
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	Project The Galloway - Semi Detached Group Design - Traditional Total Floor Area - 84.2m ² [906.32 sq.ft]			
	Drawing Proposed Plans	Date 13.04.2021	Scale 1:100 @ A3	Drawn GdD
	Drawing Stage Construction	Drawing No. Ga_MA_Sem_R21	Revision - 901	Rev -

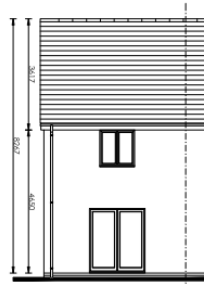


Greenwood Corner

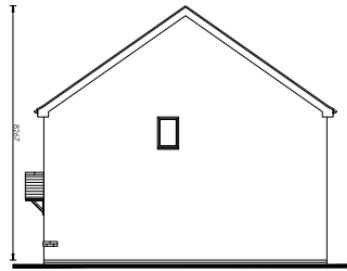




Front Elevation
scale 1:100



Rear Elevation
scale 1:100

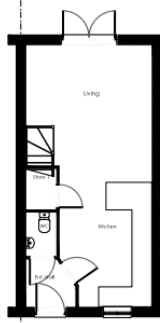


Side Elevation
scale 1:100

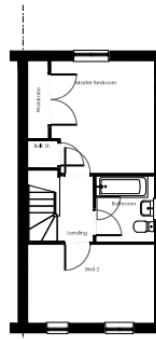


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		Project # The Haldon - Semi Detached Group Design - traditional Total Floor Area - 71.7m ² [772sq.ft]	
Drawing # Proposed Elevation - traditional	Date 01.03.2021	Scale 1:100 @ A3	Status GdD
Drawing # Construction	Drawing No. HD_MA_End_Trad_R21 - 903	Rev -	Rev -



Ground Floor Plan
scale 1:100



First Floor Plan
scale 1:100



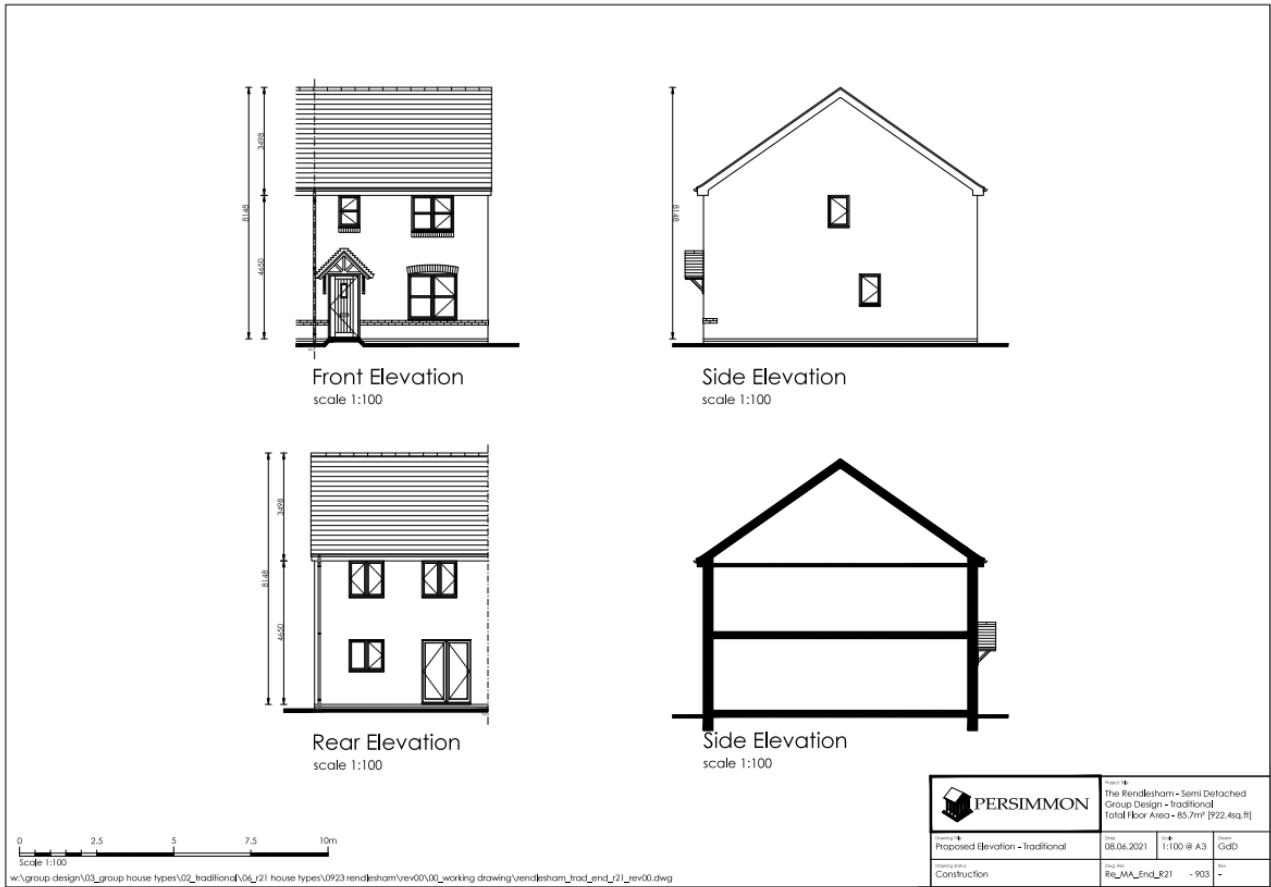
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Drawing # Proposed Plans	Date 01.03.2021	Scale 1:100 @ A3	Status GdD
Drawing # Construction	Drawing No. HD_MA_End_Trad_R21 - 901	Rev -	Rev -

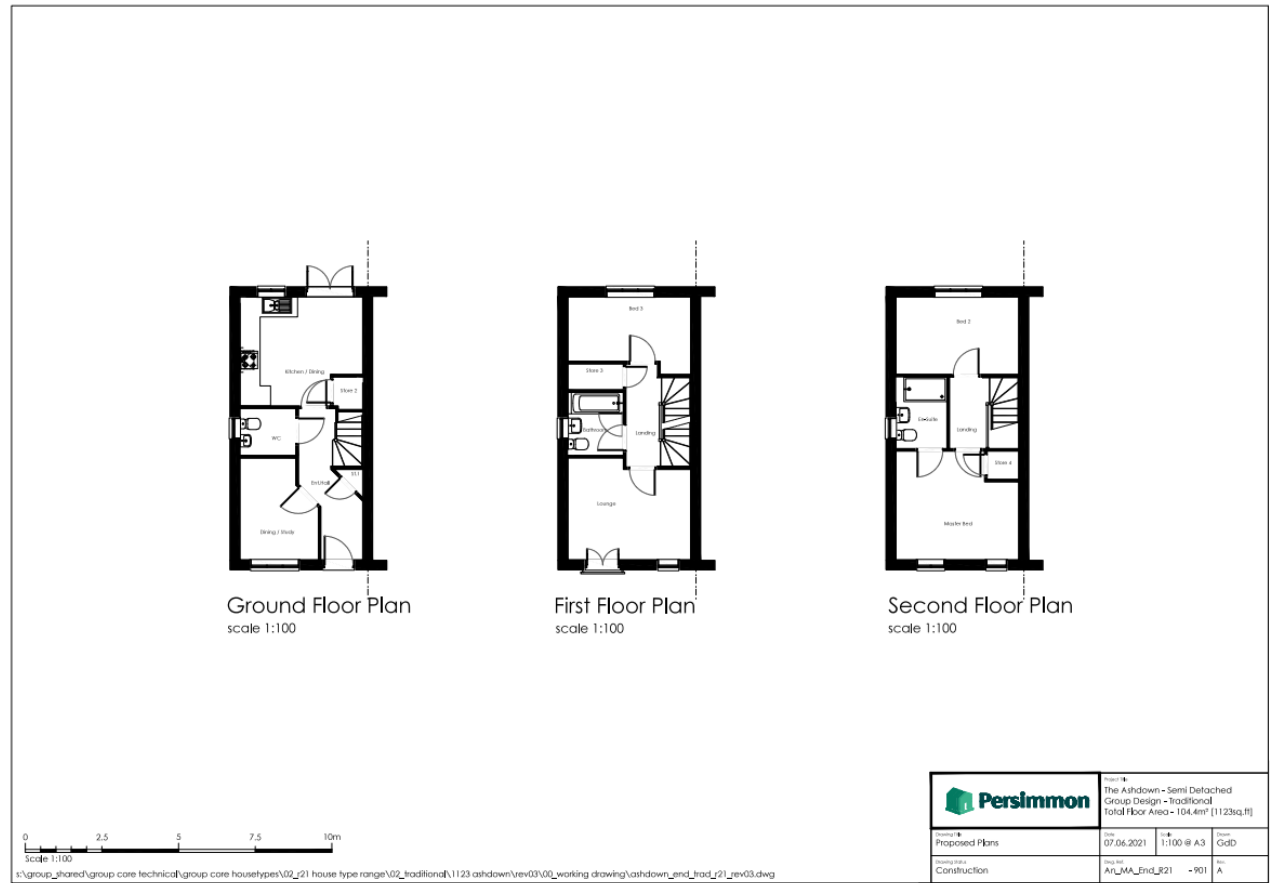
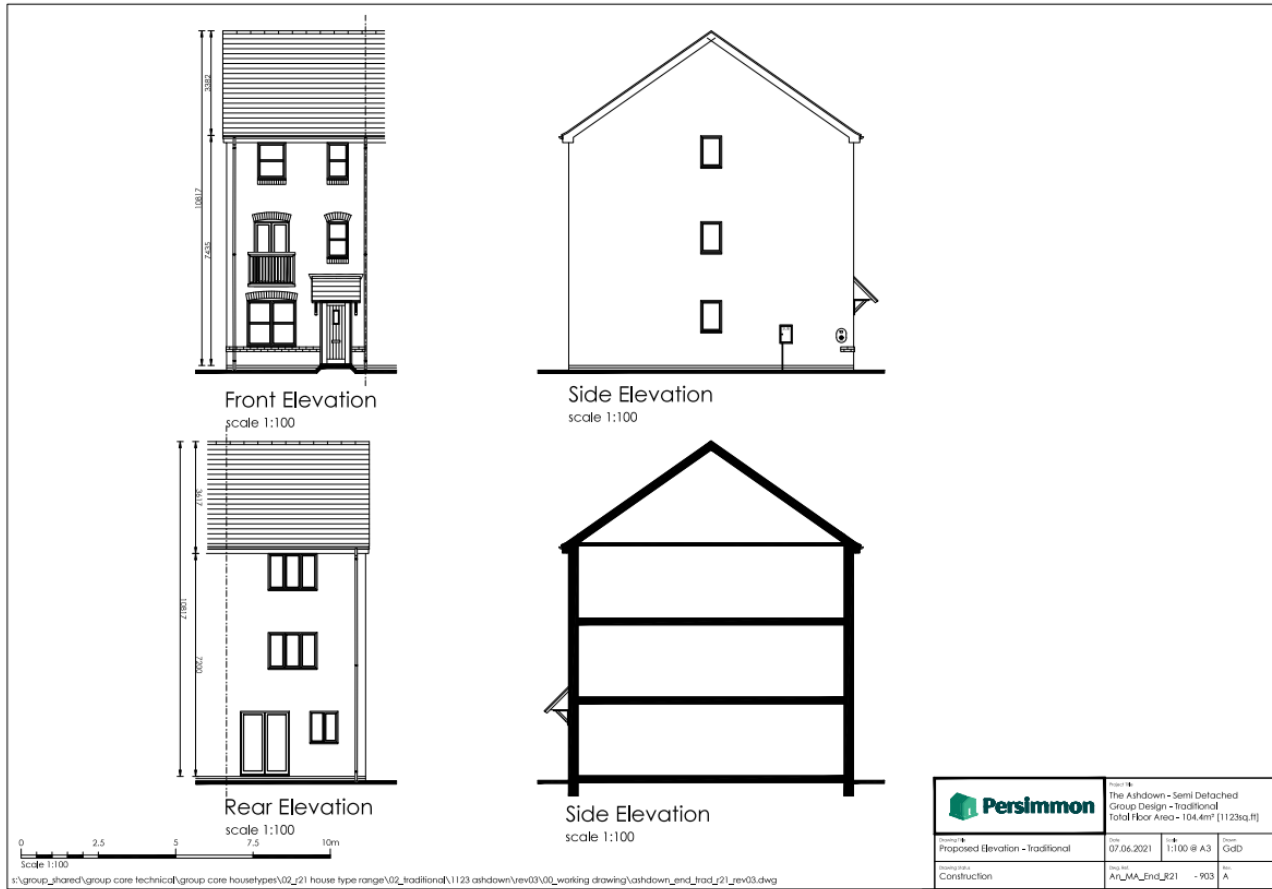
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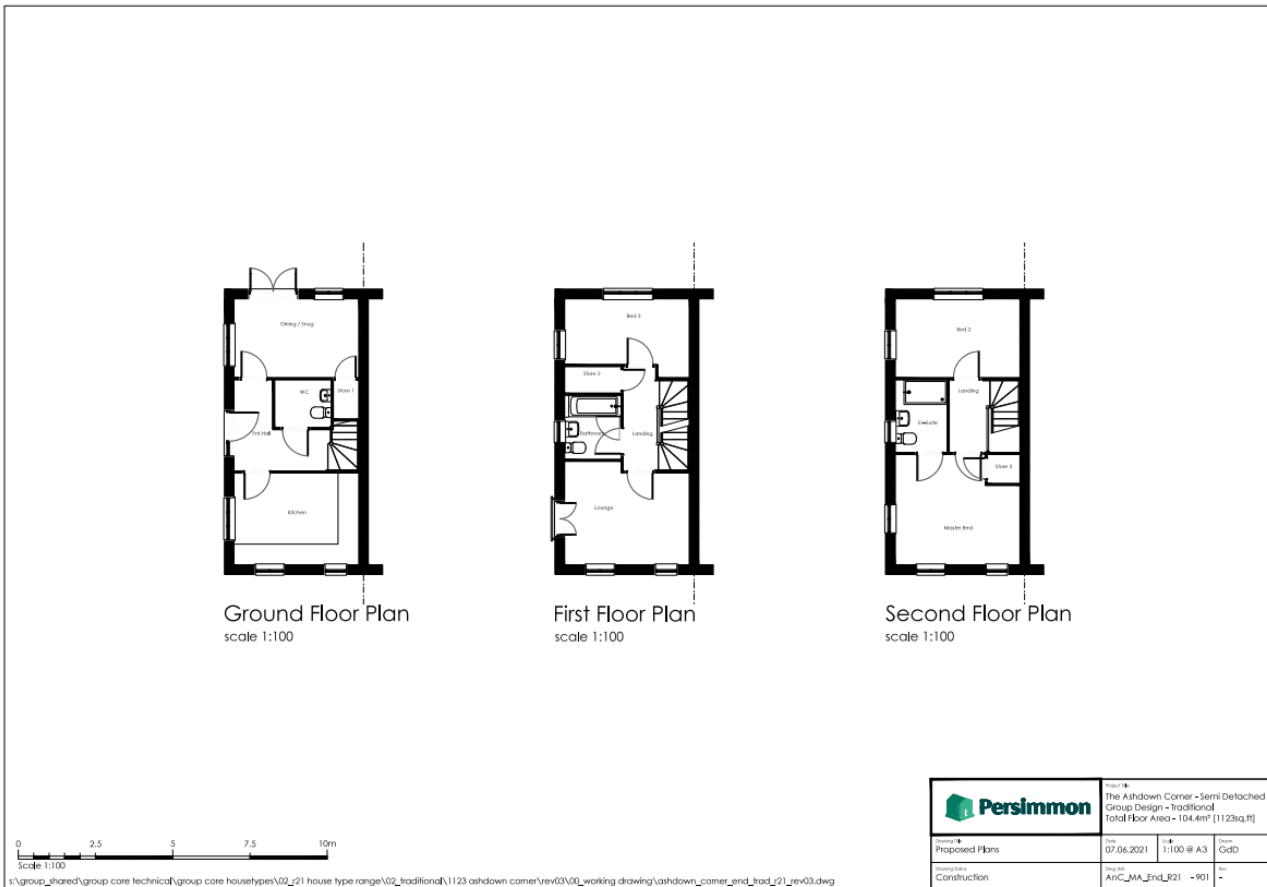
Rendlesham



Ashdown



Ashdown Corner



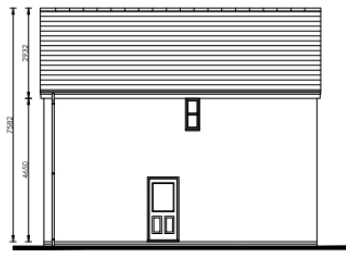
Barnwood



Front Elevation
scale 1:100



Side Elevation
scale 1:100



Rear Elevation
scale 1:100

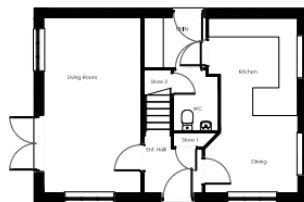


Side Elevation
scale 1:100

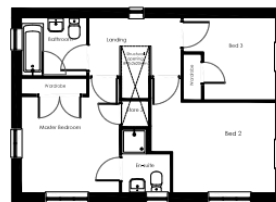


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		Project # The Barnwood - Detached Group Design - Traditional Total Floor Area - 94.0m ² [1011.8sq.ft]	
Drawing # Proposed Elevation - Traditional	Date 22.07.21	Scale 1:100 @ A3	Design GdD
Drawing # Construction	Date 22.07.21	Scale 1:100 @ A3	Design GdD



Ground Floor Plan
scale 1:100



First Floor Plan
scale 1:100



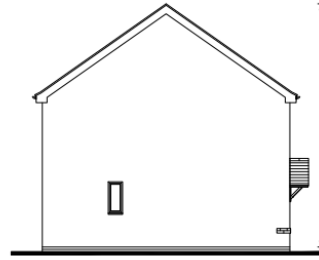
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		Project # The Barnwood - Detached Group Design - Traditional Total Floor Area - 94.0m ² [1011.8sq.ft]	
Drawing # Proposed Plans	Date 22.07.21	Scale 1:100 @ A3	Design GdD
Drawing # Construction	Date 22.07.21	Scale 1:100 @ A3	Design GdD

Brampton



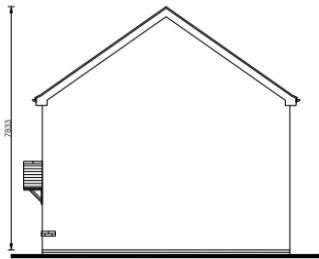
Front Elevation
scale 1:100



Side Elevation
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Rear Elevation
scale 1:100

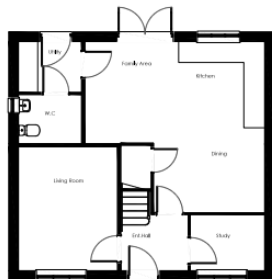


Side Elevation
scale 1:100

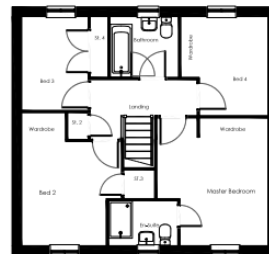


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	Project The Brampton - Detached Group Design - Traditional Total Floor Area - 117m ² [1259.3sq.ft]			
	Client Proposed Elevation - Traditional	Date 29.04.2021	Scale 1:100 @ A3	Drawn GdD
	Discipline Construction	Drawing No. BL_MA_Det_L21	Revision - 903	Date -



Ground Floor Plan
scale 1:100



First Floor Plan
scale 1:100



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	Project The Brampton - Detached Group Design - Traditional Total Floor Area - 117m ² [1259.3sq.ft]			
	Client Proposed Plans	Date 29.04.2021	Scale 1:100 @ A3	Drawn GdD
	Discipline Construction	Drawing No. BL_MA_Det_L21	Revision - 901	Date -

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Application	2
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Application Number:	20/00619/FULM
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Application Type:	Full Planning Application (Major)
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Proposal Description:	Rural Leisure Centre including man-made lake, trim trail, tennis courts, cafe, changing facilities, shower/toilet block, camping and touring caravan pitches, 7 holiday log cabins and car
At:	Land South Of Hayfield Lane Auckley Doncaster DN9 3NP

For:	Tom Lewis
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Third Party Reps:	7 Letters of objection 7 Letters of support	Parish:	Auckley Parish Council
		Ward:	Finningley

Author of Report:	Alicia Murray
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SUMMARY

The proposal seeks full planning permission for the creation of a rural outdoor leisure facility, with an open water swimming activity lake, associated built form, log cabins, caravan/camping pitches, MUGA and access/car parking. The proposal is considered to be acceptable in policy terms being an appropriate use within the Countryside Policy Area and is fully justified to meet the policy requirements within the Local Plan and is therefore considered to be an acceptable and sustainable form of development in line with paragraph 7 and 8 of the National Planning Policy Framework (NPPF, 2021).

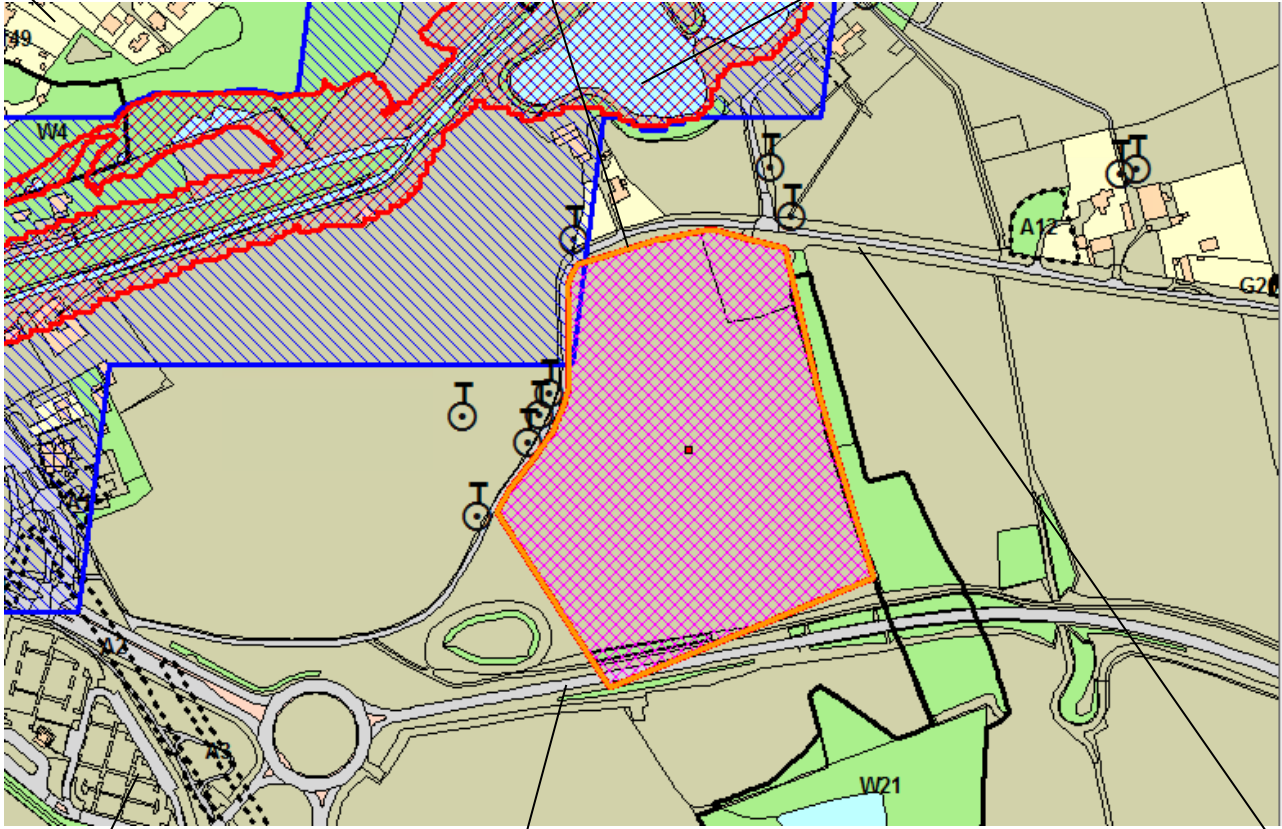
The report demonstrates that there are no material planning considerations that would significantly or demonstrably outweigh the social, economic or environmental benefits of the proposal in this location. The development would not cause undue harm to neighbouring properties, the highway network, local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

RECOMMENDATION: GRANT planning permission subject to conditions.

Bessacarr

Site Access

Hayfield Fisheries



Park and Ride

Great Yorkshire Way

Hayfield Lane leading to Hurst Lane and Auckley.

1.0 Reason for Report

- 1.1 The application is being presented to Members due to the level of public interest and the request from Councillor Steve Cox for the application to be called into planning committee. The reason for the call in request is due to Councillor Cox's concerns of highway impact specifically the impact with the Hurst Lane junction, and issues with water run and waste water.

2.0 Proposal and Background

- 2.1 Planning permission is sought for a rural leisure centre including a man-made lake, trim trail, tennis courts, café, changing facilities, shower/toilet block, camping and touring caravan pitches, 7 holiday log cabins; with associated works including access and car parking.
- 2.2 The application has been amended to overcome concerns raised by highways, trees, and policy. Further information has also been submitted to overcome concerns raised by drainage, environment agency, archaeology and ecology.
- 2.3 The access has been created prior to the application being granted, it has been confirmed by Planning Enforcement that the access is the same as that proposed on this application. The enforcement case is on hold until this application is determined.

3.0 Site Description

- 3.1 The site is a Greenfield parcel of land off Hayfield Lane, Auckley. The site is bound by hedgerow and the southern and western boundary are adjacent to Great Yorkshire Way (A638). The eastern boundary runs along an existing woodland. The northern boundary on Hayfield Lane which is a country road which leads to a dead end, along Hayfield Lane is existing dwellings and Hayfield Fishing Lakes.

4.0 Relevant Planning History

- 4.1 This site has no previous planning history.

5.0 Site Allocation

- 5.1 The site is identified within the Local Plan as Countryside Policy Area.

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 National Planning Policy Framework 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 47 reiterates that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.7 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.
- 5.8 Part 6 of the National Planning Policy Framework (NPPF) (2021) 'Building a strong, competitive economy' considers the concept of supporting a prosperous rural economy.
- 5.9 Paragraph 84 provides specific guidance in regard of planning decisions for non-residential rural development stating that they should enable:
- a) "The sustainable growth and expansion of all types of business in rural area both through conversion of existing buildings and well-designed new buildings.
 - b) The development and diversification of agricultural and other land-based rural businesses.
 - c) Sustainable rural tourism and leisure developments which respect the character of the countryside; and
 - d) The retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship."
- 5.10 Paragraph 85 sets out the need to recognise that in order to support local business and community needs of rural areas, on occasion existing settlement boundaries and public transport connection need cannot apply. In these circumstances, sensitivity needs to be taken in ensuring development does not produce negative externalities to its rural setting. This includes capitalising on any usage of sustainable transport options as to not overwhelm existing local road infrastructure. Further, it suggests that sites that have physical cohesion with existing settlements should be promoted for development if they provide sustainable growth opportunities.
- 5.11 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.
- 5.12 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.
- 5.13 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.
- 5.14 Paragraph 184 states where a site is affected by contamination or land stability issues, responsibility for securing a safe development rest with the developer and/or landowner.

Local Plan

- 5.15 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. The development plan for Doncaster consists of the Doncaster Local Plan (adopted 23 September 2021). The following Local Plan policies are relevant in this case:
- 5.16 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.
- 5.17 Policy 16 seeks to consider the needs of cyclists within new developments.
- 5.18 Policy 25 deals with what types of development are appropriate within the Countryside Policy Area.
- 5.19 Policy 30 deals with the need to value biodiversity.
- 5.20 Policy 32 states that the design process should consider woodlands, trees and hedgerows.
- 5.21 Policy 39 is with respect to Development Affecting Archaeology.
- 5.22 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.
- 5.23 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.
- 5.24 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.
- 5.25 Policy 50 promotes strong, vibrant and healthy communities by supporting development that makes a positive contribution to forming a sustainable and healthy ethos within the community such as providing increased access to active travel options, the provision of good access to leisure facilities and green space, and development that supports and encourages healthy lifestyles
- 5.26 Policy 53 encourages the provision of new indoor recreation and leisure facilities where there is an identified need in the community, it enforces greater accessibility to the public, involves the usage of derelict or degraded land that is reclaimed and

retrofitted to revitalise communities, provides alternative and specialist sporting provision, is of an appropriate size and scale to the development's context, and is located in urban areas where it is accessible to a larger sample of the public.

- 5.27 Policy 55 deals with the need to mitigate any contamination on site.
- 5.28 Policy 56 requires the need for satisfactory drainage including the use of SuDS.
- 5.29 Policy 57 is with respect to flood risk management.
- 5.30 Policy 58 deals with low carbon and renewable energy within new developments.
- 5.31 Policy 60 seeks to protect and enhance Doncaster's soil and water resources.

Auckley Neighbourhood Plan (NP).

- 5.32 Auckley Neighbourhood Plan has been formally adopted (19th May 2023). This forms part of the development plan for Doncaster and substantial weight is given.
- 5.33 Policy APN9: deals with biodiversity and nature conservation, requesting net gain is achieved and priority habitats are preserved, restored and protection of priority species. The policy advice that proposals that cannot mitigate and compensate for the loss of a locally or nationally identified site of biodiversity value will not be supported.
- 5.34 Policy APN10: is regarding the protection of the landscape character and refers to developments being limited to the Local Plan Policy 25 and Policy 1.

Other material planning considerations and guidance

- 5.35 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 first SPD in line with the new Local Plan with respect to Biodiversity Net Gain was adopted in September 2022.
- 5.36 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.
- 5.37 Other material considerations include:
 - National Planning Practice Guidance (ongoing)
 - National Design Guide (2019)
- 5.38 Other Council initiatives include:
 - Doncaster Green Infrastructure Strategy 2014 – 2028
 - Doncaster Masterplan
 - Doncaster Delivering Together
- 5.39 Launched in September 2021, Doncaster Delivering Together (DDT) is the Council's new 10-year Borough 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

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 The application was initially submitted on the 01.04.2020 and advertised via site notice/neighbour letter on 24.04.2020 and press notice on 23.04.2020. Following this publicity, a total of 7 letters of objection were received. A summary of the issues raised is set out below:

- Works have commenced prior to permission being granted
- Storing asphalt on site and raising land levels
- Countryside Policy Area and loss of agricultural land
- Impact on natural habitat
- Land could be contaminated
- Foul drainage could pollute ground water supply
- Access is unsuitable, from Hayfield Lane which can only be accessed via Auckley. Hayfield Lane is a country lane and isn't suitable for pedestrians and cyclists. Auckley already impacted by the airport and Yorkshire Wildlife Park. Access would be better situated on Great Yorkshire Way
- Lack of information on environmental impact of the scheme
- Impact to great crested newts
- Chemicals in the lake could impact River Torne
- Already caravans and lakes on Hayfield Lane
- Increase in air pollution and noise pollution from potential further grid locked traffic in Auckley
- Toxic waste will go into freshwater system
- Safety for users of Hayfield Lane during construction with large vehicles accessing the site, as issues have already been raised since the application has been pending.

6.3 7 letters of support have been received; a summary of the matters raised is set out below:

- Gives people opportunity to partake in outdoor activities
- Improves health and wellbeing of users
- To get the same facilities people would have to travel outside of Doncaster
- Will bring people into Doncaster, improving tourism
- Good low key green option for both exercise and tourism in Doncaster
- Good accessible location
- Allows people to enjoy the countryside whilst partaking in sport/exercise
- Would like to see a good level of disabled accessibility and promotion of active travel
- Local paddle sport club outlines the need for an outdoor facility at the south of Doncaster to enable existing clubs to continue to operate successfully and expand
- Local triathlon club outlines need for an open water swimming location as the other option in the city is often unavailable and is hired out 5 days a week; other offer on site is also welcomed to improve the club training offer.

7.0 Parish Council

7.1 Auckley Parish Council have made 3 representations on this application, a summary of their objections is outlined below:

- Concerns regarding the amount of traffic generated by this development, Hurst Lane is a very busy road with traffic from the airport, college, school, quarry, Wildlife Park, new housing developments and the existing caravan park at Hayfield Lakes. Requested further traffic assessments to be completed to ascertain the in-Hayfield Lane traffic.
- Concerns over how construction will be managed
- Issues with large vehicles using Hayfield Lane due to its nature
- Questions how the horse livery will be managed (this element has been removed from the scheme)
- Insufficient foul drainage information
- Disabled parking bays do not meet the requirements.

8.0 Relevant Consultations

8.1 **Yorkshire Wildlife Trust** – Requested full ecological surveys and a bio-diversity net gain assessment be submitted.

8.2 **CDC Ecology** – Following the submission of an Ecological Impact Assessment and Bio-diversity Net Gain Assessment (inc. metric), the Ecology Officer does not object to the application subject to conditions relating to; management and monitoring of onsite habitats, and a construction environmental management plan.

8.3 **Architectural Liaison Officer**– Recommends a series of crime prevention methods be installed on site. Recommends security fencing be erected, a boundary treatment condition is placed on this decision.

8.4 **South Yorkshire Archaeology Service** – Following the submission of an archaeological evaluation, it is considered that the development has potential for

archaeological implications. Therefore, conditions are requested in relation to a Written Scheme of Investigation for archaeological mitigation.

- 8.5 **Anglian Water** – No connection to an Anglian water sewer, therefore no comments to make.
- 8.6 **Environment Agency** – Following the submission of further drainage calculations and justification the EA do not object to the application. Advice notes to the applicant are included as an informative on the decision relating to water discharge activity at the site.
- 8.7 **Severn Trent** – Given the foul is to be drained into a sewage treatment plant and surface water is to be discharged into a watercourse, Severn Trent have no objections to the proposal. Severn Trent have a note to the applicant, which has been added as an informative.
- 8.8 **Local Plans (Minerals)** – Requested further details of the volume of material to be extracted and the nature of the material. The agent has confirmed that 10,000 tonnes of material would be disposed off site over an 8-12 week extraction period to cut, fill and remove excess off site. The Minerals Policy Officer is satisfied that overall, the amount is not substantial and there are no objections to the application. No monitoring condition is required.
- 8.9 **CDC Trees** – No objections to the proposal, the Tree Officer requested the tree survey plan be plotted onto the site plan. This has been completed and the Tree Officer is satisfied, however, to ensure the bunding does not impact the RPAs of trees, conditions are requested to protect the Trees and to provide further landscaping details.
- 8.10 **CDC Drainage** – No objections subject to conditions for the land drainage details and SUDs details to be submitted. The Drainage Officer has provided some notes for the applicant, which have been included as an informative.
- 8.11 **CDC Environmental Health** – No objection. A proposal such as this is unlikely to generate little additional noise in an area that already has slightly elevated noise levels due to the close proximity of busy arterial roads.
- 8.12 **CDC Public Rights of Way** – The proposal does not affect any legally recorded public rights of way.
- 8.13 **CDC Highways** – following the submission of additional details, the Highways Officer does not object to the application. The officer has requested a number of conditions relating to site surfacing and construction traffic management.
- 8.14 **CDC Local Plans (Open Space)** – Further justification was requested for the proposal and why the relevant elements are required i.e. the café and toilet block locations. The Policy Officer does not object to the application subject to the conditioning of the ancillary uses being tied to the site users.
- 8.15 **CDC Contaminated Land** – No objections, requested conditions regarding a contaminated land risk assessment to be submitted prior to commencement of ground works.

- 8.16 **CDC Public Health** – No objections. If there are any changes to the proposed development that may impact negatively on health and wellbeing then Public Health may request further information.
- 8.17 **CDC Transportation** – No objections to the proposal, given the estimated trip generations of 68 a day, the level of traffic is not considered to be severe. The Transport Planner has requested conditions relating to cycle parking and EV charging points.
- 8.18 **Doncaster East Drainage Board** – The Board maintained, an open watercourse, exists 190m North of the site and to which BYELAWS and the LAND DRAINAGE ACT 1991 applies. The drainage board have also requested a surface water drain condition similar to that requested by the CDC Drainage Team.
- 8.19 **CDC Air Quality** – Following the submission of an air quality assessment, it is determined that the air quality impact will not be significant. The Air Quality Officer has requested a condition in relation to the submission of an air quality mitigation plan.
- 8.20 **Councillor Richard Alan Jones** – Objects to the application, raising concerns over caravans utilising Hayfield Lane, no safe passing places or footpaths along Hayfield Lane, and issues with land drainage including the hot tubs. The Councillor also raised concerns relating to equine uses but this element has been removed from the scheme. The Councillor also raised concerns about asphalt being deposited on site and the potential for this to infiltrate the Hayfield Lakes fishing site.
- 8.21 **Councillor Steve Cox** – Objects to the application, raising concerns of highway impact specifically the impact with the Hurst Lane junction, and issues with water run and waste water.

9.0 Assessment

9.1 The proposal seeks permission for a rural outdoor leisure centre including man-made lake, trim trail, tennis courts, cafe, changing facilities, shower/toilet block, camping and touring caravan pitches, 7 holiday log cabins, yurts and car parking. In considering the proposal the main material planning considerations are outlined below:

- The acceptability of the proposal
- The impact on the character and appearance of the area
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards
- The impact on the trees and landscaping
- The impact on the ecology and wildlife of the site
- Flooding and Drainage issues
- Pollution
- Loss of agricultural land
- Archaeological Impact

9.2 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

EIA Development

- 9.3 Schedule 2 of the Environmental Impact Assessment (EIA) Regulations 2020 identifies development likely to have significant effects on the environment by virtue of factors such as its nature, size or location. It specifically identifies holiday villages outside urban areas and associated developments where the area of the development exceeds 0.5 hectare as being a Schedule 2 development. The application has been screened and it is considered that the development does not cause a significant environmental impact which requires an environmental impact assessment.

Appropriateness of the proposal

- 9.4 The NPPF supports a prosperous rural economy, including supporting both the sustainable growth and expansion of all types of business and enterprise in rural areas and rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors which respect the character of the countryside. In my mind, this would include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres. Accordingly, there is support at a national level for the principle of this type of development in a countryside location.

- 9.5 The site is located within the Countryside Policy Area, which is defined in under Policy 1 as outside of the Green Belt and beyond defined 'Development Limits' as shown on the Policies Map. Proposals for new development in the Countryside Policy Area, including those which support the rural economy, will be supported where in accordance with Policy 25. Part 4 of Policy 25 states that proposals for non-residential developments will be supported in the Countryside Policy Area provided that:

A) the rural location of the enterprise is justifiable to support a prosperous rural economy in accordance with national policy in the NPPF;

B) the location of the enterprise would not have a significant adverse effect on neighbouring uses or on highway safety;

C) the development is of a size (including floorspace) and scale commensurate with an existing use, or that reasonably required for a new use, and with the rural character of the location; and

D) the scale and design of the proposal would not have a significant adverse impact on the landscape.

- 9.6 The supporting text to Policy 25 states the NPPF gives clear guidance that planning policies should support economic growth in rural areas, and together with other policies in the Plan, Part 4 of this policy provides support for appropriate proposals for new non-residential development in the Countryside Policy Area. These uses

may include the growth and expansion of rural businesses, the development and diversification of agricultural and land-based rural businesses and sustainable tourism and leisure developments.

- 9.7 Policy 25, Part 4 therefore allows sustainable development opportunities in the countryside to grow and expand an existing successful and unique tourism attraction that addresses local demand and provides accommodation in a well maintained, secure and attractive setting. The supporting text to the policy recognises that sites to meet local business and community needs in rural areas may need to be located adjacent to, or beyond existing settlement limits, where they can demonstrate that there is an overriding benefit to the local economy and/or community and/or environment for locating development away from built up areas.
- 9.8 The proposal has been substantially amended to create a more cohesive outdoor recreation scheme. The proposal is for a 'triathlon concept' site which offers open water swimming and a trim trail running route. The cycling would be on road or utilising the cycle track facility at Doncaster Dome 4.6 miles away from the site, there are sporadic cycle lanes on the route to and from the site to the cycle track. The nearest triathlon training facility is located at the Brownlee Centre in Leeds and there is one other open water swimming lake in Doncaster at Hatfield, 9 miles away from this site. However, supporting representations received suggest local triathlon clubs cannot easily access this facility for training sessions. It is therefore considered that there is a local demand for such facility in Doncaster. Business Doncaster are supportive of the proposal and have helped the applicant throughout the pre-application and planning application process.
- 9.9 The proposal includes a log cabins and caravan pitches to provide overnight accommodation and other ancillary services i.e. café, reception, maintenance storage, and MUGAs. All of these facilities are to support the open water activities, but it is also acknowledged that the accommodation and MUGA will be rented out separately. This will be required to financially support the overall site usage. However, a condition would be included to ensure the café etc. will be the for the users of the facility only and not for the general public.
- 9.10 The supporting text to Policy 25 also refers to supporting the development and diversification of agricultural and land-based rural businesses and sustainable tourism and leisure developments. This is consistent with the requirements of the NPPF and Paragraph 84 which states planning policies and decisions should enable 'sustainable rural tourism and leisure developments which respect the character of the countryside'.
- 9.11 The site is within a 5-minute walk of the local amenities on Hayfield Lane (across the road over Hurst Lane) and is close to the major road links in, out, and around Doncaster. Whilst being in the Countryside Policy Area, it is closely connected to nearby settlements and is considered to be in a sustainable location. Visitors could access the local area on foot or via bus, as there are bus stops on Hurst Lane approximately 3-minute walk away from the site. Furthermore, there would be good access to public rights of way for visitors to enjoy recreational walking and cycling opportunities. However, it is noted that given the nature of the proposed use, visitors are likely to travel to the site by car from their home addresses and bring with them what is required to enjoy their stay and their sports equipment. However, the onsite shop, café and local services within a short would reduce the reliance on the use of the private car.

- 9.12 The proposed development would provide an outdoor sport, recreation facility to promote tourism in a rural location. The site is considered to be in a sustainable location with good levels of accessibility and proximity to local services. Policy 25, Part 4 recognises that sites may need to be located adjacent to, or beyond existing settlement limits, where it can demonstrate that there is an overriding benefit to the local economy and/or community and/or environment for locating development away from built up areas. Given the nature of the use proposed there would be limited sites within the settlement limits to accommodate an open water activity lake. The scale of the development would not likely result in significant environmental effects in this regard and it is demonstrated that there is a demand for the development within the local area, furthermore the limited number of triathlon training facilities would make the development an attraction for the wider South Yorkshire area. The development is considered to accord with Policy 25, Part 4 (A), which supports sustainable tourist development where the rural location of the enterprise is justifiable.

Sustainability

- 9.13 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
- 9.14 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 Residential Amenity

- 9.15 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. Policy 54 (B) requires any the assessment of noise generating uses close to the site, and the potential noise likely to be generated by the proposed development. Policies 42 and 46 states, amongst other matters, that developments must have no unacceptable negative effects upon the amenity of neighbouring land uses or the environment.
- 9.16 The impact from the proposal is likely to stem from an increase in traffic and general activity which may potentially disturb other local residents to the north and east. The recreational nature of the proposal is not expected to be overly noisy subject to adequate controls by the site operator. Whilst there may be potential for outdoor noise to occur from groups it would still be subject to other, non-planning legislation. Suitable conditions could be imposed via this process, including the establishment of a management plan and complaints procedure, in the event of any unreasonable amounts of noise being created. The Environmental Health Officer (noise) has been consulted and no objections have been raised, furthermore they have not recommended any conditions. The Transportation Team are satisfied that number of daily trips (68) would not result in a severe harm to the highway network, additionally these trips are likely to be sporadic through out the day and therefore

would not result in detrimental harm to the neighbouring residents (approximately 35m away).

9.17 Conclusion on Social Impacts.

9.18 The nearest residential property is approximately 35m away opposite the site entrance. There are further properties to the east of the site. It is considered that given the nature of the use and the size of the site the impact to the residents would not be detrimental. Whilst it is acknowledged that there would be some nuisance caused during construction and during check in and check out times for the caravan pitches and log cabins, this impact is not considered to be detrimental. Furthermore, the Environmental Health Team have not objected to the application and deem the scale of the development to be at a level which would not require any planning control via condition. It is therefore considered that the development is in accordance with Policies 42, 44, 46, and 54 of the Local Plan.

9.19 ENVIRONMENTAL SUSTAINABILITY

Impact upon the character and appearance of the surrounding area

9.20 The site is an agricultural field within local landscape character area H2 Blaxton to Stainforth Heaths & Farmland as defined in the Doncaster Landscape Character Assessment Capacity Study. This is described as an area of the flat low lying Sherwood sandstone, with scattered farms with diversifying and recreational land uses. The site would meet the geometric form described in the study as a straight edged field with fragmented or missing hedge boundaries and major transport routes. This landscape is considered in the study to be of moderate quality, as its character is diverse and indistinct in areas. The study acknowledges that there are not many public rights of way so there will be limited numbers of recreational viewers, with less sensitive viewers travelling through the area via the roads and airport routes. I would agree that the land typography and interruption from the road would mean that the area of impact would be local rather than regional.

9.21 The study does not identify capacity for outdoor recreation and holiday accommodation, but a detailed housing survey identifies potential mitigation strategies to minimise the visual impact. This includes:

- Development edges to fit with the straight edges of the surrounding landscape features.
- Located adjacent to existing large settlements
- Locate where existing woodland and localised dips in the landform provide screening
- Scale of the development to fit the scale of land landscape elements such as fields and woodlands.
- Replace missing trees and hedgerows
- Located away from existing public rights of way to prevent enclosure and loss of existing views.
- Avoid merging settlements
- Use sustainable urban drainage schemes to incorporate developments into the surrounding landscape character.

9.22 The site neighbours' buildings dotted to the north, east and west, which are both housing and some commercial uses. There are 2 settlements to the north/west and

east of the site of Bessacarr and Auckley. However, the surrounding fields mainly to the south are clearly in active agricultural use, built form is of a low density and sporadic on all sides of the site, resulting in no clear boundary except that beyond Great Yorkshire Way to the south where there is no development.

- 9.23 The proposal would result in a 10-hectare new facility to provide up to 7 log cabins, 6 touring caravan pitches, alongside the open water lake, MUGA, and associated buildings. The development is placed around the site with the lake and cabins being central, the reception and maintenance building to the northern boundary next to the car parking. The development would feature a trim trail and bund around the boundary to the north, south and west and a 1.5m landscaping buffer to the east. A similar lake development is located to the north of the site which features a dwelling and restaurant establishment, this site also has permission for touring caravans. The proposed landscaping and bunding along with the existing hedgerow would limit the views of the site from the wider area, whilst also providing ecological enhancements. It is noted that the access, car parking, and main reception building would be visible from Hayfield Lane but the buildings are single storey to reduce the impact. Landscaping plans have been provided and the bunding has been moved outside of the RPA of the existing trees on site. The Tree Officer does not object to the application and the Ecology Officer is satisfied with the proposed landscaping scheme.
- 9.24 In conclusion, the development has been designed to protect the wider landscape and the scale of the buildings has been significantly reduced and justified as the minimum required for the use to successfully function. The landscaping and built form ensure the rural character is not detrimentally impacted by the development. The development is considered to be in accordance with the requirements of Policy 25, Part 4 (c) and (d) of the Local Plan and Policy ANP10 of the Auckley Neighbourhood Plan.

Highways/Traffic

- 9.25 Paragraph 110 of the NPPF states that development proposals should mitigate against any significant impacts on the transport network (in terms of capacity and congestion), or on highway safety.
- 9.26 Policy 13 (B) states new developments will need to provide, as appropriate, Transport Statements, Transport Assessments and Travel Plans to ensure the delivery of travel choice and sustainable opportunities for travel in line with the latest government guidance and best practice. The CDC Transport Planner requested the provision of trip generation figures as a requirement for this application, this has been provided.

Highway safety

- 9.27 Policies 13, 42 (B) and 46 (A) (2)(4) of the Local Plan states, amongst other things, that developments must provide safe and secure private property, public areas and the adoptable highway ensuring access points, street design, parking and operational highway requirements safely cater for pedestrians, cyclists and vehicles. There has been local concern with the impact of the proposal on highway safety, with visitors arriving and leaving the site leading from Hurst Lane (specifically the signalised junction) and down the country lane of Hayfield Lane.
- 9.28 Hayfield Lane can only be accessed via Hurst Lane now the Great Yorkshire Way link road has been completed, which has made Hayfield Lane a 'dead end' road.

Hayfield Lane is a country lane which is a single narrow lane with grass verges. It is also a well used route for pedestrians and dog walkers meaning cars tend to park along the lane. The lane is used to access all properties and businesses along the lane but can no longer be used as a through road. There are no parking restrictions on Hayfield Lane and there are no footpaths.

- 9.29 The site would be served by a single access point on Hayfield Lane, Hayfield Lane is a national speed limit road but given the single lane nature it is unlikely vehicles could reach national speed limit. Given the right-hand bend close to the site on Hayfield Lane the access point proposed is considered to be in the most appropriate location. Having the access opposite the Hayfield Lakes access would make it easier for vehicles to judge what other vehicles are making their way along Hayfield Lane, as there are no further buildings/business down Hayfield Lane towards Parrots Corner and the Hayfield Lakes access is also known to have caravans utilising it. Pedestrian and cycle access to the site will be provided via the proposed vehicular access, this is considered to be acceptable by the Highways Development Control Officer due to the provision of 4.8m access. In addition signage will be provided along Hayfield Lane directing visitors to the site and there would be temporary signage for the construction period to alert users of construction and for the construction vehicles.
- 9.30 Concerns have been expressed over car accidents in the vicinity of the site, number of vehicles using Hayfield Lane and the conflict between pedestrians and vehicles. The Highway Safety Team have been consulted and do not offer any objections. They have noted that traffic on Hayfield Lane has significantly reduced now the lane has been closed off at the Parrots Corner end as part of the Great Yorkshire Way scheme. The proposal has very low numbers of caravan pitches, tents and lodges (all being single figures) and the traffic numbers would not be significant. Furthermore, factoring in that most of the time caravans would arrive and go at the same time means even less chance to meet each other on the lane.
- 9.31 The internal layout of the site has been amended to provide sufficient car parking (39 spaces, 2 disabled bays at main carpark), delivery area, and wide enough access and parking for the caravan pitches and log cabin parking. It is concluded that that, subject to the proposed site access and internal roads being designed with appropriate highway design features then the proposals should not have a detrimental road safety impact on the local highway network and should not adversely affect the safety of other road users.
- 9.32 The Council's Development Management Highway Officer has been consulted on the application and, despite a number of design requirements to be altered, there are no fundamental principles which would indicate that a risk to highway safety would be severe.

Traffic and impact on the network

- 9.33 Policies (A) 13, 42 (B) and 46 (A) (2)(3) 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.

- 9.34 The vehicle trip generation of the proposed development has been projected at 68 trips on peak days and an average of 46.8 trips per day over the course of a week. Cycle parking is proposed by the main reception building along with EV charging points. The Council's Development Management Transportation Officer has been consulted on the application and, in summary, no objections have been raised. The development therefore complies with the above policies concerning the protection of highway safety.

Loss of Agricultural Land

- 9.35 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.
- 9.36 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).

The grade of the soil, based on the available information, involves Grade 3b - so not deemed to be within the best and most versatile soils classification. It is noted that there have been no objections from the Policy Officer on the matter, and much of the site could potentially be reinstated where acceptable. It is not felt that the application would be contrary to the provisions of Policy 60.

Flooding and Drainage

Flooding

- 9.37 Paragraph 159 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).
- 9.38 Policy 57 (A) states all development proposals will be considered against the NPPF, including application of the sequential test and, if necessary, the exception test.
- 9.39 The majority of the site lies within Flood Zone 1 according to the Environment Agency's maps, with the north-western corner being in flood zone 2. No development would be located within the small parcel of land in flood zone 2. Therefore, the application has been assessed as flood zone 1.
- 9.40 A Flood Risk Assessment has been submitted in support of the application. It states the site is of low risk from flooding and located on well drained land. The proposal intends to dispose of surface water into the existing proposed ponds which will provide multiple functions and blue infrastructure.

9.41 The development complies with Policy 57 being located within a low risk flood area.

Drainage

9.42 Policy 56 states proposals will be supported therefore in line with the following requirements:

A) There is adequate means of foul sewage disposal and treatment or that capacity can be made available in time to serve the development.

B) They will not increase flood risk on site and ensure no flooding to land or buildings elsewhere.

C) They achieve a reduction in surface water run off on brownfield sites, and no increase on existing rates for greenfield sites.

D) They secure the removal of culverting and avoid building over a culvert or new culverting of watercourses and a 10 metre buffer zone is left free from development from the water's edge;

E) They make use of Sustainable Drainage Systems unless it can be shown to be technically unfeasible.

F) They dispose of surface water appropriately according to the following networks in order of preference:

1. to an infiltration-based system wherever possible (such as soakaways).
2. discharge into a watercourse with the prior approval of the landowner and navigation authority (following treatment where necessary).

9.43 Policy 54 (D) requires an assessment of any adverse effects on the quantity, quality and ecology features of water bodies and groundwater resources, including contamination to Source Protection Zones.

9.44 There are no recorded sewers in the local area, therefore foul and surface water discharges will be required to be managed on site. The Drainage Strategy submitted outlines that foul water is proposed to be managed using a package treatment plant and discharged into the River Torne. Given the site is within the outer ground source protection zone, a permit will be required from the Environment Agency, the EA do not object to this drainage proposal and requested the applicant contact them to apply for the permit post decision. The package treatment and subsequent permit from the EA should ensure that the River Torne is not contaminated by this proposal.

9.45 Local Councillors and objectors have outlined concerns about the Hot Tubs and how they would be drained. The hot tubs proposed would be filled and emptied on a Monday, with Friday being check out day. The hot tubs chlorine levels would be checked but it would likely dissipate completely over the 2-day weekend. Once the chlorine has cleared, they will be emptied onto the grassed areas to drain slowly into the ground. This is considered acceptable by the Drainage Team, Environment Agency and local Drainage Board.

9.46 The drainage strategy concludes that there is significant storage capacity available on site up to a maximum of 13,500m³ to protect the development from flood water leaving the site. The storage capacity within the lake is 5930m³ before the lake would

overtop. A flow control chamber is proposed to control the discharge into a ditch on the eastern side of the site. The drainage system proposed would improve the overall run off rate on site post development and would prevent run off onto Hayfield Lane.

- 9.47 The Council's Drainage Team have reviewed the submission and offer no objections subject to conditions. The Environment Agency do not object to the amended drainage strategy and have requested conditions. Finally, the local water board and water company do not object to the application. The applicant is aware that separate permitting should be applied, and this must be done post submission. The proposal is considered to comply with Policy 58 of the Local Plan.

Trees and Landscaping

- 9.48 Policy 32 states 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.
- 9.49 The main constraint on the proposal are the existing hedgerows and trees around the site perimeter. The site plans have been amended to accurately plot the existing trees on site. The proposal includes a 15m landscaping buffer along the eastern boundary, which would protect the hedgerow along that boundary. The proposal also includes bunding to the north, south and west boundaries, amended plans have been submitted to remove the bunding from the RPA of the existing trees. Both the landscaping buffer and bunding would set the development back from the boundaries which in turn improves the visibility of the proposal from the wider landscape. Additionally wild flower meadows, hedging with other soft landscaping are proposed within the buffer and around the site as a whole; along with a rewilding area to the south west corner. The finer details of the landscaping, including planting specifications shall be reserved by a pre-commencement planning condition, along with tree protection. Subject to those conditions, the Tree Officer does not object to the application. The proposed landscaping would soften the development, improving its setting within the rural location. It is considered that the proposal complies with Policy 32 of the Local Plan.

Ecology and Wildlife

- 9.50 Policy 26 requires the Council to protect, maintain, enhance and, where possible, extend or create Doncaster's green infrastructure. 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 by:
- A) being of an appropriate size, scale and type in relation to their location within and impact on the ecological network;
 - B) maintaining, strengthening and bridging gaps in existing habitat networks;
 - C) planting native species and creating new, or restoring existing, national and local priority habitats and/or species; and
 - D) working with strategic partnerships to deliver conservation projects at a landscape scale where appropriate.
- 9.51 Policy 30 requires all applications to be considered against the mitigation hierarchy in accordance with National Policy. 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. The Council use the DEFRA biodiversity metric to account for the impacts of a proposal on biodiversity and demonstrating that a net gain will be delivered. A minimum 10% net gain will be expected unless national standards increase this in the future.

- 9.52 The Ecological Impact Assessment has assessed the site in relation to protected species and has been found to be acceptable. Great Crested Newts have been assessed and are considered to be absent from the site. A BNG assessment has been found to be sound in principle and outlines a post construction baseline of 1.2ha of cropland to be lost and 5.77ha will be lost and replaced with ecological habitats of equal or great distinctiveness. The 0.72km of hedgerow will be protected during development as well the ancient woodland adjacent to the eastern boundary. The design includes the creation of new native species rich hedgerow with several native tree lines. The BNG assessment concludes that there would be a 53.2% habitat unit generation and 120.4% hedgerow units achieved post development. The development therefore complies with the above policies and Policy ANP9 of the Auckley Neighbourhood Plan.

Pollution

- 9.53 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 (such as those incorporated into the design and layout of development) will minimise significantly harmful impacts to acceptable levels that protect health, environmental quality and amenity. Policy 54 (A) requires an assessment of the risks to public health to be provided.
- 9.54 The Council's Pollution Control Officer has reviewed the submitted assessments and considers that there would be no harm in terms of contamination subject to conditions relating to further verification reports being submitted, prior to commencement. The Environment Agency also do not object to the development with regards to pollution/land contamination. Comments made from residents and local members relating to the storing of Asphalt on the site, are noted but the applicant has a U1 exemption certificate for the storage of this product in connection to the construction of this proposal. Whilst it is acknowledged that this is presumptive of the applicant to assume planning permission would be granted and commence works (to the access only); if the application is refused by planning committee, then the material would have to be removed from site, as the applicant would be in breach of the U1 exemption. Furthermore, the applicant would have to apply separately for the access or return it to its former. This matter however is separate to this planning application and is dealt with by the Environment Agency.
- 9.55 Policy 54 (B) requires an assessment as to the presence of noise generating uses close to the site, and the potential noise likely to be generated by the proposed development. As noted above, no objections have been received from the Council's Environmental Health Officer and the final use of the site is unlikely to lead to unreasonable levels of noise.
- 9.56 Policy 54 (C) requires an assessment on the impact on national air quality; especially but not limited to Air Quality Management Areas, areas potentially close to the EU limit value, other sensitive areas and the aims and objectives of the Air Quality Action Plan. An Air Quality Assessment has been provided and found to be acceptable in principle. No objections have been received from the Council's Air Quality Officer, subject to a condition relating to a mitigation plan.

- 9.57 Policy 54 (D) deals with any adverse effects on the quantity, quality and ecology features of water bodies and groundwater resources, including contamination to Source Protection Zones. No objections have been received from the Environment Agency in this respect.

Archaeology

- 9.58 Policy 39 states that development affecting other archaeological assets will need to demonstrate how any benefits will outweigh harm to the site.
- 9.59 Trial trenching results have been submitted with the application to demonstrate the site's archaeological potential. This evaluation found a pit at the northern end of Trench 03 is a modern truncation, and an animal burial in Trench 12 could represent modern disposal of a natural mortality. The remaining features, ditches and pits recorded during the excavations contained no finds. While excavations did confirm the presence of features identified during the geophysical survey (2022) no finds were present, making it difficult to confirm the date or purpose of these features. The South Yorkshire Archaeology Service have been consulted and confirmed that the site has some archaeological potential and advises a written scheme of investigation be submitted prior to commencement of development to secure mitigation.

9.60 Conclusion on Environmental Issues

- 9.61 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.
- 9.62 In conclusion of the environmental issues, it is considered that there have been no significant issues raised which would weigh against the proposal that cannot be mitigated by condition. As such moderate weight attached to this in favour of the development through the achievement of BNG offsetting on site at a substantial level. The design, layout, and landscaping has been designed to be sympathetic to the rural setting of the site; there would be minimal impact to the landscape. The lake and the drainage systems proposed have been designed to protect the areas ground source water and to ensure outfall rates are improved. The Drainage Team and the Environment Agency do not object to the application, the proposal is not considered to result in an increased risk of flooding, nor would it result in harm to any person. The trip generation figures supplied are considered to be satisfactory to the Transport Planner and the access is suitable for the associated traffic with no objections raised by the Highways Network Management Team. Car parking is provided to an adequate level with sufficient manoeuvrability around the site, no objections are raised by the Highways DC Officer. Finally, whilst it is acknowledged that there could be some conflict with caravans accessing the site via the single track of Hayfield Lane, the numbers of caravan pitches are minimal to ensure the conflict is not severe.

9.63 ECONOMIC SUSTAINABILITY

9.64 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. Whilst there may be some additional uplift for business within Auckley as a result of additional customers, this uplift is unknown and cannot be quantified at this time and so is afforded limited weight.

9.65 Conclusion on Economy Issues

9.66 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.

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

10.0 PLANNING BALANCE & CONCLUSION

10.1 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 principle of the development is considered to be acceptable and the proposal is in accordance with Policy 25 of the Local Plan, and this weighs considerably in favour of the application. In addition the proposed plans submitted with the application has shown that a suitable layout can be achieved that would be supportive of the character of the area, given its rural location and safeguard neighbouring properties and this weighs significantly in favour of the application.

10.2 The proposed access and car parking have been fully assessed by the Highways team and are considered to be acceptable. Furthermore, the trip generation and suitability of Hayfield Lane have also been assessed, and the impact is not considered to be severe. Along with the potential biodiversity net gain achieved by the development weigh moderately in favour of the application. The applicants have provided sufficient justification to the Environment Agency and the Council's Drainage Team meaning that no objections have been received subject to a suitably worded conditions; to ensure the development is adequately drained and the River Torne will remain uncontaminated.

10.3 Limited weight in favour of the application has been afforded to the potential economic benefits generated by the proposal.

10.4 The noise and traffic 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.

11.0 RECOMMENDATION

11.1 MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE FOLLOWING CONDITIONS:

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. The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows:
Location Plan 024 00
Site Plan 026 Rev 15 - amended 07.06.2023
Highway and Pedestrian Movement Plans - 100 01 and 101 01
Lighting Plan 030 01 - amended 24.08.2022
Proposed Reception/changing building 023 02 - amended 02.11.2021
Proposed Camping Lodges and Cafe buildings 025 02 - amended 02.11.2021
REASON
To ensure that the development is carried out in accordance with the application as approved.
03. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and be approved in writing by the LPA prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.
REASON
To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.
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 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.

b) 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.

c) 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.

d) 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 pursuant to the National Planning Policy Framework.

This has to be prior to commencement so that any risks are assessed before works begin to the ground whether this be demolition works or construction works and remediation in place before works begin.

05.

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.

06. No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details.
REASON
To ensure that the site is connected to suitable drainage systems, and to comply with current planning legislation - National Planning Policy Framework.
07. 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.
08. No building shall be erected within 8 metres of the water course or culvert which passes through/runs adjacent to the site.
REASON
To ensure adequate access at all times and to protect the culvert from damage.
09. All surface water runoff from the site, excepting roof water, shall be discharged to the public surface water sewer/land drainage system or Highway Drain via a suitable oil/petrol/grit interceptor. Details of these arrangements shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development and they shall be fully operational in accordance with the approved details before the site is brought into use.
REASON
To avoid pollution of the public sewer and land drainage system.
10. Prior to the development being brought into first use, an air quality mitigation plan shall be submitted to and approved in writing by the local planning authority. This plan shall calculate damage costs and demonstrate how they have been utilised to offset vehicle emissions during the lifetime of the development. Measures in any mitigation plan shall be in addition to those provided as a requirement for other planning matters. The mitigation plan shall be implemented before the development has been brought into use.
REASON
To contribute towards a reduction in emissions in accordance with air quality objectives and providing sustainable travel choice in accordance with policies CS9 and CS18 of the Doncaster Council Core Strategy.
11. Prior to the commencement of development, a Management and Monitoring Plan for proposed onsite habitats shall be submitted to the Local Planning Authority for approval in writing. The Management Plan shall be based on the proposals set out in the Ecological Impact Assessment EclA0 (ADAS, Ref 1051808 - WNT69105-963 (01) 03/11/22) and the Biodiversity Net Gain Assessment Metric 3.1 (02/06/22) and will contain the following details:

- o The baseline biodiversity assessment against which an uplift in biodiversity unit value will be monitored.
- o The project's biodiversity unit targets.
- o A detailed adaptive management plan setting out how habitats will be created or enhanced and describing the proposed ongoing management for a minimum of 30 years.
- o The details of when target condition will be achieved and how it shall be maintained.
- o A detailed monitoring plan that will be used to inform any potential changes to the ongoing management and assess the progress towards achieving target condition. This should outline the surveys that will be used to inform condition monitoring reports. Monitoring reports will be provided to the Local Planning Authority by the end of years 1,2,5,10,20, and 30 of the monitoring period.
- o The roles, responsibilities and professional competencies of the people involved in implementing and monitoring the biodiversity net gain delivery.
- o Evidence that the necessary resources are available to deliver the proposed biodiversity net gain plan and the ongoing management.

Once approved the Management and Monitoring Plan shall be implemented in accordance with the approved details in full and any subsequent changes to management as a result of findings from the monitoring agreed in writing with the Local Planning Authority.

REASON

To fulfil specifically the requirements of Local Plan policy 30B and enhance local ecological networks in accordance with Local Plan policy 29.

12.

Before the commencement of development a Construction Environmental Management Plan shall be submitted to the LPA for approval, and then implemented prior to the operation of the facility in accordance with the details as set out in the Ecological Impact Assessment (EclA) (ADAS, Ref 1051808 - WNT69105-963 (01) 03/11/22 0 and includes:

- A risk assessment of the potentially damaging construction activities in relation to wildlife and habitats.
- A method statement for the protection of reptiles and other terrestrial fauna that identified in the EclA that may be encountered on site.
- Measures to protect the adjacent Local Wildlife Site, 4.32- Hurst Plantation, Savage Brooks and Marr Flatts Wood (Local Wildlife Site) The use of protective fencing, exclusion barriers and wildlife safety measures.

REASON

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

13. 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 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, 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, unless the local planning authority gives its written approval to any variation.

REASON

In the interests of environmental quality and in accordance with Policy 48 of the Local Plan.

14. 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.

15. 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.

16. 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.

17. No construction works shall take place until full details of offsite highway works have been submitted to and agreed 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

- o Volumes and types of construction vehicles
- o identification of delivery routes;
- o identification of agreed access point
- o Contractors method for controlling construction traffic and adherence to routes
- o Size, route and numbers of abnormal loads
- o Swept path analysis (as required)
- o Construction Period
- o Temporary signage
- o Wheel Wash facilities
- o Timing of deliveries

REASON

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

18. The cafe and shop uses hereby approved shall only be used for customers of the open water lake, tennis courts, or guests of the log cabins, caravan pitches and campers; and shall not at any time serve the general public.

REASON

To restrict the use to the needs of the fisheries only in the interests of the protection of highway safety and the Countryside Policy Area.

19. 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.

20. 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 development shall not be brought into use 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.
21. No more than 7 caravan pitches, 7 log cabins shall be stationed on the site at any one time. The location of the overnight accommodation shall be limited to that shown on the approved Site Plan ref: 026 Rev 15 for the lifetime of the development.
REASON
In the interests of highway safety and local amenity as required by Policy 13, 42 and 55 of the Doncaster Local Plan
22. This permission authorises the use of the site for touring caravans, log cabins and camping pitches for holiday/recreational purposes only. No overnight accommodation at the site shall be occupied as any person's sole or main residence.
REASON
To ensure that the development is carried out in accordance with the application as approved and to ensure that permanent accommodation is restricted in line with Policy 25 of the Local Plan.
23. 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.
24. Prior to commencement of the relevant works the full details of the trim trail equipment and its management and maintenance shall be submitted to and approved in writing by the Local Planning Authority, the trim trail equipment shall be fully installed prior to first use of the development hereby granted. The trim trail equipment shall be replaced or repaired if damaged or removed and retained for the lifetime of the development.
REASON
In the interests of environmental quality and Local Plan Policy 48.
25. 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 (ref. Proposed Site Plan Drawing No. 026 Rev. 15 dated 01.06.2023) 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:

To ensure that all trees are protected from damage during the earthworks for the bunding and wider construction in accordance with Local Plan Policy 32.

27. Prior to the commencement of the relevant works, details of the proposed yurts and toilet block 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 and shall be fully operational prior to the first use of the facility.

REASON

To ensure that the materials are appropriate to the area in accordance with policy 42 of the Doncaster Local Plan.

28. Prior to the commencement of any part of the development hereby approved, the following information shall be submitted to and approved in writing by the Local Planning Authority:

- (i) a full site survey showing:
 - o the datum used to calibrate the site levels
 - o levels along all site boundaries
 - o levels across the site at regular intervals

(ii) full details of the proposed finished floor levels of all buildings and proposed levels for external areas, specifically the bunding shown on the approved site plan.

The development shall be implemented only in full accordance with the approved details.

REASON

Prior approval of such details is necessary as they are fundamental to the initial site preparation works and to ensure that the details of the development are satisfactory having regard to Policy 25, Policy 42 and Policy 48 of the Doncaster Local Plan.

29. The flood lighting FL01 as shown on the approved lighting plan (ref; 030 01) shall only be illuminated during the operational hours until no later than 21:00 when the MUGA is not in use by customers the lights shall be switched off.

REASON

To protect the rural landscape, in accordance with Policy 25 and Policy 42 of the Local Plan.

30.

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 implemented prior to the first use of the facility, 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).

31

Part A (pre-commencement)

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.

Part B (pre-occupation/use)

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.

Informatives

01. It will be expected that any waste water treatment packages comply Building Regulation 2000 Part H and the following:
- The discharge from the waste water treatment plant should be sited at least 10m away from watercourses and any other buildings.
 - Packaged treatment works should be type-tested in accordance with BS 7781 or otherwise tested by a notified body.

02. The following information should be supplied when discharging the drainage conditions:

1. Records indicate that this area may be susceptible to surface water flooding. Please see Environment Agency indicative SW Flood Maps.

2. Surface water drainage plans should include the following:

- Rainwater pipes, gullies and drainage channels including cover levels.
- Inspection chambers, manholes and silt traps including cover and invert levels.
- Pipe sizes, pipe materials, gradients and flow directions.
- Soakaways, including size and material.
- Typical inspection chamber / soakaway / silt trap and SW attenuation details.
- Site ground levels and finished floor levels.

3. Surface Water Discharge From Greenfield Site

The total surface water discharge from greenfield sites should be limited to green field run-off rates - up to 1 in 100 years storm + climate change. On site surface water attenuation will be required.

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

4. On Site Surface Water Management

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

The applicant will need to provide details and calculations including any below ground storage, overflow paths (flood routes), surface detention and infiltration areas etc to demonstrate how the 100 year + 30% CC rainfall volumes will be controlled and accommodated.

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

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

5. If infiltration systems are to be used for surface water disposal, the following information must be provided:

- Ground percolation tests to BRE 365.
- Ground water levels records. Minimum 1m clearance from maximum seasonal groundwater level to base of infiltration compound. This should include assessment of relevant groundwater borehole records, maps and on-site monitoring in wells.
- Soil / rock descriptions in accordance with BS EN ISO 14688-1:2002 or BS EN ISO 14689-1:2003
- Volume design calculations to 1 in 30 year rainfall + 30% climate change standard. An appropriate factor of safety should be applied to the design in accordance with CIRIA C753 - Table 25.2.
- Location plans indicating position (Soakaways serving more than one property must be located in an accessible position for maintenance). Soakaways should not be used within 5m of buildings or the highway or any other structure.
- Drawing details including sizes and material.
- Details of a sedimentation chamber (silt trap) upstream of the inlet should be included.

Soakaway detailed design guidance is given in CIRIA Report 753, CIRIA Report 156 and BRE Digest 365.

6. The proposed development is within a groundwater source protection zone (SPZ_)

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

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

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

- a) Flow controls may be static (such as vortex flow controls or fixed orifice plates) or variable (such as pistons or slide valves);
- b) Controls should have a minimum opening size of 100 mm chamber, or equivalent;
- c) A bypass should be included with a surface operated penstock or valve; and
- d) Access should be provided to the upstream and downstream sections of a flow control device to allow maintenance.

03.

To discharge any drainage conditions which we have applied additional photographic evidence of the 'small ditch' which is present to along the eastern boundary is required to show that it is maintained condition and can accept additional surface water discharge. CCTV of culvert under site entrance 375mm diameter (if existing) and 550mm diameter culvert beneath Hayfield Lane to be provided to show they are in good condition.

Consent for watercourse alterations (headwall installation) is required. If the access culvert (375mm diameter) is proposed consent will also be required for this and construction details will need to be submitted.

Maintenance plan for drainage systems is required and must include watercourse maintenance as this will be a riparian watercourse.

Acceptance would be required from the Environment Agency or sewerage undertaker for the clay lined pond proposal and car park surface water treatment drainage strategy due to the location of Source Protection Zone and Groundwater Safeguard Zones, as per their response and current objection to the sites proposals:

'Water Resources

In our previous consultation response, we also highlighted that no further consumptive groundwater abstraction licences will be granted from the sandstone underlying the site due to the amount of environmental pressures and existing water demand in the area. We therefore requested further information on the construction and subsequent maintenance of the lake. It is now understood from the Drainage Calculations Report that the pond will be lined with the exception of the top 1m of the lake.

It is still unclear on whether construction of the lake would require dewatering of groundwater and, as the lake will be lined, how the site proposes to maintain water levels in the lake during dry periods. We are concerned that the absence of a source of top-up water may inhibit the viability of the development and so these details should be provided at the application stage.'

Landowner agreement would need to be provided for the foul drain which is to be installed on land outside of the redline boundary, the Environmental Permit from the Environment Agency would also be required to discharge foul into the watercourse from the site. Any of their concerns/objections for the discharge of foul with regards to the Source Protection Zone and Groundwater Safeguard Zones would need to be met.

Information would need to be provided to state why discharge of foul to watercourse is preferred over discharge to public sewer and the reasons connection to public sewer has been discounted for the site.

No development should take place within 10m from the top of watercourse bank adjacent to the site, as per Doncaster Council Local Plan - this includes the installation of fences. A 10m offset distance should be shown on the drainage plan. Any proposed footpaths within 10m of the top of bank will require details to be submitted to ensure that it will not damage the bank or affect maintenance access to the watercourse.

04. Environmental permit (Water Discharge activity) - advice to applicant
This development will require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency for a water discharge activity. We recommend that the applicant contacts our National Customer Contact Centre on 03708 506 506 to discuss the issues likely to be raised.

For further guidance please visit Discharges to surface water and groundwater: environmental permits - GOV.UK (www.gov.uk)

Please note that all applications are assessed on an individual basis and being granted a permit is not guaranteed.

No sewage effluent shall be discharged to any surface water without the benefit of an environmental permit.

No discharge of anything other than uncontaminated surface water shall be discharged to surface water or groundwater without the benefit of an environmental permit. This includes during the development, construction, and operational phases of the proposal. Particular consideration should be given to minimising the risk of silt pollution during the construction phase when removing topsoils.

05. Water Resources abstraction licence
During our two previous consultation responses, we have made it clear that no further consumptive groundwater abstraction licences will be granted in this area (other than exempt abstractions), due to existing environmental pressures and water demand on the underlying sandstone aquifer.

The latest submission indicates that the lake will be lined with the exception of the top 1m, and that the lake will receive surface water which drains from the development. We do not see any information on the need to maintain water levels within the lake, and therefore we have no further comment on this matter but refer the applicant to the Water Resources informative comment below. However, if a source of water is required to maintain water levels within the lake, we strongly advise the applicant to think carefully about how this could be achieved given the restrictions on abstraction licences discussed above.

06. Water Resources informative

You do not need a licence or to register an exemption for abstractions of 20 cubic metres or less a day, provided your abstraction is part of a single operation - if you abstract from the same source at multiple points, the exemption only applies if the combined total of all abstractions is 20 cubic metres or less a day.

For more information on abstraction licences, visit the gov.uk website at:

<https://www.gov.uk/guidance/check-if-you-need-a-licence-to-abstract-water>

07. Environmental permit (Flood Risk Activity) - advice to applicant

The River Torne is a designated main river. The amended plans suggest a new outfall will be required for the discharge of foul effluent to the River Torne.

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- o on or within 8 metres of a main river (16 metres if tidal)
- o on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- o on or within 16 metres of a sea defence
- o involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- o in a floodplain more than 8 metres from the riverbank, culvert, or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

08. Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under, The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.
09. 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.

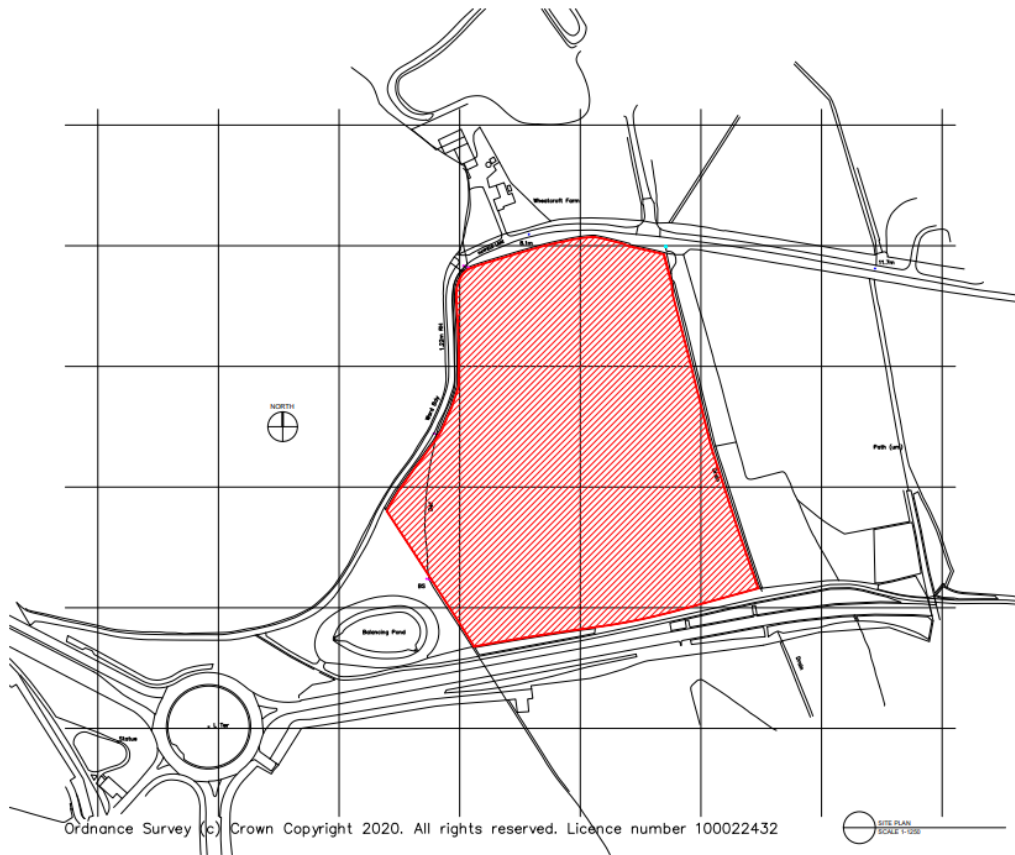
STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Additional information in relation to Air Quality, Ecology, Trees, principle of the development, and Drainage.
- Amendments to the plans to create a more cohesive proposal
- Additional highway information, including tracking and traffic numbers
- Additional information supplied to overcome archaeological concerns

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: Location Plan



NO.	DESCRIPTION	DATE	BY

DRAWN BY M T LEWIS		
PROJECT NAME NEW SHIFFIELD LANE TRIATHLON FACILITY		
DRAWING TITLE SITE LOCATION PLAN		
CLIENT ANTHONY DENKIN ARCHITECTS 2020		
SCALE 1:1250@A1		
PROJECT NO. 24	DRAWING NO. 00	DATE

Appendix 2: Site Plan

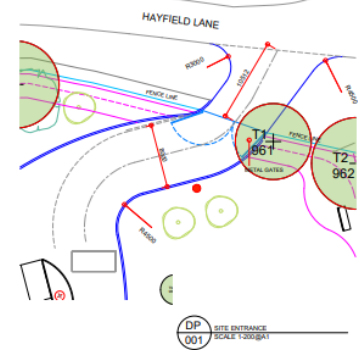
ACCOMMODATION SCHEDULE

RECEPTION AND CHANGE	395 M SQ	1 NO PERMANEN
CAFE	60 M SQ	1 NO PERMANENT
CAMPING LODGE	336 M SQ	7 NO PORTABLE
2 bed allowed for in schedule		
TOILET AND SHOWER	48 M SQ	1 NO PORTABLE
TOTAL	839 M SQ	

Area allocated for camping with electric hook up and access to toilet and shower facilities north of the site in main facilities building and south with shared facilities with Yurts.



NO	DATE	DESCRIPTION	BY	CHKD
01	15/01/2015	ISSUED FOR PERMITS	AS	AS
02	15/01/2015	REVISED FOR PERMITS	AS	AS
03	15/01/2015	REVISED FOR PERMITS	AS	AS
04	15/01/2015	REVISED FOR PERMITS	AS	AS
05	15/01/2015	REVISED FOR PERMITS	AS	AS
06	15/01/2015	REVISED FOR PERMITS	AS	AS
07	15/01/2015	REVISED FOR PERMITS	AS	AS
08	15/01/2015	REVISED FOR PERMITS	AS	AS
09	15/01/2015	REVISED FOR PERMITS	AS	AS
10	15/01/2015	REVISED FOR PERMITS	AS	AS
11	15/01/2015	REVISED FOR PERMITS	AS	AS
12	15/01/2015	REVISED FOR PERMITS	AS	AS
13	15/01/2015	REVISED FOR PERMITS	AS	AS
14	15/01/2015	REVISED FOR PERMITS	AS	AS
15	15/01/2015	REVISED FOR PERMITS	AS	AS
16	15/01/2015	REVISED FOR PERMITS	AS	AS
17	15/01/2015	REVISED FOR PERMITS	AS	AS
18	15/01/2015	REVISED FOR PERMITS	AS	AS
19	15/01/2015	REVISED FOR PERMITS	AS	AS
20	15/01/2015	REVISED FOR PERMITS	AS	AS
21	15/01/2015	REVISED FOR PERMITS	AS	AS
22	15/01/2015	REVISED FOR PERMITS	AS	AS
23	15/01/2015	REVISED FOR PERMITS	AS	AS
24	15/01/2015	REVISED FOR PERMITS	AS	AS

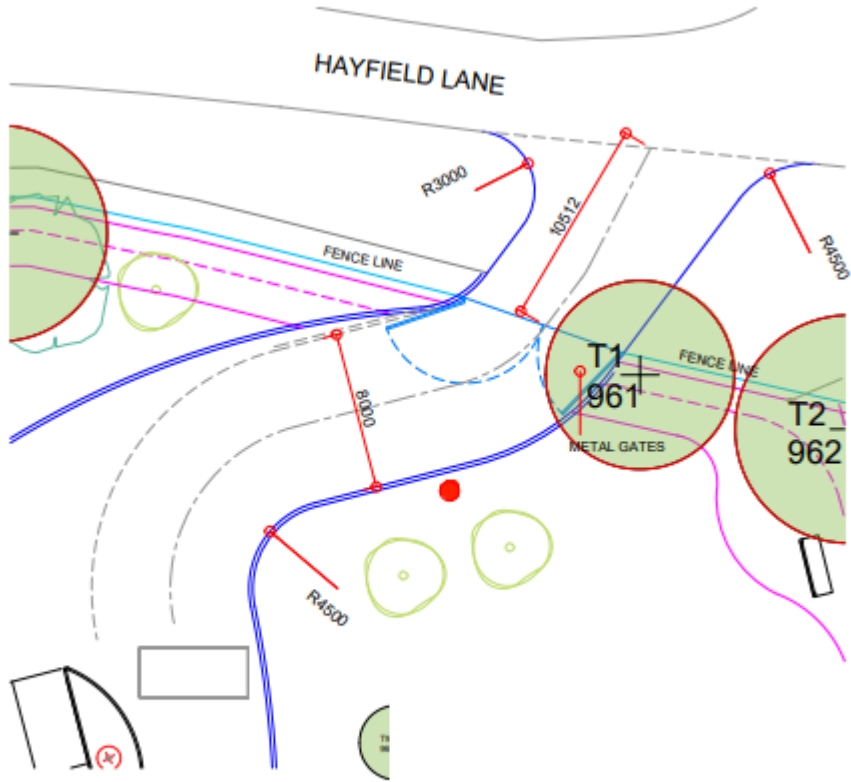


DATE	15/01/2015
BY	AS
CHKD	AS
PROJECT TITLE	NEW HAYFIELD LANE TREATMENT FACILITY
DRAWING TITLE	PROPOSED SITE PLAN
DESIGNED BY	ANTHONY SHOWN ARCHITECT 2011 RIBA
CHECKED BY	AS
SCALE	1:750@A1
PROJECT NO.	026
SHEET NO.	15

ACCOMMODATION SCHEDULE

RECEPTION AND CHANGE	395 M SQ	1 NO PERMANEN
CAFE	60 M SQ	1 NO PERMANENT
CAMPING LODGE	336 M SQ	7 NO PORTABLE
2 bed allowed for in schedule		
TOILET AND SHOWER	48 M SQ	1 NO PORTABLE
TOTAL	839 M SQ	

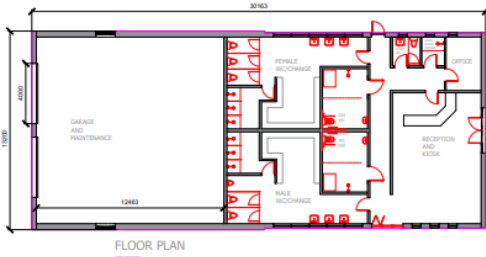
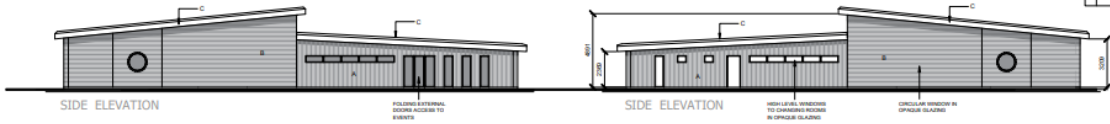
14	241122	TREE SURVEY LOCATIONS ADDED	AS	AS
15	010623	PROPOSED BUNDING REFORMED TO OUTSIDE OF ROOT PROTECTION AREA RPA	AS	AS



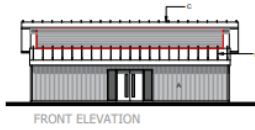
DP
001 SITE ENTRANCE
SCALE 1:200@A1

Appendix 3: Proposed Reception Building/Changing Facilities

NO	DATE	DESCRIPTION	DESIGN	REVISED
01	01/01/2023	ISSUED FOR PERMIT	AL	AL
02	01/01/2023	ISSUED FOR PERMIT	AL	AL



- MATERIALS**
- A VERTICAL TIMBER BOARDING / CLADDING IN MEDIUM GREY
 - B HORIZONTAL TIMBER BOARDING / CLADDING IN NATURAL TIMBER COLOUR
 - C STANDING SEAM PROFILED CLADDING LIGHT GREY / SHADE VESSES AND ROOFITS IN PROFILED ALUMINIUM LIGHT GREY
 - WINDOWS AND DOORS UPVIC ALUMINIUM LIGHT GREY
 - RAINWATER GOODS LIGHT GREY



RECEPTION AND CHANGE BUILDING

DRAWN BY MR T LEWIS		
PROJECT TITLE NEW HAYFIELD LANE TRIATHLON FACILITY		
BUILDING TITLE PROPOSED BUILDING RECEPTION / CHANGING		
ARCHWAY ARCHITECTS 200 88A LEEDS LS11 5AA		DATE 01/01/2023
SCALE 1:100		
PROJECT NO.	ARCHITECTURE	REV.
	023	02

Appendix 4: Proposed Café and Log Cabins

PROPOSED CAFÉ BUILDING

CAFE

LEGEND:

- A MATERIALS
- B VERTICAL TREKOR BOARDING / CLADDING IN MEDIUM GREY
- C STANDING BRAM PROFILED GLASSING LIGHT GREY
- GLASS, WINDOWS AND DOORSETS IN PROFILED ALUMINIUM LIGHT GREY
- WINDOWS AND DOORS
- SPRUC ALUMINIUM LIGHT GREY
- RAINWATER GOODS LIGHT GREY

REV	DATE	DESCRIPTION	BY	CHKD
01	10/10/2023	ISSUED FOR PERMIT	AB	AB
02	10/10/2023	ISSUED FOR PERMIT	AB	AB

PROPOSED 2 BED CAMPING LODGE

CAMPING LODGE

LEGEND:

- A MATERIALS
- B VERTICAL TREKOR BOARDING / CLADDING IN MEDIUM GREY
- C STANDING BRAM PROFILED GLASSING LIGHT GREY
- GLASS, WINDOWS AND DOORSETS IN PROFILED ALUMINIUM LIGHT GREY
- WINDOWS AND DOORS
- SPRUC ALUMINIUM LIGHT GREY
- RAINWATER GOODS LIGHT GREY

REV	DATE	DESCRIPTION	BY	CHKD
01	10/10/2023	ISSUED FOR PERMIT	AB	AB
02	10/10/2023	ISSUED FOR PERMIT	AB	AB

Appendix 5: Lighting Plan



KEY TO EXTERNAL LIGHTING TYPES

Architectural LED Area/Car Park Light (001)

The typical LED is a high performance area light using LED lighting technology with an operating voltage of 240V. It is designed to be used in areas where there is a high level of pedestrian and vehicle traffic and is typically installed in a 2m x 2m square.

For new projects, specify a 40W or 60W version. It is possible to specify a 100W version for high level pedestrian and vehicle traffic and is typically installed in a 2m x 2m square.

Installation: The LED Area/Car Park Light is typically installed in a 2m x 2m square. It is typically installed in a 2m x 2m square.

Manufacturer: Typical Area/Car Park Light is typically installed in a 2m x 2m square. It is typically installed in a 2m x 2m square.

LIGHTING COLUMN
CL01 X 2
COLUMN HEIGHT 5M



AMENITY LIGHTING LOCATED ON BUILDING EXTERNAL ENVELOPE
Part Number: 430152
Rystal Wallpack 40W and 70W 4000K Bronze
AL01 FIXED TO BUILDING MAX HEIGHT 3M

Heavy Duty LED Floodlight (002)

The typical LED Floodlight is a high performance area light using LED lighting technology with an operating voltage of 240V. It is designed to be used in areas where there is a high level of pedestrian and vehicle traffic and is typically installed in a 2m x 2m square.

For new projects, specify a 40W or 60W version. It is possible to specify a 100W version for high level pedestrian and vehicle traffic and is typically installed in a 2m x 2m square.

Installation: The LED Floodlight is typically installed in a 2m x 2m square. It is typically installed in a 2m x 2m square.

Manufacturer: Typical Floodlight is typically installed in a 2m x 2m square. It is typically installed in a 2m x 2m square.

FLOOD LIGHT
FL01
FIXED TO
COLUMN HEIGHT 5M

FLOOD LIGHT
FL02
FIXED TO BUILDING ST MAX 3 M HIGH
COLUMN HEIGHT 5M

LED Bollard - Area/Car Park (003)

The typical LED Bollard is a high performance area light using LED lighting technology with an operating voltage of 240V. It is designed to be used in areas where there is a high level of pedestrian and vehicle traffic and is typically installed in a 2m x 2m square.

For new projects, specify a 40W or 60W version. It is possible to specify a 100W version for high level pedestrian and vehicle traffic and is typically installed in a 2m x 2m square.

Installation: The LED Bollard is typically installed in a 2m x 2m square. It is typically installed in a 2m x 2m square.

Manufacturer: Typical Bollard is typically installed in a 2m x 2m square. It is typically installed in a 2m x 2m square.

BOLLARD LIGHTING
BL01 X 2
LOW LEVEL HEIGHT 1M

Caravan and Camping Hook Up Illuminated (004)

The typical Caravan and Camping Hook Up Illuminated is a high performance area light using LED lighting technology with an operating voltage of 240V. It is designed to be used in areas where there is a high level of pedestrian and vehicle traffic and is typically installed in a 2m x 2m square.

For new projects, specify a 40W or 60W version. It is possible to specify a 100W version for high level pedestrian and vehicle traffic and is typically installed in a 2m x 2m square.

Installation: The Caravan and Camping Hook Up Illuminated is typically installed in a 2m x 2m square. It is typically installed in a 2m x 2m square.

Manufacturer: Typical Caravan and Camping Hook Up Illuminated is typically installed in a 2m x 2m square. It is typically installed in a 2m x 2m square.


CARAVAN AND CAMPING HOOK UP ILLUMINATED
H01 LOW LEVEL HEIGHT 1M

Item	Quantity	Location	Notes

DRAWN BY M T LEWIS	
PROJECT NAME NEW WATFIELD LANE PROPOSED TRAILHEAD FACILITY	
DRAWING TITLE PROPOSED EXTERNAL LIGHTING	
DESIGNER ANTHONY BONDI ARCHITECT 3001 88A	
SCALE 1:750@A1	
PROJECT NO. 030	DRAWING NO. 01

KEY TO EXTERNAL LIGHTING TYPES

REV	DATE	DESCRIPTION	ISSUED	APPROVED
01	04/01/20	ISSUED FOR COMMENT and APPROVAL	—	—



Architectural LED Area/Car Park Light (005)

The Optimal LED is a high performance area light using LED optics illuminate large car parking areas. It is also designed as an LED replacement for WestLark's long established and popular Optica Car park luminaires, typically on a 1 for 1 basis.

For new Projects, typically 1 fitting will illuminate 112 parking spaces, in an area of 20M x 20M. Maximize column height (by maximizing spacing). Voltages in 400w LED. Symmetric and asymmetric /forward throw variant.

Construction: Car-Cast aluminium, flat glass optics (or no optics). Electric cable runs Centre Pipe into Tripod. IP66-Optical IP60-Drive Housing.

Installation: Tripod has integral Mast/trim - typical size: 0.9m x 1.0m x 1.0m high. The Luminaire is also available in [Fixed-leg Version without Tripod](#).

**LIGHTING COLUMN
CL01 X 2
COLUMN HEIGHT 5M**




**AMENITY LIGHTING LOCATED ON BUILDING EXTERNAL ENVELOPE
Part Number: 430152
Rydal Wallpack 40W AND 70W 4000K Bronze AL01 FIXED TO BUILDING MAX HEIGHT 3M**

Diffuser Material Polycarbonate
Mounting Type Wall Mount
LED Information
LED Type SMD
Lumen Output (w) 10% 4200lm
Lumens Per Circuit Watt 130Lum/W
LED Lifetime L70 50000 h
CCT 4000K
CRI >80
Electrical Information
Circuit Voltage 40-0.0W
Connection Type Screw Terminal
Class Class I
Driver Information
Driver Brand System
Dimming Yes
Input Voltage 220 - 240V AC
Operating Frequency 50 - 60Hz
Power Factor >0.90

Technical Specification

Certification
Manufactured in accordance to BS EN 60598-1
CE Marked Yes
Product Dimensions
(B) 290 mm
(A) 220 mm
(C) 182 mm



Heavy Duty LED Floodlight (002)

Compact Floodlight 6.1.6000 features heavy-duty IP66 construction and high performance LED optics to provide high efficiency lighting suitable for exterior and industrial installations including: Clubs, Springs, Sports lighting, service yards, Harbours, etc.

Construction: Aluminium die-cast aluminium, integral driver unit is attached to a bracket in standard housing. Note: Larger housing, gear is attached to the back of the luminaire housing in separate IP66 housing.

Lens: Toughened Glass Lens Glass

Installation: For Heavy-Duty-Submersible and 2 Bracket supplied. Safety Cable supplied.

Finish:RAL 9005 Grey or standard. Other colours on request.

LED: Available in 140w - 340w LED. 40 or standard, 30 or 50 on request.

Moisture Protection: Various options:
- 2 Pin or 4 Pin IP66/67 versions.
- 4 Pin or 6 Pin IP66/67 versions.

Temperature: -20°C to +40°C

**FLOOD LIGHT
FL01
FIXED TO
COLUMN HEIGHT 5M**

**FLOOD LIGHT
FL02
FIXED TO BUILDING ST MAX 3 M HIGH**



LED Bollard, Service option (004)

LED Bollard offers a variety of heights, with standardisation options. Submersible, pole-mounted area.

Construction: Customised height 1000, 1000, 1000 standard. Other heights, light colour, colour on request.

Lens: Polycarbonate with clear or coloured. Submersible.

Installation: In-ground standard.

Finish: Grey, RAL 9005 standard. Other colours on request.

Height: 1000, 1000, 1000 (height on request).

Operating Temperature: 0°C to 40°C

LED: 1 x 100000 LED Module with 4000 or standard. 100000 hours @ 25°C.

LED Driver: Mean-Drive submersible option.

Options: Submersible version. Emergency standby in. G24, G24/2, G24/3, G24/4, G24/5, G24/6, G24/7, G24/8, G24/9, G24/10, G24/11, G24/12, G24/13, G24/14, G24/15, G24/16, G24/17, G24/18, G24/19, G24/20, G24/21, G24/22, G24/23, G24/24, G24/25, G24/26, G24/27, G24/28, G24/29, G24/30, G24/31, G24/32, G24/33, G24/34, G24/35, G24/36, G24/37, G24/38, G24/39, G24/40, G24/41, G24/42, G24/43, G24/44, G24/45, G24/46, G24/47, G24/48, G24/49, G24/50, G24/51, G24/52, G24/53, G24/54, G24/55, G24/56, G24/57, G24/58, G24/59, G24/60, G24/61, G24/62, G24/63, G24/64, G24/65, G24/66, G24/67, G24/68, G24/69, G24/70, G24/71, G24/72, G24/73, G24/74, G24/75, G24/76, G24/77, G24/78, G24/79, G24/80, G24/81, G24/82, G24/83, G24/84, G24/85, G24/86, G24/87, G24/88, G24/89, G24/90, G24/91, G24/92, G24/93, G24/94, G24/95, G24/96, G24/97, G24/98, G24/99, G24/100.

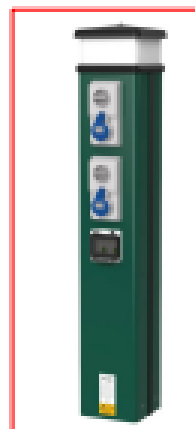
Product Compliance: CE, RoHS, LVD.

Product Label: Download Product Label

Find a luminaire: Download our LED luminaire lighting catalog

Please contact us for Pricing or Enquiry information or visit our website.

**BOLLARD LIGHTING
BL01 X 2
LOW LEVEL HEIGHT 1M**



**CARAVAN AND CAMPING HOOK UP ILLUMINATED
H01 LOW LEVEL HEIGHT 1M**

CLIENT	MR T LEWIS
PROJECT TITLE	NEW HAYFIELD LANE PROPOSED TRIATHLON FACILITY
ISSUING TITLE	PROPOSED EXTERNAL LIGHTING
DATE	04/01/2020
SCALE	1:1000

W W W

Application	3
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Application Number:	22/02528/FULM
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Application Type:	Full (major) Planning Application
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Proposal Description:	Installation of a ground mounted solar PV system comprising of 2640 x Canadian Solar 380w solar panels.
At:	Red House Farm Doncaster Road High Melton Doncaster DN5 7SU

For:	Mr Woolhouse
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Third Party Reps:	16 letters of objection, 20 letters of support	Parish:	High Melton Parish Council
		Ward:	Sprotbrough

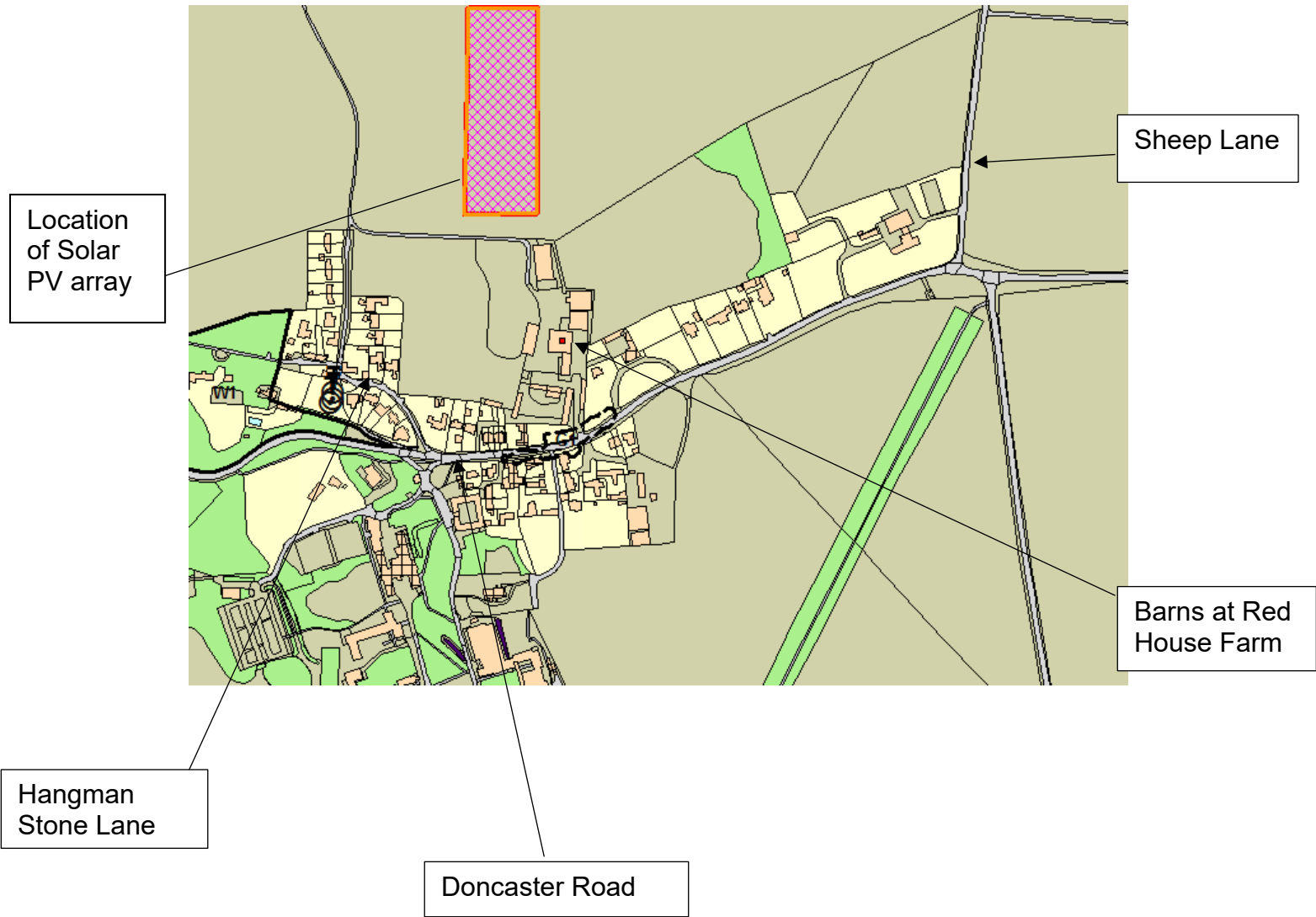
Author of Report:	Alicia Murray
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SUMMARY

The proposal seeks full planning permission for the installation of a solar farm, with an installed power capacity of up to 1.03MW.

The application site is located within the Green Belt, and technically represents inappropriate development as defined by the National Planning Policy Framework. Whilst the development would be inappropriate development within the Green Belt, very special circumstances have been provided to justify the development, in respect of the renewable energy the scheme would deliver, and the resultant carbon emission savings. The application has also been assessed in terms of its impacts upon ecology, visual impact, agricultural land, highways and other technical matters and, subject to the imposition of appropriate conditions to deliver mitigation where required, is considered to be acceptable.

RECOMMENDATION: GRANT planning permission subject to conditions



1.0 Reason for Report

- 1.1 The application is being presented to Members due to the application being a departure from the development plan and due to the level of public interest.

2.0 Proposal and Background

- 2.1 The submitted application seeks full planning permission for the installation of a Solar PV array at Red House Farm, Doncaster Road, High Melton. The solar PV would supply up to 1.03MW. The solar PV would consist of 2,640 Canadian Solar 380W panels, covering an area of 4,790sqm and would be split into 60 tables. The 60 tables would be arranged into 30 rows of 3 tables, each table contains 44 solar panels arranged in 4 rows of 11 panel's landscape. The panels at their highest point would be 2.4m.
- 2.2 The power generated from the Solar PV array would be utilised solely by the applicants' business on site. The array would reduce their carbon footprint by approximately 265 tonnes of CO₂ per annum. The solar PV system would work in conjunction with the existing ground source heat pump (approved under 20/01025/FUL) by generating a portion of the power the heat pump requires.

3.0 Site Description

- 3.1 The site is Red House Farm, located within High Melton, Doncaster. M&T Haylage supply hay and haylage to equine and animal industries. The farm includes fields, agricultural buildings and offices. The solar PV would be situated on an agricultural field to the north of the main farm buildings, the PV would be located centrally within the field leaving 18m from each boundary as a buffer. Vehicle access is from the existing access on Doncaster Road for the equipment drop off and maintenance vehicles.
- 3.2 To the south east and south west of the site are residential dwellings and agricultural fields to the north leading to Melton Woods Country Park. Sheep Lane is located to the east. Part of the farm to the south is inside the High Melton Conservation Area and the original farmhouse (since under separate ownership) nearby is listed. The new barn is considered sufficiently far away/screened not to impact the setting of either heritage asset although it will be slightly closer to properties on Hangman Stone Lane which towards the farmstead and those properties are inside the Conservation Area.
- 3.3 The site is situated within the Green Belt and has an agricultural land classification grade of 2 (good). The site is located within Flood Zone 1 so low risk from main river flooding.

4.0 Relevant Planning History

Application Reference	Proposal	Decision
15/00142/FUL	Formation of hardstanding to store agricultural produce	Planning permission granted 10.04.2015
16/00038/FUL	Demolition of agricultural cart shed within a conservation area (part retrospective)	Planning permission refused 10.05.2016 Page 127

19/01941/FUL	Proposed installation of ground source heat pump for existing adjacent grain store.	Planning permission granted 08.10.2019
19/02658/FUL	Installation of ground source heat pump for existing adjacent grain store (being resubmission of application 19/01941/FUL, granted on 08/10/19) including substation	Planning permission granted 23.12.2019
20/01025/FUL	Installation of ground source heat pump for existing adjacent grain store	Planning permission granted 11.05.2020
20/01423/AGR	Prior notification for the erection of a hay/grain store.	Prior approval refused 06.07.2020
20/01734/FUL	Demolition of the remainder of existing barn and erection of replacement building for use as farm office.	Planning permission granted 09.10.2020
20/02080/FUL	Proposed Erection of Hay Store (36.81m x 27.1m) and provision of new farm access track from Sheep Lane.	Planning permission granted 23.12.2020
22/00401/FUL	Erection of a hay store and formation of a vehicle access from Sheep Lane (revised scheme of approval application ref: 20/02080/FUL)	Planning permission granted 13.04.2022
22/01274/PRIOR	Notification to determine if prior approval is required for Installation of 158.8W roof mounted PV system comprising of 418 x Canadian Solar 380w modules	Planning permission not required 13.09.2022
22/02151/PRIOR	Application to determine if prior approval is required for the proposed Installation of other Solar Photovoltaics (PV) equipment on the roof of existing barn.	Prior approval not required 30.09.2022

5.0 Site Allocation

5.1 The site is identified as Green Belt as defined by the Doncaster Local Plan. The site is also located within Flood Zone 1.

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 National Planning Policy

Framework 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 57 states planning obligations must only be sought where they meet all of the following test:
 - (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.
- 5.10 Paragraph 84 states that development should enable the sustainable growth of rural businesses, enable the diversification of agricultural and other land based rural businesses, allow for sustainable rural tourism and retain/develop local services.
- 5.11 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.
- 5.12 Paragraph 138 states that the green belt serves 5 purposes including controlling urban sprawl, prevent neighbouring towns merging, safeguarding the countryside, preserving the character of historic towns, and assist urban regeneration.
- 5.13 Paragraph 147 states inappropriate development is by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

- 5.14 Paragraph 148 states when considering any planning application, LPAs should ensure that substantial weight is given to any harm to the Green Belt and very special circumstances will not exist unless the potential harm to the Green Belt is clearly outweighed by other considerations.
- 5.15 Paragraph 151 states when located in the Green Belt elements of renewable energy projects will comprise inappropriate development and developers would need to demonstrate very special circumstances. The very special circumstances may include wider environmental benefits associated with increased energy production from renewable sources.
- 5.16 Paragraph 158 states when determining planning applications for renewable and low carbon development, LPAs should not require applicants to demonstrate the overall need for renewable or low carbon energy and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.
- 5.17 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.
- 5.18 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.
- 5.19 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.

Local Plan

- 5.20 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. The development plan for Doncaster consists of the Doncaster Local Plan (adopted 23 September 2021). The following Local Plan policies are relevant in this case:
- 5.21 Policy 1 sets out the Settlement Hierarchy for the Borough. It seeks to concentrate growth at the larger settlements of the Borough 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.
- 5.22 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.
- 5.23 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.
- 5.24 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.

5.25 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.

5.26 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.

5.27 Policy 39 refers to development affecting archaeology.

5.28 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.

5.29 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.

- 5.30 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.
- 5.31 Policy 55 deals with the need to mitigate any contamination on site.
- 5.32 Policy 56 requires the need for satisfactory drainage including the use of SuDS
- 5.33 Policy 58 deals with low carbon and renewable energy within new developments.

Other material planning considerations and guidance

- 5.34 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. A Biodiversity Net Gain SPD was adopted in September 2022 in line with the new Local Plan.
- 5.35 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.
- 5.36 Other material considerations include:
 - National Planning Practice Guidance (ongoing)
 - National Design Guide (2019)
- 5.37 Other Council initiatives include:
 - Doncaster Green Infrastructure Strategy 2014 – 2028
 - Doncaster Environmental and Sustainability Strategy
 - Doncaster Delivering Together
- 5.38 Launched in September 2021, Doncaster Delivering Together (DDT) is the Council's new 10 year Borough 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

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 Twenty letters of support have been received outlining the following reasons:

- Does not contribute to merging neighbourhoods
- Limited visual impact on openness of the green belt
- Not widely visible from the highway or footpaths, can be seen from the bridal paths, which you can also see electricity pylon and wind turbines
- The farmer uses digestive that is a green product and has increased the yield crop. This goes a long way to offset the small amount of landed needed for this development.
- Benefits the community, global community and future generations
- Special circumstances can be applied as any negative inappropriateness in green belt can be outweighed by the environmental benefits e.g. increasing energy production with renewable energy.
- This farm has done tremendous work and continues to support sustainability and reduces the carbon footprint of the farm.
- Helps contribute to green/sustainable energy, reduces carbon footprint at the farm.
- Non-material comments regarding the objectors and number/types of objections received.
- Provides green energy without negative impact on community.
- Has a positive impact towards global warming
- Provides green energy and reduces costs for the business to allow further support to the community
- Does not constitute inappropriate development as solar panels can be considered as a building. If it's not inappropriate, consideration does not have to be given to paragraph 151 of the NPPF. Paragraph 158 is applicable and states when determining applications for renewable energy, local authorities should approve the application if its impacts can be made acceptable; this proposal is clear cut.

6.3 Sixteen letters of objection have been received outlining the following reasons:

- The site is within Green Belt, it will degrade the Green Belt.
- Located within the Conservation Area
- Farming land is grade 2, misuse of a valuable resource
- Development would benefit applicant and bring no public benefit
- Panels in full view of conservation area, Melton Wood Country Park, and surrounding bridal paths, cycle routes etc. Visual impact would be significant.
- Cumulative effect of all the development
- Potential noise from wind moving through the panels
- No very special circumstances
- Already is a ground source heat pump and 2 large barns with solar panels on the roof, how much more do they need
- Losing land to create a digestate lagoon
- Solar panels less productive than wind turbines and creation of them contributes to greenhouse gases

- Wild flower borders are not as described
- Spoil the views for the residents to the rear of the village
- Non-material comments relating to village residents and comments raised.
- Carbon impact of the production of solar panels, the scale of this solar farm would not offset carbon costs.

7.0 Town/Parish Council

7.1 High Melton Parish Council have objected to the application on the following grounds:

1. The application is in the protected green belt and contrary to the council's policy 1 of the local plan (part 6) which states that the openness of the Green Belt will be preserved and the general extent retained.
2. Within the Green Belt, national planning policy will be applied including presumption against inappropriate development except in very special circumstances. The Parish Council do not consider this application to have established any special circumstances.
3. The application is a clear encroachment into the green belt.
4. The application is on grade 2 agricultural land.
5. The application is directly adjacent the conservation village of High Melton.
6. The application is yet another attempt to introduce step-by-step encroachment which the Parish Council considers to be inappropriate development within the green belt surrounding High Melton.

8.0 Relevant Consultations

- 8.1 **CDC Minerals Policy Officer** – The proposal would result in less than 1% of the farm land impacted by the array, therefore the concerns over the amount of grade 2 agricultural land lost by the proposal are not significant. No objections.
- 8.2 **Doncaster Sheffield Airport** – No objections.
- 8.3 **NATS** – No objections.
- 8.4 **CDC Ecology** – No objections to the surveys and outcomes of such but requested the DEFRA 3.1 metric be submitted along with a bio-diversity net gain report. This was submitted and reviewed by the Ecology Officer, who offer no objections and no requirement for conditions.
- 8.5 **CDC Tree Officer** – No objections and no conditions required.
- 8.6 **CDC Internal Drainage** – Requested a condition in relation to drainage maintenance.
- 8.7 **CDC Policy (Countryside)** – Very special circumstances need to be demonstrated to the case officers satisfaction, in order to prove wider environmental benefits

associated with increased production of energy from renewable sources; in line with paragraph 151 of the NPPF.

- 8.8 **CDC Environmental Health** - No objections.
- 8.9 **CDC Highways Development Control** – Requested some points for clarification and requested conditions. The points raised have been clarified and the highways officer is now content with the proposal and has recommended a construction management condition.
- 8.10 **Yorkshire Water** – No objections subject to condition.
- 8.11 **CDC Design Officer** – Following the submission of a Landscape Visual Impact Assessment (as requested at the initial consultation response), the Urban Design Office does not object to the application. The change to the landscape by the proposed development are considered to be low and proposed planting for this scheme will also help to screen the site from sensitive view points from the surrounding footpaths closest to the site.
- 8.12 **CDC Conservation** – No objections, harm is minimal from this location.
- 8.13 **CDC Pollution Control** – No objections or conditions required.
- 8.14 **CDC Area Manager** – No objections.
- 8.15 **Police Designing out Crime Officer** - Requested a 2.4m W pale fence be used along with other security measures such as CCTV. A condition is recommended to ensure secure by design measures are implemented on site.
- 8.16 **Ward Members** – No comments received.

9.0 Assessment

9.1 The proposal seeks permission for the installation of a ground mounted solar PV system comprising of 2,640 x Canadian Solar 380w solar panels. The solar PV array would generate 1.03MW of energy. In considering the proposal the main material planning considerations are outlined below:

- The Principle of Development
- Landscape/Visual Impact
- Agricultural Land
- Ecology and Biodiversity
- Highways
- Drainage
- Financial contributions

9.2 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

- 9.3 The application site comprises of land totalling approximately 1.5ha, and predominantly rural in character to the rear of the small rural village of High Melton, and is wholly within the Green Belt as defined by the Local Plan. In terms of judging the principle of development, Policy 58 deals with low carbon and renewable energy. The Local Plan defers to national guidance held within the NPPF in terms of development within the Green Belt.
- 9.4 In terms of national policy, Section 6 of the NPPF refers to the economy and paragraph 84 in particular states that in supporting a prosperous rural economy planning decisions should enable the development and diversification of agricultural and other land based rural business. Paragraph 158 sets out that when determining planning applications for renewable and low carbon development, local planning authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and approve the application if its impacts are (or can be made) acceptable.

At a national level, the UK's renewable energy policies are in line with international policy objectives, namely to ensure that the global economy will need to be zero-carbon by the second half of the 21st Century. Nationally, the policies seek;

- The reduction of CO2 emissions to tackle climate change;
- The promotion of competitive energy markets in the UK;
- Affordability to customers; and
- Security of decentralised energy supplies

- 9.5 To help to achieve the net zero target, the government is seeking to transition from dependence on fossil fuels to increasing the amounts of secure, renewable and low carbon energy, which of course includes solar and hydrogen.
- 9.6 Announcements by the Government in 'The Ten Point Plan for a Green Industrial Revolution' (November 2020), the 'National Infrastructure Strategy' (November 2020), Energy White Paper (December 2020), hosting of the international climate summit, COP26 in Glasgow in 2021, and changes in law to reduce carbon emissions by 78% by 2035 further reinforce the requirement for change.
- 9.7 In addition to this the Energy White Paper of December 2020 puts net zero and the UK Governments effort to fight climate change at its core. Whilst the report does not target a particular generation mix for 2050, the report goes on to state that a low-cost, net zero consistent system is likely to be composed predominantly of wind and solar.
- 9.8 In planning policy terms, the NPPF states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the

conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

- 9.9 At a local level, in September 2019 Doncaster Council joined a growing number of local authorities who have declared a climate and biodiversity emergency. Doncaster Council has pledged to become carbon neutral by 2040. An Environment & Sustainability Strategy 2020 - 2030 has been developed by Team Doncaster having the backing of the Council and builds on the work of the Council's Climate and Biodiversity Commission. Importantly, this strategy provides a priority for Doncaster to increase energy production for sustainable sources and to "maximise the large-scale and small-scale renewable energy generation". The strategy also seeks to increase the proportion of land given over to wildflower grassland to support greater biodiversity and improve soils.
- 9.10 Within the Local Plan, Policy 58 seeks to increase the supply of low carbon and renewable energy generated in the borough. Amongst others, it states that proposals will be supported which give priority to heat or power generation from light, water, waste and other low carbon sources. The policy sets out criteria to allow such proposals to be supported, including community engagement and demonstrable environmental, social and economic benefits, no adverse effects on amenity and air quality, highways and infrastructure, and the built and natural environment. The applicant has presented at the Parish Council meeting providing information and answering any questions. The other specific points mentioned will be assessed within the report.
- 9.11 On this basis, it is clear that from both a national and local policy position, there is support generally for the form of development proposed. Specifically however, the proposed development site is located on land allocated as Green Belt within the Local Plan, and as such the scheme needs to be assessed of its impact in those terms.

Green Belt

- 9.12 As a starting point, Policy 1 (Settlement Hierarchy) of the Local Plan sets out the Council's approach to development within the Green Belt. The policy states that;
- "The openness and permanence of Doncaster's Green Belt (as indicated on the Key Diagram) and defined on the Policies Map will be preserved."
- "The general extent of the Green Belt will be retained. Within the Green Belt, national planning policy will be applied including the presumption against inappropriate development except in very special circumstances."
- 9.13 As such, the Local Plan document defers to the NPPF with regards to Green Belt Policy. Para 147 of the NPPF states that "inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances." Para 148 goes on to state that "When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations."

9.14 In terms of inappropriate development, the NPPF states that local planning authorities should regard the construction of new buildings as inappropriate in the Green Belt, subject to a number of exceptions. It goes on to outline a number of forms of development that are not considered to be inappropriate in the Green Belt (provided they preserved the openness), however none of these exceptions are applicable to the development proposals.

9.15 Paragraph 151 of the NPPF specifically mentions renewable energy development within the Green Belt, and states;

“When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.”

9.16 On this basis, the Authority must consider the impact of the proposal upon the openness of the Green Belt, and whether very special circumstances justify the development in the Green Belt.

9.17 The NPPF at para 138 sets out the five purposes of the Green Belt;

- a) To check the unrestricted sprawl of large built-up areas;
- b) To prevent neighbouring towns merging into one another;
- c) To assist in safeguarding the countryside from encroachment;
- d) To preserve the setting and special character of historic towns; and
- e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

9.18 In order to assist the decision making process, Planning Practice Guidance provides advice on the factors that can be taken into account when considering the potential impact of development upon openness of the Green Belt. The guidance advises that the courts have identified a number of matters which may need to be taken into account in making this assessment. These include;

- Openness is capable of having both spatial and visual impacts – in other words, the visual impact of the proposal may be relevant, as could its volume;
- The duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness;
- The degree of activity likely to be generated, such as traffic.

9.19 In terms of this proposal, it is prudent to assess the scheme against the 5 objectives of the Green Belt to guide the judgement of impact upon openness. With regards to checking the unrestricted sprawl of large built up areas, it is not considered that the scheme would result in such sprawl. Solar arrays in fields are not a form of development typically thought of or associated with “urban sprawl”, and increasingly are no longer an unusual feature in rural locations, as it is often only possible to locate solar farms of this type of scale of land which is typically greenfield land in the countryside. Furthermore, the proposed solar farm would have a lifespan of 25 years, after which it would be decommissioned and the land restored in an agreed manner, and so any harm would be of a temporary and reversible nature.

- 9.20 The second objective seeks to prevent neighbouring towns from merging into one another. The application site is located on a former landfill site between the settlements of High Melton, Melton Brand, and Sprotbrough. The fields themselves are separated from the settlements, and the existing gaps between the settlements and application boundary will be retained. Furthermore, given the nature of the proposal, with relatively low solar panels (no taller than 2.5m) and existing field hedgerow boundaries to be retained and additional to be planted, the scheme will ensure that the settlements will not have visual appearance of merging. The applicants have provided a Landscape and Visual Impact Assessment (LVIA), which concludes that there would be no significant changes in views from within any of the settlements.
- 9.21 The third objective is to assist in safeguarding the countryside from encroachment. It is recognised that the siting of solar panels into vacant fields would change the character of the area, and so would represent encroachment of development within the countryside. The development does however have a lifespan of 25 years after which it will decommissioned, and as such any harm through encroachment will be of a temporary and reversible nature. In terms of the landscape and visual effects of the proposal, the LVIA recognises that that the scheme would have a moderate/minor adverse impact upon views from a public right of way, used by walkers, cyclists and horse riders that utilise the public footpaths and motorists using Sheep Lane. The impacts upon these views would be mitigated slightly by the establishment of proposed landscape enhancements. As such, it is considered that the impact of views is relatively limited and there would be no significant impacts more broadly on landscape character or views in the local area.
- 9.22 The fourth objective is to preserve the setting and special character of historic towns. Given the location and surroundings of the proposed development, it is not considered that the proposals would impact upon the setting or special character of any historic towns. The site is located within close proximity to High Melton Conservation Area but not within it, the LVIA submitted again states that the impact is moderate and will reduce over time as the planting is maturing.
- 9.23 The final objective is to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. It cannot be argued that the proposal will assist in contributing to urban regeneration, however neither would it hinder or discourage urban regeneration in Doncaster.
- 9.24 Having assessed the proposal against the five objectives of the Green Belt, as per Para 147 of the NPPF, it must be demonstrated that very special circumstances exist to permit the granting of what is considered to be inappropriate development within the Green Belt. Case law holds that the decision maker must first decide whether very special circumstances exists, before then determining whether those very special circumstances outweigh the potential harm to the Green Belt.
- 9.25 As previously mentioned, Para 151 of the NPPF does state that “very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources”. The very special circumstances outlined in this application is directly relating to the environmental benefits of the proposal. The proposal would produce approximately 882456 kWh of electricity per annum, 25% of that generated is potentially surplus and will be fed back into the grid and can be utilised to power other homes and businesses with the Doncaster area. 882456kWh equates to a carbon saving of 256 tonnes per annum. The applicant currently has 270kW solar panel generation on the roofs of

some of the farm buildings, combined the two systems would generate 201050kWh, which equates to a 257 tonnes per annum. This is a positive step in the reduction of the need for non-renewable energy resources; reducing the demand on fossil fuels would improve air quality with the reduction in carbon generated at the site. Renewable energy scheme, providing low carbon, clean energy, the proposed development will make a valuable contribution towards the reduction of carbon emissions and increase the renewable energy capacity in Doncaster. Further environmental benefits are resting the land owner the 25 years life span of the solar panels. The benefit of this is recovering the nutrients and improving the soil compaction caused by farm machinery. Significant bio-diversity improvements are also proposed. The landowner proposes planting a mixture of wildflowers, wild bird cover, and grass margin. Along with the hedgerow planting which is ongoing, the mosaic habitat will be enhanced further by providing winter food, chick food, and shelter for farmland birds. Furthermore the reduction in energy costs will enable further bio-diversity improvements for the farm, as the applicant is undertaken a significant amount of bio-diversity improvements beyond the scope of this planning application. On balance, the benefits of the scheme outweigh the limited harm that it would cause to the Green Belt.

Sustainability

- 9.26 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
- 9.27 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 Residential Amenity

- 9.28 The nearest residential property outside the applicant's ownership is approximately 122m to the southwest of the site on Hangman Stone Road and the closest property outside the applicants ownership on Doncaster Road is 153m away to the south, The buildings directly abutting the site are the barns for Red House Farm. The predominant neighbouring uses are residential in nature.
- 9.29 Local Plan Policy 46 states that development will be supported provided that it does not result in unacceptable negative effects on the amenity of neighbouring land uses or the environment.
- 9.30 Substantial planting of hedgerow along the western boundary, screening the development from the neighbouring land uses. The neighbouring buildings are relatively low lying meaning they wouldn't be affected by glint and glare from the PV array. The properties on the southern boundary are a significant distance away and would have an agricultural field acting as a buffer to the PV array. The Environmental Health Team have not objected to the proposal.

Conclusion on Social Impacts.

- 9.31 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. The development complies with Policy 46 of the Local Plan and is given moderate weight in the determination of the application.

ENVIRONMENTAL SUSTAINABILITY

Landscape and Visual Impact

- 9.32 One of the core principles of the NPPF is that the intrinsic character and beauty of the countryside should be recognised. Planning Practice Guidance notes issued by the government states that the deployment of large-scale Solar Farms can have a negative effect on the rural environment, particularly in very undulating landscapes. However, it states that the visual impact of a well-planned and well screened solar farm can be properly addressed within the landscape if planned sensitively. This guidance also stresses that local topography is an important factor in assessing whether a large-scale solar farm could have a damaging impact on the landscape.
- 9.33 Policy 58 also states that low carbon and renewable energy proposals will be supported whether they have no unacceptable adverse impacts, including cumulative impacts, on the built and natural environment (including landscape character).
- 9.34 More specifically, Policy 33 of the Local Plan is concerned with Landscape at a strategic level. 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. The Policy goes on to state that where developments will most likely result in a significant impact upon the Borough's landscape, the proposals should assess the potential impact (including cumulatively) and propose how any negative effects will be minimised.
- 9.35 As part of the application, the applicant has submitted a Landscape and Visual Impact Assessment (LVIA). The assessment takes into account both the alteration the development would introduce to the landscape, and the sensitivity of the site and its current surroundings. The LVIA has concluded in terms of the susceptibility of the landscape resource to accommodate the Solar PV array, it is considered that the modern features of the line of pylons within the immediate adjoining landscape to the north of the Site, as well as the existing large barns at the edge of the farmyard to the south of the site reduce the susceptibility of the site to the type of change resulting from a relatively small solar PV scheme. In the localised and wider landscape setting the ridgeline landform to the west and north-west and land cover to the north create containment to the site from these directions. Along Sheep Lane to the east new planting will mature in time and help to provide visual containment from this direction. It is therefore considered that the landscape character of the site has capacity to accommodate a solar PV scheme. The susceptibility of the landscape resource to change of the type proposed is considered to be Low.
- 9.36 The site and immediately adjoining landscape is used for intensive arable agriculture and does not include any landscape features. The PROWs provide are well used and lead to a well-used Country Park. The site is located close to the High Melton Conservation Area 125m to the south however the northern edge of the Conservation Area comprises development predominantly from the late 20th

Century, with little heritage association. The Council's Conservation Officer has offered no objections to the proposal and considers the harm to be minimal. The LVIA concludes that the landscape value of the site and its immediate setting is low. The LVIA further concludes that the site and immediate adjoin landscape is of low sensitivity. With regard to the localised and wider rural landscape to the north, east and west the established vegetation structures, limestone ridgeline and rolling topography provide positive landscape features. The village, Melton Hall, and park are designated as a conservation area and Melton Wood is a country park, there are a number of local wildlife sites within the area. Given this the wider landscape is of a medium/high value.

- 9.37 The solar panels will have a light touch on the landscape; they do not move, emit noise or light pollution and the panels are only temporary (25years). Furthermore, the landscape and bio-diversity enhancements and mitigation proposals provide long term benefits to the landscape. The landscape features will help the solar PV integrate into the wider landscape. As a result will not have significant impact upon the wider landscape character.
- 9.38 The visual assessment undertaken confirms that the topography of the landscape creates contains the site; there are no views from the country park and very limited views from the publicly accessible areas within the Conservation Area or within the park and garden of local historic interest. The partial and close-range views from the PROWs will mostly be of the back of the solar panels, making them less prominent. Furthermore the landscape proposals will soften the development and enhance the landscape. It is acknowledged that there would be some views from upper floor windows in houses to the north of Hangman Stone Road, however these houses are not within the conservation area.
- 9.39 The LVIA has been reviewed by the Council's Urban Design Officer and they are satisfied that the proposal would not result in a significant harm to the landscape character of the area or harm the wider landscape. The development is considered to be in accordance with Policies 33 and 48 of the Local Plan. In turn resulting in no impact to the openness of the Green Belt. Furthermore, solar PV arrays are no considered a common part of the rural landscape character as the country moves towards renewable energy generation.

Ecology

- 9.40 Policy 30 of the Local Plan is concerned with Biodiversity, which seeks to ensure that all proposals are considered in light of the mitigation hierarchy in accordance with National Policy. Furthermore, proposals 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.

- 9.41 The application site is not located within any non-designated statutory sites for nature conservation.
- 9.42 The main habitats within the application site currently comprises of cropland for cereal crops. The Council's Ecologist has been consulted as part of the application process and is satisfied with the level of information provided.
- 9.43 Policy 30 of the Local Plan requires that developments will deliver a minimum 10% net gain for biodiversity. The applicants have provided a Biodiversity Net Gain Assessment, which the Council's ecologist has confirmed has been carried out using both national standard guidance and from the Council's own Biodiversity Net Gain SPD. As is generally the case when arable land is being developed for a use such as solar arrays, it is possible to produce a significant surplus of biodiversity net gain habitat and hedgerow units. The submitted assessment shows that the mitigation hierarchy and the best practice principles of net gain have been demonstrated as required by the SPD. Through the proposed conversion of this habitat type to Cropland-arable field margins game bird mix it has raised its distinctiveness from low to medium and this ensures that the biodiversity net gain 3.1 metric trading rules are satisfied. In respect of biodiversity net gain policy the change in these habitat types through enhancement delivers a biodiversity net gain net gain of 116.15 % which significantly surpasses the +10% net gain as required through Local Plan policy 30B.
- 9.44 The proposed planting scheme will utilise the 7m spacing between the rows of panels which is usable land and in total comprises almost 0.8 hectares of land. Crops cannot be grown due to the equipment required to facilitate harvesting however a planting scheme has been proposed in order to deliver food and shelter for farmland birds on the UK Birds of Conservation Concern Red List such as Grey Partridge, Yellow Hammer and Corn Bunting. The proposed planting scheme will have a mosaic of habitats between the arrays including a mix of wildflower planting, partridge grass mix and winter feed mix. Around the north, east and south a 7m margin of tall grasses is proposed and to the west a 14m margin is proposed. These margins will provide nesting cover for birds as well as contributing towards screening for sensitive receptors on the surrounding PRow's. The Council's Ecologist considers that much thought has gone into providing a feeding and breeding resource and for birds that will make an addition to local ecological networks through:

A) being of an appropriate size, scale and type in relation to their location within and impact on the ecological network;

B) maintaining, strengthening and bridging gaps in existing habitat networks;

C) planting native species and creating new, or restoring existing, national and local priority habitats and/or species.

The development is therefore compliant with Local Plan policy 29.

- 9.45 Overall, the Council's Ecologist raises no objections to the scheme, the Ecologist has requested the planting scheme plans are secured via the approved plans condition.
- 9.46 The Council's Trees and Hedgerows Officer has also been consulted and raises no objections to the scheme.

Agricultural Land

9.47 National planning guidance states a preference focussing large scale solar farms on previously developed and non-agricultural land. Where a proposal involves greenfield land, whether (i) the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and (ii) the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays. Policy 60 of the Local Plan states that 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).

9.48 In both cases, there is a clear intention to ensure that proposals avoid the loss of the best and most versatile agricultural land. As previously discussed, the site currently utilised as arable agriculture, and the applicants have provided agricultural land classification information to confirm the quality of the land. The land is wholly classified as Grade 2, which can be considered amongst the best and most versatile. Technically, using this classification of agricultural land is contrary to the provisions of Policy 60, however the applicants have made the case that no other land within their ownership surrounding the main farmstead is in a lower classification. Furthermore, the applicants have confirmed that the farm is 174 hectares in size, and the area of the proposed solar array plus intervals is 1.2 hectares; based on the size of the farm and the area for the solar array the estimated loss of agricultural land equates to 0.9% of the total farm. Additionally, the spacing between the rows will provide 0.8ha of mosaic habitat with wildflowers, wild bird cover and grass margins, and the solar array will therefore be taking up 0.5% of the total farmland.

9.49 Set against this, Doncaster as a whole has a higher proportion of very good agricultural land (Grade 2) in comparison with the England as a whole. Furthermore, although long term, the development is temporary and its impacts fully reversible. The management of the land under the panels over the life of the development can improve soil health, increase biodiversity and improve soil structure. It is proposed that following the decommissioning of the solar farm, the land would revert back to its former use. As quoted above, part 2 of Policy 60 of the Local Plan does make provision for the loss of such land where it can be reinstated back to its previous use.

9.50 On this basis, and on balance, it is considered that the proposal is acceptable in terms of its effect on agricultural land. Whilst the scheme is not sited on the worst quality land, it will only result in a less than 1% of the farmland affected by the array. The location of the proposal has been chosen because of the proximity to the private electricity supply to which it will be connected in to, and therefore the reduction in the amount of ancillary infrastructure needed to support the scheme; thus resulting in a lesser amount of agricultural land lost. Together with the amount of energy capable of being produced and the carbon savings, are significant benefits which are considered to outweigh the relatively small loss of best and most versatile agricultural land. Furthermore, the land could be returned to its original state at the end of the development, in accordance with Policy 60. Coupled with the

significant benefits the scheme would bring forward, the proposal is considered acceptable in terms of its impacts upon agricultural land.

Glint and Glare

- 9.51 Part B of Policy 58 seeks to ensure that in all cases, low carbon and renewable energy proposals allow for the continued safe and efficient operation and growth of Doncaster Sheffield Airport. In order to protect any potential commencement of commercial flights from Doncaster Sheffield Airport, the airport safeguarding team have been consulted. There is no objections to the proposal. Given the position of the solar PV array there would be no impact to road users or residential properties. To ensure any impact is minimal a condition is proposed to ensure the panels have a non-reflective coating. Furthermore, most panels are made specialist glass, which has a much lower reflectivity than conventional glass, and the strength of reflection is much lower than other features commonly seen such as glasshouses, glass fronted buildings and calm reservoirs. The panels are obviously fixed, and so reflections can only be directed to one area of the sky at any one time. This point slowly moves across the sky as the sun moves during the course of a day. The maximum extent of any glint is only the size of the proposed solar farm and as such an aircraft moving at high speed will cross this point very quickly. The potential for glint will also be reduced where cloud, rain or other weather events obscure the sun from the panels.
- 9.52 It is therefore unlikely that the proposed solar farm will have any significant effect on the impact of the radar system or aviation safety through glint or glare and the proposal is therefore compliant with policy 58 of the Local Plan and the Planning Practice Guidance.

Highways and Construction

- 9.53 The applicant has provided a statement regarding the suitability of the access. The farm currently received articulated trailers and 40ft high cube containers due to the nature of the business. A 16m articulated lorry would deliver the solar panels, mounting kit and an ancillary delivery for equipment such as inverters. Approximately 3 lorry deliveries would be required along with standard contractor vans. There would be 5-6 workers on site during construction and existing welfare facilities can be used, the materials can be stored in the existing barns. The site can be accessed by Doncaster Road or Sheep Lane accesses. A 5m gap will be left between boundaries of the field and the solar PV array to allow for access and to avoid shading. This should provide sufficient maintenance, ensuring they'll be no impact to accessibility of the highway, cycle paths, and footpaths. Tracking has been provided which shows sufficient space for vehicle manoeuvrability. The main farmstead area also has sufficient room to accommodate the parked contractor vans.
- 9.54 The Council's Highways team have been consulted and raise no objections to the proposals. Further clarification was sought over the access and tracking of the Lorries. The applicants have provided appropriate responses to the points raised, and as such there are no objections to the proposals. A condition requiring a detailed construction traffic management plan will be imposed upon the permission.
- 9.55 In terms of the operational phase of the development, traffic associated with the proposal will be extremely limited, expected that the site will be visited once a month by a small van.

- 9.56 In addition, no objections have been received from the Council's Environmental Health team to the proposals.

Flooding and Drainage

- 9.57 The application site is located entirely within Flood Zone 1, which is defined as having a low risk of flooding from main rivers. NPPF Annex 3: flood risk vulnerability classification, places the use of a Solar Farm as 'essential infrastructure', being appropriate in Flood Zone 1. The site is not considered to be at risk of flooding from groundwater, sewers, reservoirs or other artificial sources.
- 9.58 The submitted information assesses the development against the risk of increased rainwater runoff. There is no concreting or other removal of grass area required to support the installation. The system is secured using ground spikes that reduce the ground area by less than 0.1%. The rainwater runoff will have the existing opportunity to drain beneath the next row of panels and the intervening ground. To mitigate runoff further the existing drainage courses near the installation will be maintained to be clear of obstructions and dig out where necessary.
- 9.59 Furthermore, the displacement of equipment during a flooding event has also been assessed. The panels shall be installed to industry standard, with regards to earth protection and similar devices to ensure automatic safe disconnection of the system in the event of flooding. The PV system is designed to operate under a harsh external conditions and area designed to work in very wet environments. Additional care will be taken with armoured cable runs etc. to ensure safe operation. Finally, the PV array will be located downhill from the nearest building and therefore the installation of a solar PV array will not increase the risk of flooding in these areas.
- 9.60 No objections have been received from consultees. Yorkshire Water have recommended a condition to ensure an adequate outfall of surface water runoff is provided. The Council's Drainage Team have requested a condition relating to drainage maintenance protective strip either side of water main within the site.

Other Issues

- 9.61 With regards to rights of way, there are no formal public rights of way recorded across the site. High Melton 1 bridleway runs to the western boundary of the site leading to Melton Wood Country Park, its main use is by pedestrians, equestrians and cyclists. Other public rights of way are located to the north and east of the site. None of these public rights of way are affected by the proposal. The applicant will be planting a significant amount of hedgerow along the boundary with High Melton 1 bridleway; however this is outside the red line boundary of the site and does not form part of the consideration of this application. It is advised that nothing should overhang this bridleway to ensure there is no obstruction to a user on horseback.
- 9.62 No objections have been received from other consultees to the application.

Conclusion on Environmental Issues

- 9.63 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.

- 9.64 In conclusion of the environmental issues, it is considered that there have been no significant issues raised which would weigh against the proposal that cannot be mitigated by condition. As such significant is weight attached to this in favour of the development through the achievement of BNG offsetting on site and the provision of renewable energy for a business resulting in a significant carbon saving. Whilst the array will be visible from some locations, it is considered that the landscape can accommodate the development and the landscaping in place once matured along with the proposed planting will soften the array and temper the impact over time. The scheme is acceptable in terms of drainage and flood risk, and no objections have been received in respect of ground conditions.

ECONOMIC SUSTAINABILITY

Employment

- 9.65 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. This is however a temporary benefit, and so carries limited weight in favour of the application.

Energy Costs

- 9.66 Wholesale energy costs were recently at an all-time high, which has resulted in government intervention to support customers and brought into sharp focus the issue of energy security and how we source our energy. As such, the need for alternative and reliable energy sources are required in order to move away from the reliance on gas and the impacts of the market price. This development would produce around 882,456kWh of electricity per year. A portion of what is generated but not utilised (around 25%) will be exported back to the grid and can be utilised by the public. This means that the public will benefit from zero emission locally generated electricity, albeit at a small scale. Over time, this development would reduce the energy costs for the business enabling it to grow further and continue to invest in the development of the mosaic habitat program the applicant is undertaking.

Rural Diversification

- 9.67 Rural diversification has become an important source of support and income for a large proportion of UK farms. DEFRA figures show that 46% of farm businesses in England have some diversified activity, and a report by the NFU found that 29% of already diversified farms chose renewable energy. The importance of supporting a prosperous rural economy is highlighted within the NPPF at para 84, stating that development should enable the sustainable growth of rural businesses, enable the diversification of agricultural and other land based rural businesses, allow for sustainable rural tourism and retain/develop local services. To provide a source of diversification will ensure the long-term viability of the farm and the associated benefits for the local rural economy.

Conclusion on Economic Issues

- 9.68 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.
- 9.69 Whilst the economic benefit of the proposal in terms of job creation is temporary, the numbers of employees is not insignificant, however limited weight is afforded to this benefit overall. Moderate weight is however given in terms of the benefits the proposals brings with respect to the rural economy and carbon savings and usage of renewable energy sources for the business.

10.0 PLANNING BALANCE & CONCLUSION

- 10.1 In accordance with Paragraph 11 of the NPPF (2021) the proposal is considered in the context of the presumption in favour of sustainable development. Whilst the development would be inappropriate development within the Green Belt, very special circumstances have been provided to justify the development, in respect of renewable energy generation for the business in order to achieve significant carbon emission savings. Furthermore, the LVIA submitted demonstrates that whilst there would be some impacts upon the visual character of the surroundings initially, over time additional planting would soften this and lessen those impacts
- 10.2 It is considered that the benefits the scheme delivers, namely the carbon emissions savings, green energy generation, and biodiversity enhancements weighs heavily in its favour. Coupled with this, the scheme is temporary (although a significant period) in nature, and the land can be returned to its original use at the end of its life. The scheme is considered to be acceptable in terms of ecology and will deliver a substantial net gain on site. The scheme will also ensure further planting across the site and provide much needed habitat for a number of red listed species, providing winter food supply and shelter.
- 10.3 This proposal is considered to be small scale energy generation for a private business, it is not considered necessary to refer this decision to the national case work unit. Whilst being a departure from the NPPF, given its location within the green the harm is not considered to be significant.

11.0 RECOMMENDATION

11.1 GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE FOLLOWING CONDITIONS:

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.

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 - received 16.11.2022
Site Plan - received 16.11.2022
Table Mounting Plan - received 16.11.2022
Block Plan (table separations) - received 28.11.2022
Table Plan - received 01.12.2022
Table Spacing Plan - received 28.02.2023
Proposed Planting Scheme Site Plan - received 28.02.2023
Proposed Planting Scheme (types) - received 28.02.2023
Landscape Visual Impact Assessment - received 25.04.2023
Planting Practicalities Statement - received 28.02.2023
REASON
To ensure that the development is carried out in accordance with the application as approved.
03. Within 18 months of the cessation of the generation of renewable energy, a scheme for the proposed restoration of the land within the application site, including removal of all solar panels, associated equipment, fencing and other infrastructure shall be submitted to and approved in writing by the Local Planning Authority. Within 6 months of the cessation of the generation of renewable energy, solar panels, associated equipment, fencing and other infrastructure shall be removed and the ground re-instated in accordance with the approved restoration scheme.
REASON
To ensure that the site is appropriately restored.
04. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details previously submitted to and approved by the Local Planning Authority.
REASON
To ensure that the site is properly drained and in order to prevent overloading , surface water is not discharged to the public sewer network
05. No construction works shall take place until full details of offsite highway works have been submitted to and agreed 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

- Volumes and types of construction vehicles
- Site Compound area incl. Welfare Facilities, Parking of vehicles of site operatives and visitors.
- Loading, unloading and storage of plant and materials
- Identification of delivery routes;
- Identification of agreed access point and routing within the site
- Contractors method for controlling construction traffic and adherence to routes.
- Construction Period
- Temporary signage on the Highway
- Measures to control dust and dirt during construction including Wheel Wash facilities
- Timing of deliveries

REASON

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

06. The approved solar panel structures shall be applied with a non-reflective coating, details of which shall be submitted to and agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing, the development shall be carried out in accordance with the approved details.

REASON

In the interests of residential amenity.

07. Prior to the first use 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 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).

INFORMATIVES

01. **INFORMATIVE**
The applicant is advised to seek to implement security measures into the development in order to achieve the 'Secured By Design' accreditation from South Yorkshire Police.

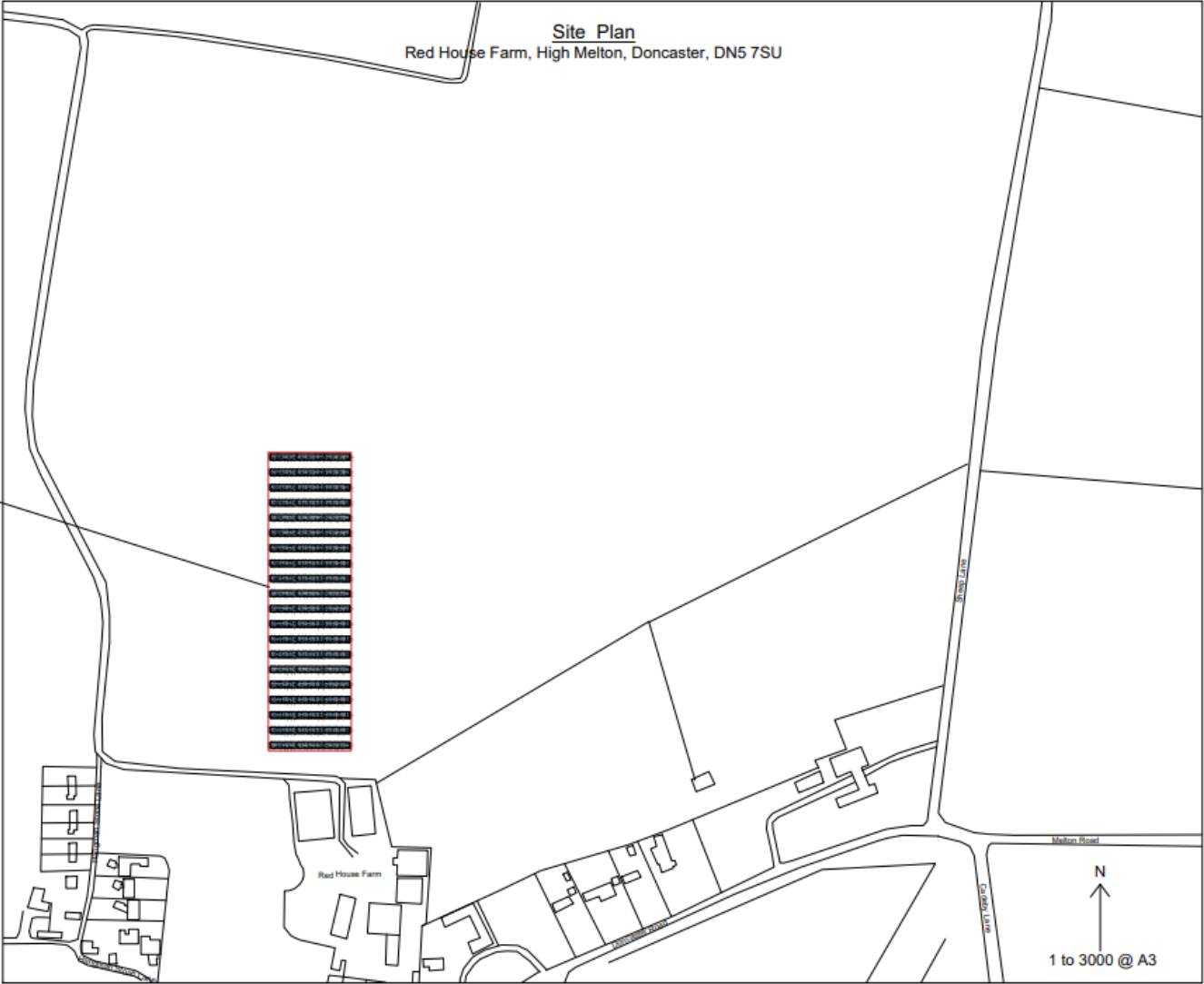
STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the application:

- Ecological Enhancements
- Green Belt justifications
- Agricultural Land Assessment
- Access arrangements

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: Location Plan



Appendix 2: Site Plan



Block Plan Red House Farm, High Melton, Doncaster, DN5 7SU

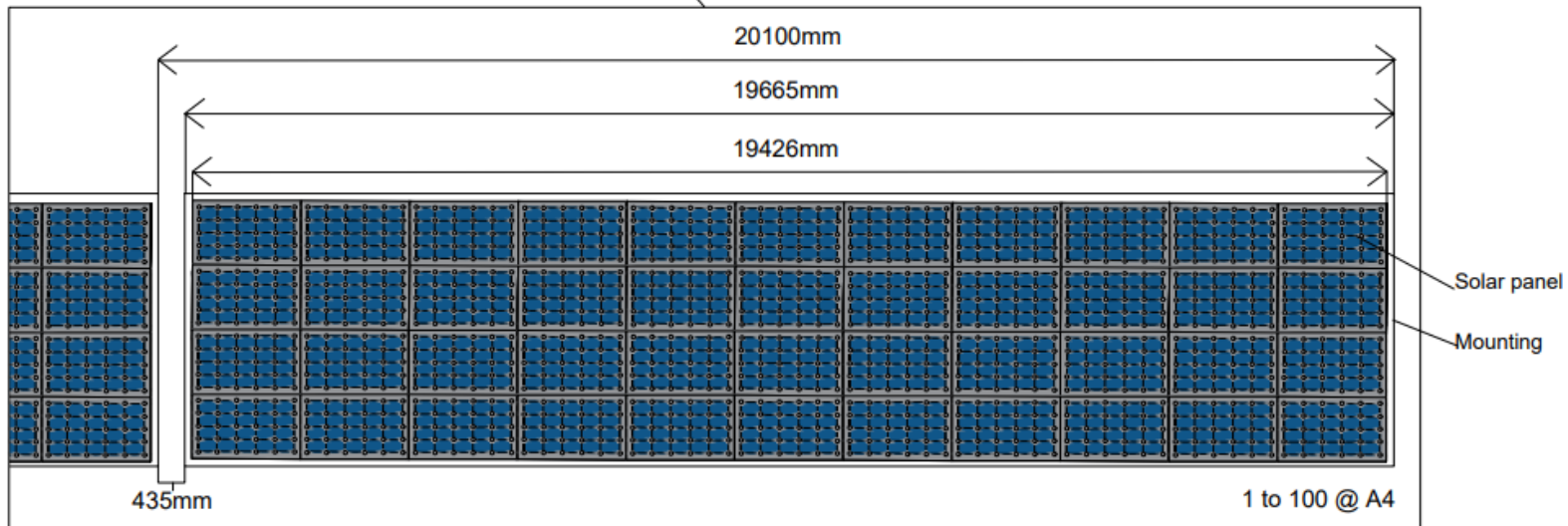
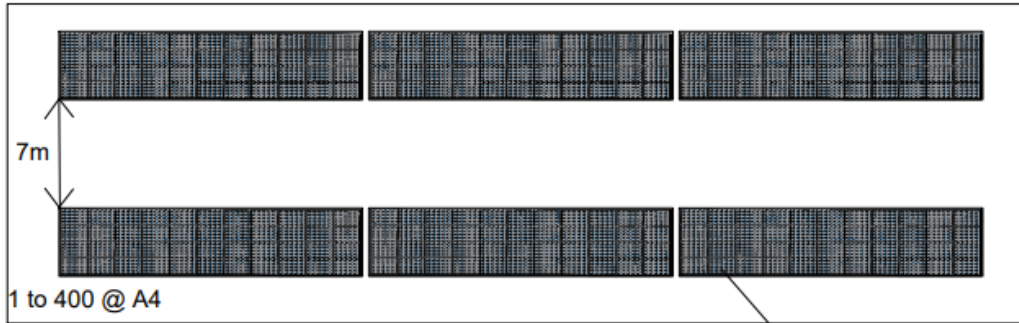
Proposed 1.03MW solar PV system comprising of 2640 x Canadian Solar 380w modules. Solar panels to be arranged into 20 rows of 3 tables. Each table contains 44 panels arranged in 4 rows of 11 panels in landscape.

-7m to be left between rows of tables
-435mm gap between tables



Appendix 3: Table Design

Block Plan
Red House Farm, High Melton, Doncaster, DN5 7SU

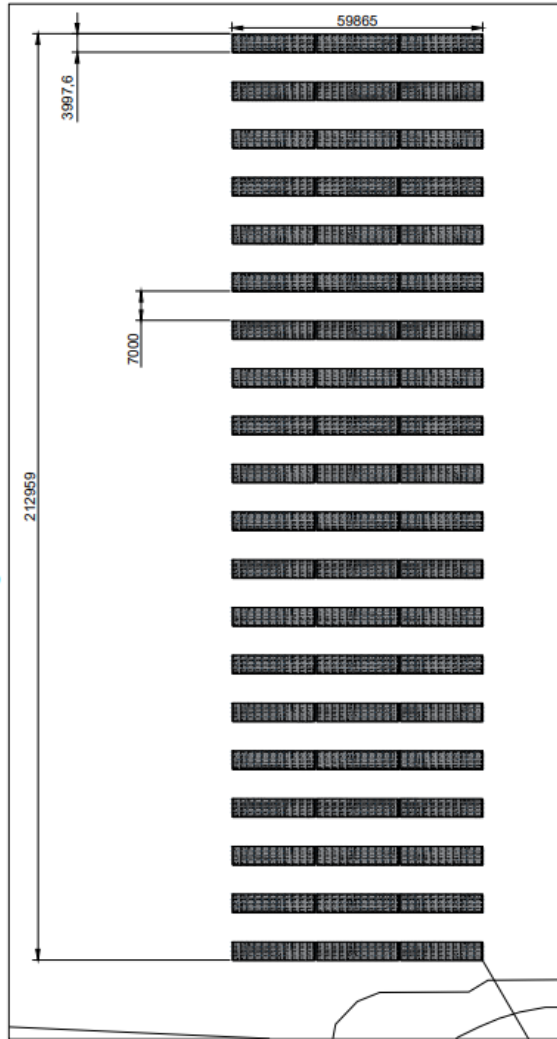


Appendix 4: Table design and spacing

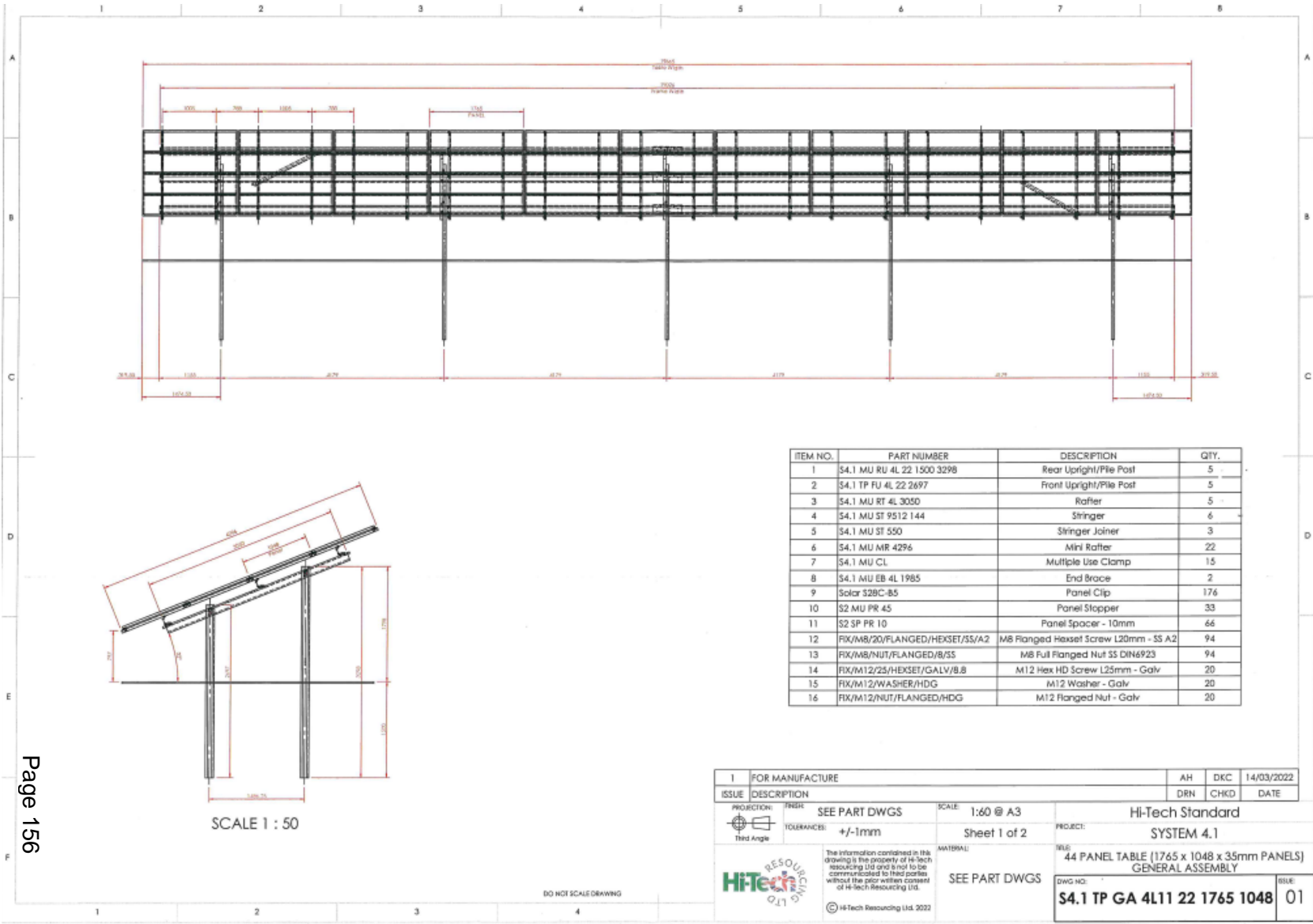
Total area of array (including spacing between rows)
= $212,959\text{mm} \times 59,865\text{mm}$
= $212,959\text{m} \times 59,865\text{m}$
= **12,748.37m**

Total area of spacing between rows:
= $7000 \times 59,865\text{mm} \times 19$
= $7\text{m} \times 59,865\text{m} \times 19$
= $419,055\text{m} \times 19$
= **7,962.04m**

Total area of solar panels:
= $3997,6\text{mm} \times 59,865\text{mm} \times 20$
= $3,9976\text{m} \times 59,865\text{m} \times 20$
= $239,316324\text{m} \times 20$
= **4,786.33m**



Appendix 5: Solar Panels/Mounting Details



ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	S4.1 MU RU 4L 22 1500 3298	Rear Upright/Pile Post	5
2	S4.1 TP FU 4L 22 2697	Front Upright/Pile Post	5
3	S4.1 MU RT 4L 3050	Rafter	5
4	S4.1 MU ST 9512 144	Stringer	6
5	S4.1 MU SJ 550	Stringer Joiner	3
6	S4.1 MU MR 4296	Mini Rafter	22
7	S4.1 MU CL	Multiple Use Clamp	15
8	S4.1 MU EB 4L 1985	End Brace	2
9	Solar 329C-B5	Panel Clip	176
10	S2 MU PR 45	Panel Stopper	33
11	S2 3P PR 10	Panel Spacer - 10mm	66
12	FX/M8/20/FLANGED/HEXSET/SS/A2	M8 Flanged Hexset Screw L20mm - SS A2	94
13	FX/M8/NUT/FLANGED/B/SS	M8 Full Flanged Nut SS DIN6923	94
14	FX/M12/25/HEXSET/GALV/8.8	M12 Hex HD Screw L25mm - Galv	20
15	FX/M12/WASHER/HDG	M12 Washer - Galv	20
16	FX/M12/NUT/FLANGED/HDG	M12 Flanged Nut - Galv	20

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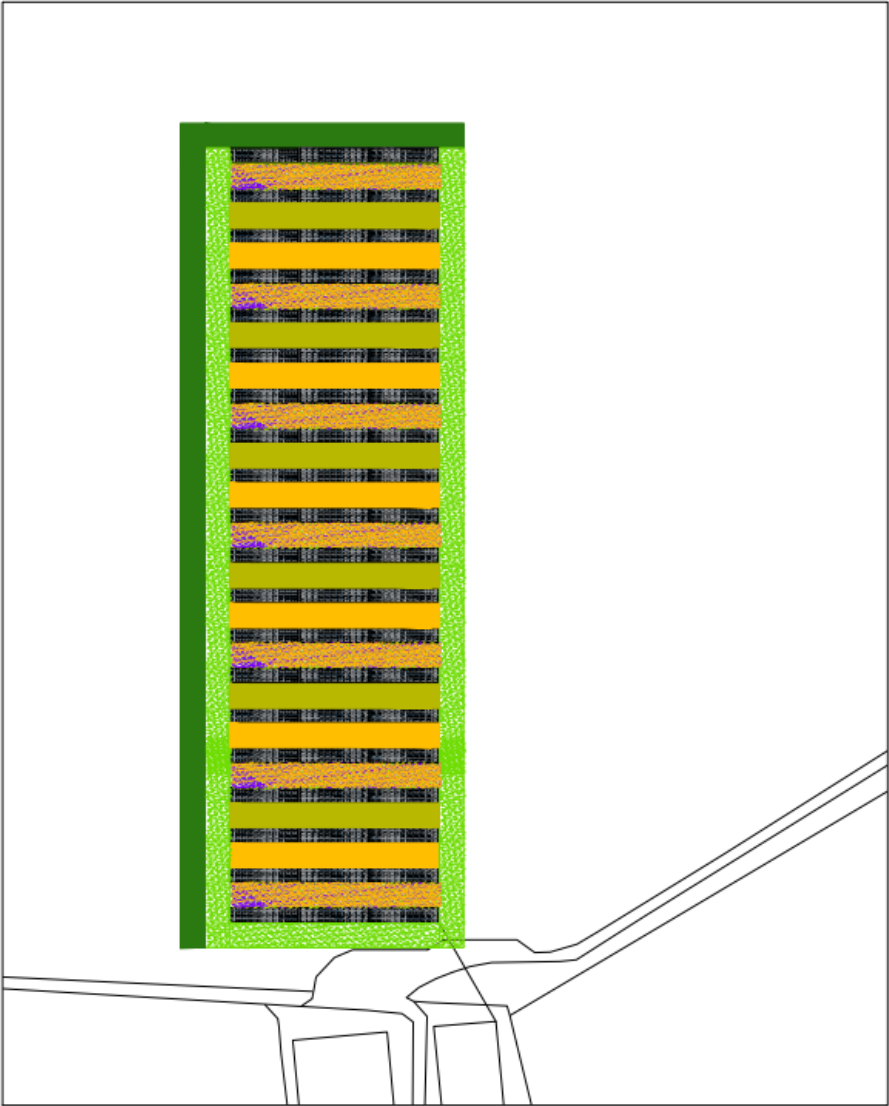
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DO NOT SCALE DRAWING

1	FOR MANUFACTURE	AH	DKC	14/03/2022
ISSUE	DESCRIPTION	DRN	CHKD	DATE
PRODUCTION:	FRS	SCALE:	Hi-Tech Standard	
	SEE PART DWGS	1:60 @ A3	PROJECT: SYSTEM 4.1	
TOLERANCE:	+/-1mm	Sheet 1 of 2	REV: 44 PANEL TABLE (1765 x 1048 x 35mm PANELS) GENERAL ASSEMBLY	
<p>The information contained in this drawing is the property of Hi-Tech Resourcing Ltd and is not to be communicated to third parties without the prior written consent of Hi-Tech Resourcing Ltd.</p> <p>© Hi-Tech Resourcing Ltd. 2022</p>	MATERIAL:	DWG NO: S4.1 TP GA 4L11 22 1765 1048 ISSUE: 01		
	SEE PART DWGS			

Appendix 6: Planting Scheme

Proposed Planting Scheme
 Red House Farm, High Melton, DN5 7SU



-  Tall Winter Bird Food: This would provide nesting cover as well as screening from residential properties (Eg. Oakbank Grass Weed Buster)
-  Thick Tussocky Grass: This would provide nesting and small mammal habitat and insects as well as hunting for owls, bats etc
-  Rich Flower Planting: This would attract nectar feeding insects. (Eg. Pro Flora 8 Country Meadow Mix)
-  Advanced Partridge Mix. This would provide nesting and brood rearing cover. (Eg. GWCT Advanced Partridge Mix)
-  Winter Feed Mix: This would provide food for small birds and winter habitat (Eg. GWCT Partridge WBM)
-  Solar array

Application	04.
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Application Number:	23/00229/FUL
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Application Type:	Full Planning Application
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Proposal Description:	Change of use to allow the running of a dog grooming business from a dog grooming pod
At:	Hayfield Cottage Hayfield Lane Auckley Doncaster DN9 3NP

For:	Mrs Sarah Hurd - Immaculate Dogs
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Third Party Reps:	6 letters of objection	Parish:	Auckley Parish Council
		Ward:	Finningley

Author of Report:	Jess Hill
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SUMMARY

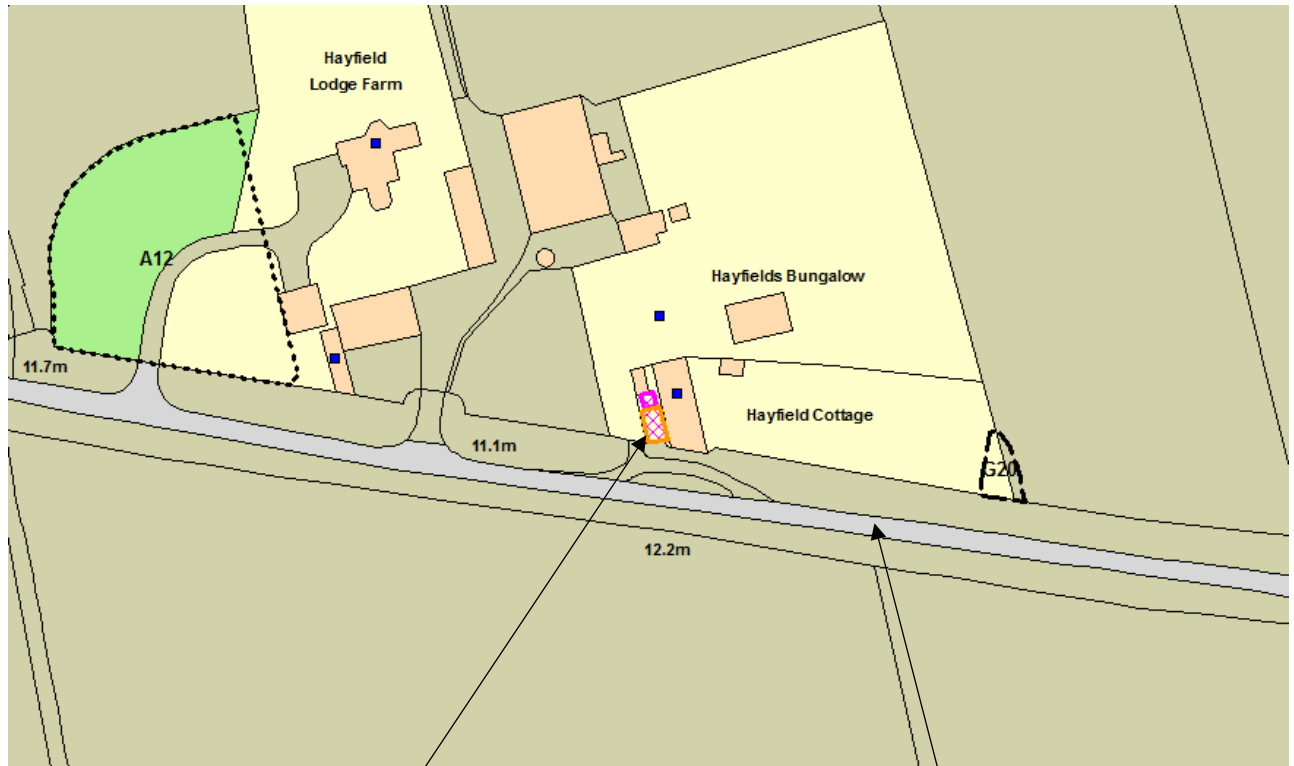
The proposal seeks full planning permission for the change of use of part of the site to allow the running of a dog grooming business from an outbuilding next to Hayfield Cottage, Auckley.

The site is located within the Countryside Policy Area, however, the site is within the curtilage of Hayfield Cottage. The site comprises part of the driveway located next to the dwelling.

The application is retrospective as the applicant has been running the business since moving to the house. The applicant previously ran the dog grooming business from their previous address which was granted consent under application 19/01344/FUL.

The application is being presented to Committee as there have been six objections to the proposals. The proposed dog grooming business is however considered to be acceptable and the recommendation is to grant consent for the application.

RECOMMENDATION: GRANT planning permission subject to conditions



Application Site

Hayfield Lane

1.0 Reason for Report

- 1.1 The application is being presented to Members due to the level of public interest (six objections have been received).

2.0 Proposal and Background

- 2.1 The submitted application seeks full planning permission for the change of use of part of the site to allow the running of a dog grooming business from a dog grooming pod located at Hayfield Cottage.
- 2.2 The application is retrospective. The applicant previously ran the dog grooming business from their previous address which was granted consent under application 19/01344/FUL. Environmental Health have reviewed the current proposals and have set out that they have no significant concerns regarding the proposed business. There have been no recorded noise complaints at the previous address of the dog grooming business. The applicant is the only employee of the business. The operating hours will be 9am to 5pm (Monday to Friday) and one or two Saturdays per month from 9:30am to 12:30pm. Only one dog is groomed at a time and 3 to 4 dogs are groomed per day. Only one customer is expected to be on site at any time and there is room for customer parking on the driveway of the property.

3.0 Site Description

- 3.1 The site comprises the driveway next to Hayfield Cottage.
- 3.2 The nearest dwellings include Hayfields Bungalow, located to the north, and Hayfield Lodge Farm, located to the northwest of the site. Hayfield Lane is located to the south of the site and the area around the site features mostly agricultural fields. Hayfield Lakes are located approximately 330m to the northwest of the site
- 3.3 The site is located within the Countryside Policy Area, however, it is located within the curtilage of an existing dwelling.
- 3.4 The site is not within a Conservation Area and there are no listed buildings on or next to the site. The site is within Flood Zone 1 (a low risk flood area from main rivers). There are no Public Rights of Way on or next to the site.

4.0 Relevant Planning History

- 4.1 There have been no previous planning applications submitted on the site.

5.0 Relevant Planning Policy

- 5.1 The site is located within the Countryside Policy Area as defined by the Doncaster Local Plan. The site is also located within Flood Zone 1. The site is not within a conservation area and there are no listed buildings on or next to the site. There are no Public Rights of Way on or next to the site.

National Planning Policy Framework (NPPF 2021)

- 5.2 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:

- 5.3 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.
- 5.4 Paragraphs 7 – 11 establish that all decisions should be based on the principles of a presumption of sustainable development.
- 5.5 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.
- 5.6 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.
- 5.7 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.
- 5.8 Paragraph 84 states that development should enable the sustainable growth of rural businesses, enable the diversification of agricultural and other land based rural businesses, allow for sustainable rural tourism and retain/develop local services.
- 5.9 Paragraph 85 states that planning decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).
- 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.

Local Plan

- 5.11 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. The development plan for Doncaster consists of

the Doncaster Local Plan (adopted 23 September 2021). The following Local Plan policies are relevant in this case:

- 5.12 Policy 1 sets out the Settlement Hierarchy for the Borough. It seeks to concentrate growth at the larger settlements of the Borough 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.
- 5.13 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.
- 5.14 Policy 25 sets out that proposals for non-residential developments will be supported in the Countryside Policy Area provided that:
- A) the rural location of the enterprise is justifiable to support a prosperous rural economy in accordance with national policy in the NPPF;
 - B) the location of the enterprise would not have a significant adverse effect on neighbouring uses or on highway safety;
 - C) the development is of a size (including floorspace) and scale commensurate with an existing use, or that reasonably required for a new use, and with the rural character of the location; and
 - D) the scale and design of the proposal would not have a significant adverse impact on the landscape.
- 5.15 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.
- 5.16 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.
- 5.17 Policy 46 requires no-residential development to be designed to be high quality, attractive, and make a positive contribution to the area in which they are located.
- 5.18 Policy 55 deals with the need to mitigate any contamination on site.
- 5.19 Policy 56 requires the need for satisfactory drainage including the use of sustainable drainage systems where possible.

Auckley Neighbourhood Plan

- 5.20 Auckley Neighbourhood Plan (NP) has been 'made' during the determination of the application on 19 May 2023. The Plan therefore now carries weight in the determination of planning applications. The site is located within the NP area.

- 5.21 There are not considered to be any specific policies within the Plan that relate to the provision of a small-scale business that is run from a residential dwelling.
- 5.22 Policy 4 (Making Efficient Use of New and Existing Buildings) requires proposals for new buildings to respond positively to the local context, character and distinctives of the site and host building, amongst other design considerations.
- 5.23 Policy 6 of the NP Design Principles requires new development to be of a high-quality that reflect the positive feature that make up the character of the local area, amongst other design considerations.

Other material planning considerations and guidance

- 5.24 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.
- 5.25 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.
- 5.26 Other material considerations include:
- National Planning Practice Guidance (ongoing)
 - National Design Guide (2019)
- 5.27 Other Council initiatives include:
- Doncaster Green Infrastructure Strategy 2014 – 2028
 - Doncaster Masterplan
 - Doncaster Delivering Together

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 the council website and neighbour notification.
- 6.2 Representations have been received from six different households outlining the following reasons:
- The application is retrospective.
 - Fire safety hazard caused by the new building.
 - The parking provision is insufficient. There are concerns that people will use the grass verge to park and damage it.
 - The vehicular access has been tarmacked.
 - Traffic concerns as the lane is narrow and already congested with traffic due to the academy and resident parking.
 - The noise generated from barking dogs will be unacceptable.

- Dog waste goes under hazardous waste regulations and is supposed to have a licenced carrier to transport it and use an authorised disposal site. How would this be enforced?
- How do they intend to dispose of the potentially harmful chemicals used to clean dogs, such as organophosphates and carbamates which must not be allowed to go into the farm and surrounding water courses. What will happen to the run off surplus water that's contaminated?
- Concerns the business will overload and flood the cesspit near to the site where water goes after existing the property. Concerns the business will result
- Due to the hazardous chemicals being used and generated clinical waste management there is a concern that this will contaminate the field currently used for dog walking / training as the septic tank is located in this field. Therefore, the land will no longer be fit for purpose and not be available for this service to operate.
- Disposal of potentially harmful and dangerous chemicals. I am led to believe that the waste from this property is not connected to any main's system and is linked to the cesspit on Mr Goforth's property.
- Concerns chemicals will leak into Hayfield Lakes.

6.3 Other non-material matters have also been raised as follows:

- No evidence of the applicant's dog grooming qualifications.
- The pod is in a garden of a cottage if the cottage is mortgaged will the provider be informed as most mortgage providers will not allow this sort of activity on a residential property and that could null and void any public liability.

7.0 Relevant Consultations

7.1 **Environmental Protection:** No significant concerns. Noise complaints at the address have been checked where the pod is currently located and Environmental Health have not received any complaints. Based on the pod specs it seems unlikely that they will be having numerous dogs on site at any one time.

7.2 **Contaminated Land:** No conditions are recommended

7.3 **Highways:** No response received.

7.4 **Auckley Parish Council:** There are no comments or objections there is an expression of concern that the change of use may allow for a permanent building in the future

8.0 Assessment

8.1 The proposal seeks retrospective permission for the running of a dog grooming business from an outbuilding located within the driveway or Hayfield Cottage.

8.2 The main consideration of relevance to the proposals is considered to relate to the principle of development which centres on whether the proposals accord with policy 25 of the Local Plan. This policy requires proposals to be assessed in terms of their amenity and highways safety impact, therefore the following section assesses the proposals against the assessment criteria of Policy 25.

Principle of Development

- 8.3 The application site is located in the Countryside Policy Area (CPA); however, it is within the curtilage of the dwelling at Hayfield Cottage. Policy 25 allows for some forms of non-residential development within the CPA provided that certain criteria are met. The criteria are set out within Part 4 of Policy 25:

“Part 4: New Non-Residential Development

Proposals for non-residential developments will be supported in the Countryside Policy Area provided that:

A) the rural location of the enterprise is justifiable to support a prosperous rural economy in accordance with national policy in the NPPF;

B) the location of the enterprise would not have a significant adverse effect on neighbouring uses or on highway safety;

C) the development is of a size (including floorspace) and scale commensurate with an existing use, or that reasonably required for a new use, and with the rural character of the location; and

D) the scale and design of the proposal would not have a significant adverse impact on the landscape.”

- 8.4 In terms of criteria A referenced above, Paragraph 84 of the NPPF is relevant and set outs that planning decisions should enable ‘the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings’. Paragraph 85 of the NPPF also sets out the following in relation to proposals for the rural economy:

“85. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

- 8.5 In terms of Part 4A referenced above, the dog grooming business operates on a relatively small scale and allows a local business owner to operate. The outbuilding where the dog grooming takes place is located next to the dwelling.
- 8.6 The applicant is the only employee of the business. The operating hours are from 9am to 5pm (Monday to Friday) and one or two Saturdays per month from 9:30am to 12:30pm. Only one dog is groomed at a time and 3 to 4 dogs are groomed per day. Only one customer is expected to be on site at any time and there is room for customer parking on the driveway of the property.
- 8.7 The applicant used to run a dog grooming business from their previous residential address, and as such the proposed dog grooming business operates in a similar way.

The previous dog grooming business was considered under application 19/01344/FUL and was deemed to be acceptable. Environmental Health have confirmed that they have not received any noise complaints at the previous address.

- 8.8 The comings and goings from the proposed business are therefore considered to be acceptable and the business is not considered to have a significant adverse effect on neighbouring uses or on highway safety. The proposals therefore accord with Part 4B.
- 8.9 In terms of Parts 4C and 4D, the dog grooming pod is located on the driveway of the property. The proposed pod measures 3.05m by 2.44m and 2.2m in height. The pod is therefore relatively small, particularly in comparison to the dwelling. The pod resembles an outbuilding or shed, which is subordinate to the host dwelling. The pod is located between the dwelling and a close boarded timber fence. As such the pod does not encroach onto the openness of the countryside and its visual impact is considered to be acceptable and to accord with Parts 4C and 4D.
- 8.10 Policy 46 of the Local Plan also requires non-residential development to be designed to have no unacceptable effects upon the amenity of neighbouring properties. As set out above, the impact of the proposals on the amenity of neighbouring properties is considered to be acceptable. As such the development accords with Policy 46.
- 8.11 The principle of the development is therefore considered to be acceptable as the proposals are considered to accord with Policy 25 of the Local Plan.

Other Matters

- 8.12 As the proposal is only being considered at committee due to the level of interest in the proposals, it is considered appropriate to address some of the key concerns raised in public representations. The key matters are considered as follows:
- **Fire Hazard:** The building is not considered to represent a particular fire safety hazard caused by the new building. South Yorkshire Fire and Rescue Service have not been consulted on the proposals as it was not deemed necessary. They have however been in touch following concerns raised by a member of the public. SYFRS have not however set out any fire safety concerns with the building.
 - **Parking and Traffic:** There is considered to be sufficient room for parking. Only one customer is expected to be on site at any one time, therefore the parking requirements are not significant. The vehicular movements from the proposed business are also not considered to be significant given that only 3 to 4 dogs are groomed daily.
 - **Noise:** Only one dog is groomed on site at a time. The outbuilding is specifically designed for dog grooming and has noise insulation measures built in.
 - **Chemicals:** The applicant uses natural and organic dog shampoos which are not considered to be hazardous. The wastewater once used from washing the dogs is poured down the drain where other wastewater from the dwelling also goes. The impact is not considered to be harmful.
 - **Septic Tank Overload:** The wastewater that is produced is minimised due to the use of a hydrobath which only needs a small amount of water per dog. The wastewater is collected and goes poured down the drain where other wastewater from the house goes. This then goes to the new septic tank the applicants have had installed prior to moving into the property in November 2022. This is not shared with anyone.

- **Dog Waste:** The dogs are not usually kept for more than 90 minutes therefore the waste generated is very minimal.

9.0 PLANNING BALANCE & CONCLUSION

- 9.1 The development is considered to accord with policies 25 and 46 of the Local Plan. The business is considered to be of a small scale and has an acceptable impact in terms of amenity and highways safety.

10.0 RECOMMENDATION

10.1 GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE FOLLOWING CONDITIONS:

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.

01. 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 (22001 01)
"g:room" Pod details
Existing Plan and Elevations (22050)

REASON

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

02. There shall be no more than one dog permitted within the business at any one time and a maximum of 4 dogs shall be treated per day.

REASON

In the interests of the amenity of the locality.

03. The hours of opening shall be limited to:

Mondays to Fridays inclusive 09:00 to 17:00
Saturdays 09:30 to 12:30
Not at all on Sundays or Bank Holidays

REASON




To ensure that the development does not prejudice the local amenity.

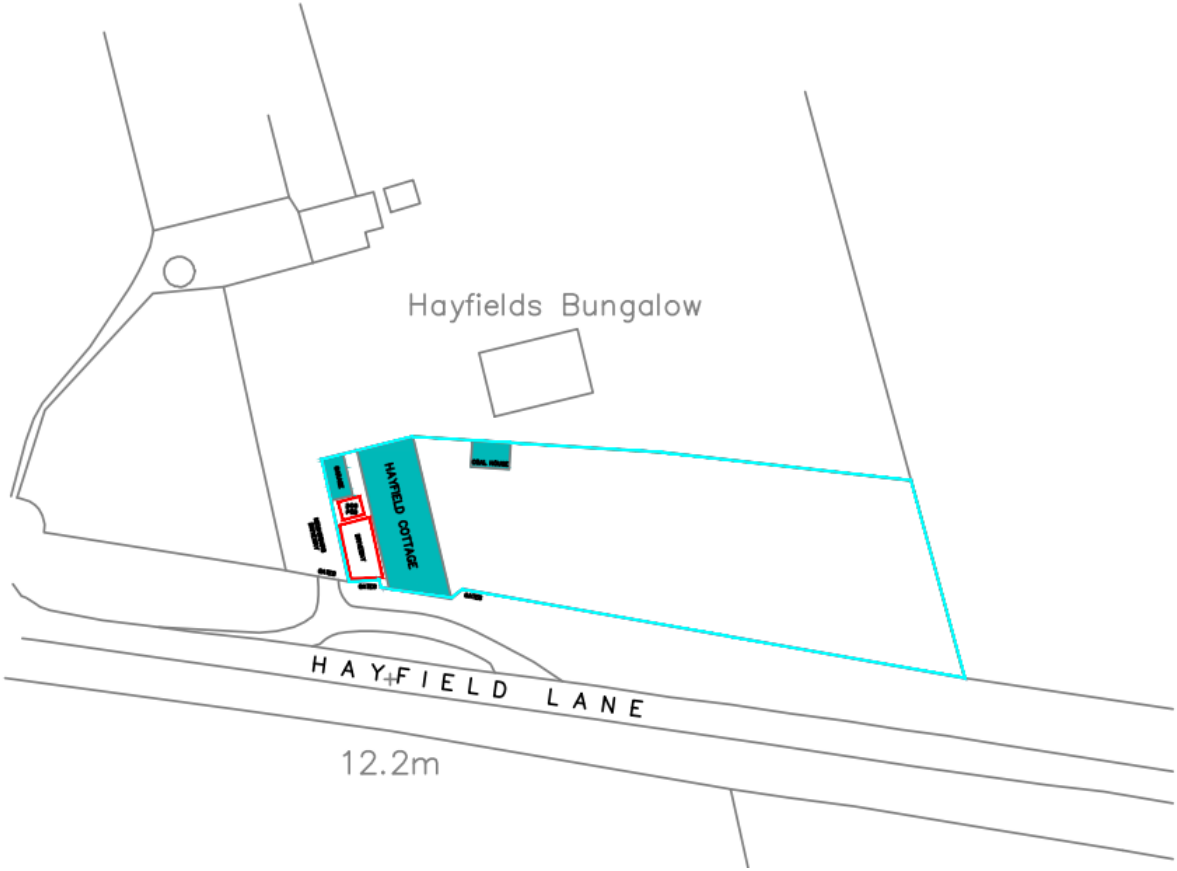
It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

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

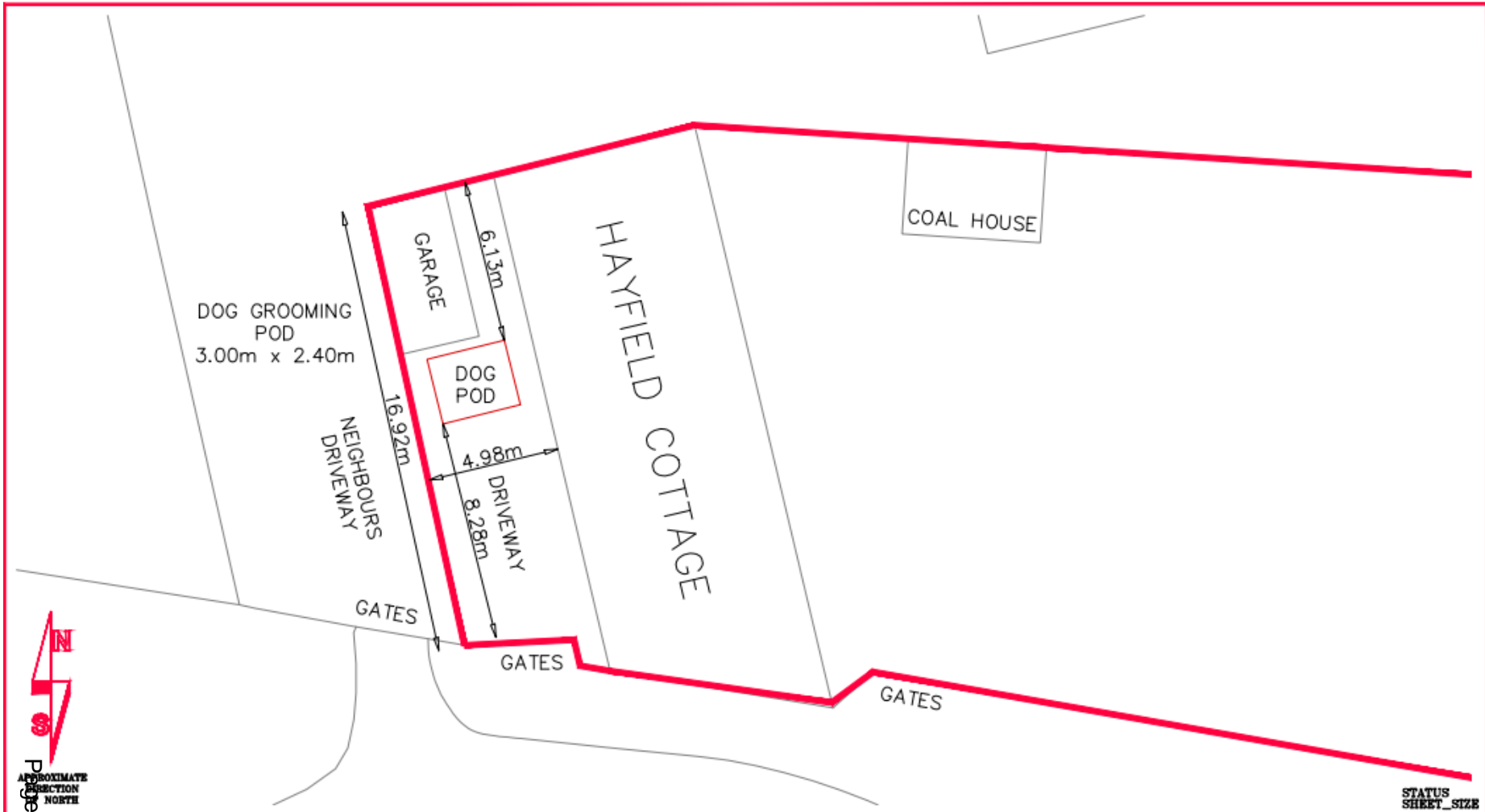
Appendix 1: Location Plan

Plan Abbreviations:

-  = ESTATE EXTENTS
-  = DOG GROOMING POD
-  = VEHICLE ACCESS



Appendix 2: Site Plan



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Project: **HAYFIELD COTTAGE**
HAYFIELD LANE - AUCKLEY
DONCASTER - DN9 3NP

Drawing No: **IMMACULATE DOGS POD PLAN**

Drawing Title: **POD LOCATION PLAN**

Sheet No: **2 of 2**

Date: **13 NOV 2022**
 Scale: **1:200**
 Surveyor: **MBH**
 Job No: **22001 01**

Rev	Date	By	Description

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Application	05.
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Application Number:	22/01376/FUL
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Application Type:	Full Application
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Proposal Description:	Erection of two, four-bedroom dwellings at the rear of 65 Station Road
At:	65 Station Road, Hatfield, DN7 6QN

For:	Dantom Homes Developments Ltd
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Third Party Reps:	2 representations in opposition	Parish:	Hatfield Town Council
		Ward:	Hatfield

Author of Report:	Rebecca Larder
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SUMMARY

The proposal seeks full planning permission for the erection of two detached dwellings within the rear curtilage of No.65 Station Road, Hatfield.

The application site is located in a Residential Policy Area, where Policy 10 of the Local Plan supports residential developments provided that they provide an acceptable level of residential amenity, protect and enhance the qualities of the existing area, and meet other development plan policies including those relating to flood risk, open space, design and sustainable construction. The proposed development is therefore acceptable in principle provided it meets other development plan policies.

There are no unacceptable amenity implications. The separation distances both within the development and in relation to existing residents that surround the site are acceptable. In addition, the proposed dwellings meet the requirement of the Nationally Described Space Standards.

The proposed plans have been amended (12/06) to try and overcome concerns raised by the Case Officer however, the design and layout is still considered inappropriate to the site setting. The siting of the proposed dwellings represent poor design that does not respect the character of the locality therefore it is recommended the application is refused. This is discussed in detail within the main body of this report.

RECOMMENDATION: REFUSE



1.0 Reason for Report

- 1.1 The application is being presented to Members at the request of a Ward Councillor Linda Curran, who is in favour of the application.

2.0 Proposal and Background

- 2.1 The application proposes to erect two detached dwellings, with associated parking to the rear of No65 Station Road. Each dwelling would comprise of an open plan kitchen/living/dining area with bi-fold doors at the rear, with a separate living room on the front. Both properties would have 4 beds, two of which are double rooms and two single rooms.

3.0 Site Description

- 3.1 The site currently forms part of the rear garden belonging to 65 Station Road. 65 Station Road itself is a modern detached dwelling built in a red brick with brown UPVC windows. The property is set back from the highway and has a substantial driveway to the front and partially down the side of the property. There is a large narrow garden area to the rear which is proposed to be subdivided into three for two new dwellings and an amenity area for the host dwelling.
- 3.2 The surrounding properties are varied in terms of their age, style and design. There are a mixture of bungalows, dormer bungalows and two storey dwellings within the street. There are no prevailing materials or specific characteristics within the street scene, the properties are very much varied in terms of their design, and each plot very much has its own identity and character. Similarly, the frontages are also very much varied with a variety of different hard standings and boundary treatments.

4.0 Relevant Planning History

- 4.1 There is no site history.

5.0 Site Allocation

- 5.1 The site is located within a Residential Policy Area as defined by the Local Plan (2021). The site also lies within Flood Zone 3 according to Environment Agency Flood Maps so is at high residual risk from main river flooding.

5.2 Local Plan

- 5.3 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. The development plan for Doncaster consists of the Doncaster Local Plan (adopted 23 September 2021). The following Local Plan policies are relevant in this case:

- Local Plan Policy 10 : Residential Policy Areas
- Local Plan Policy 13 : Promoting sustainable transport in new developments
- Local Plan Policy 29 : Ecological Networks (Strategic Policy)
- Local Plan Policy 30 : Valuing Biodiversity and Geodiversity (Strategic Policy)
- Local Plan Policy 32 : Woodlands, Trees and Hedgerows
- Local Plan Policy 41 : Character and Local Distinctiveness (Strategic Policy)
- Local Plan Policy 42 : Good Urban Design (Strategic Policy)
- Local Plan Policy 44 : Residential Design (Strategic Policy)
- Local Plan Policy 45 : Housing Design Standards (Strategic Policy)
- Local Plan Policy 48 : Landscaping of New Developments
- Local Plan Policy 54 : Pollution
- Local Plan Policy 55 : Contamination and Unstable Land
- Local Plan Policy 56 : Drainage
- Local Plan Policy 57: Flood Risk Management

5.4 The relevance of each policy will be discussed in the assessment of the application below.

5.5 National Planning Policy Framework (NPPF 2021)

5.6 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:

- Section 2 - Achieving sustainable development
- Section 4 - Decision making
- Section 5 - Delivering a sufficient supply of homes
- Section 8 - Promoting healthy and safe communities
- Section 9 - Promoting sustainable transport
- Section 11 - Making effective use of land
- Section 12 - Achieving well-designed places
- Section 14 - Meeting the challenge of climate change, flooding and coastal change

5.7 Neighbourhood Plan (NP).

5.8 No neighbourhood plan is relevant to this application.

5.9 Other material planning considerations and guidance

5.10 Doncaster Council adopted the Biodiversity Net Gain Supplementary Planning Document (SPD) in September 2022, and the document is a material consideration in decision-making.

5.11 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.

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 council website and neighbour notification letters.

6.2 Two representations were received as part of the consultation process. The representations raise the following concerns (in summary):

- Overlooking/loss of privacy
- Overdevelopment
- Out of character development
- Drainage/sewer issues at the site

7.0 Parish Council

7.1 The Town Council have provided no comments on this application.

8.0 Relevant Consultations

8.1 Drainage:

No objection subject to condition.

8.2 Environment Agency:

No objection subject to condition.

8.3 Ecology:

No objection subject to condition.

8.4 Highway Officer:

No objection subject to condition.

8.5 **Pollution Control:**
No objections subject to conditions

8.6 **Tree Officer:**
No objection subject to condition

8.7 **Waste and Recycling:**
No objections.

8.8 **Planning Policy (Flooding):**
No objection subject to EA & Drainage comments being satisfied.

8.9 **National Grid:**
No comments received.

8.10 **Yorkshire Water:**
Yorkshire Water raised an initial objection to the proposal. On the Statutory Sewer Map, there is an unspecified diameter public combined 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. It may not be acceptable to raise or lower ground levels over the sewer and we will not accept any inspection chambers on the sewer to be built over. The easternmost external wall of the easternmost plot appears to be directly over the sewer by a total of our maximum tolerance of 10 (ten) metres, which is not acceptable. In addition, the foundations of the exterior wall could bear additional loading on the sewer either directly over or laterally, which would not be acceptable. Amended plans and additional drainage information were submitted and the Yorkshire Water objection has now been removed and a condition has been requested if permission is granted.

9.0 **Assessment**

9.1 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’.

9.2 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.

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

- Principle of development
- Design and Impact upon the character and appearance of the surrounding area
- Impact upon residential amenity

- Impact upon highway safety
- Trees
- Flood Risk and Drainage
- Air Pollution and Contaminated Land
- Ecology
- Overall Planning Balance

9.4 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

9.5 The site lies within a Residential Policy Area, and in accordance with Local Plan Policy 10, new residential development will be supported in principle, subject to the following criteria:

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.

9.6 Therefore, the principle of residential development is considered acceptable on the site, subject to the criteria listed above in Local Plan Policy 10 being met.

ENVIRONMENTAL SUSTAINABILITY

Design and Character

9.7 Section 12 of the NPPF states that planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but for the lifetime of the development; and b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

9.8 Local Plan Policies 41 and 44 seek for development to be sympathetic to the character of the area and to integrate well with the immediate and surrounding environment.

- 9.9 Policy 41, A) states proposals will be supported where they are of a high quality design that contributes to local distinctiveness, recognise and reinforce the character of local building traditions, and respond positively to their context
- 9.10 Local Plan Policy 44(C) states that backland proposals will be supported where the loss of rear domestic gardens is minimised due to the need to maintain local character, amenity, garden space, green infrastructure and biodiversity. The policy accepts modest redevelopment on backland sites, subject to proposals being subservient to the host property. In addition, such development should generally conform to existing plot sizes and not lead to overdevelopment and/or a cramped appearance.
- 9.11 The site comprises part of the existing garden of No. 65 Station Road. The site is enclosed by the rear gardens of properties on Station Road, Grange Avenue and Ash Hill Crescent. The scheme as proposed is for two, two storey dwellings. The existing site is relatively narrow in comparison to surrounding properties, with a width of approx. 16m and a length of 75m. At present there is a large detached dwelling facing onto Station Road which is situated approximately 15m from the highway, leaving a large rear garden area.
- 9.12 The properties to the rear of the site are semi-detached properties and are smaller in their massing than the properties along Station Road. The properties along Station Road are typically large detached properties, with large driveways to the front. The proposal is for two dwellings at the rear, given how narrow the site is, the dwellings have a 'cramped in' appearance, having a width of only 5.9m with a 1m gap between the two at the front. The properties are also significantly longer in terms of their length at 14m, the overall shape and positioning of the properties within the site detracts from the wider residential design in the area.
- 9.13 The overall layout of the proposed development together with the scale of the proposed dwellings appears cramped and 'forced' into the relatively small application site. The 'crammed in' layout results in an unsatisfactory design, which fails to consider the wider context of the site and character of the locality. The proposal therefore fails to accord with Policy 41 and specifically Policy 44 (C).
- 9.14 Backland development is not uncommon within the street scene along Station Road, however other similar types of development conform a more appropriate layout that does not overdevelop the site in which it is built.
- 9.15 Furthermore, the proposed plans have been amended to reduce the height of the dwellings to give a more subservient appearance. Whilst the amendments somewhat reduce the massing of the dwellings the alteration is negligible and the proposed properties still appear to compete with the main dwelling thus fails to appear subservient. Therefore, the proposal does not accord with Policy 44 (c) of the Local Plan.

- 9.16 Concerns have been raised in the representations received in relation to the scale of development and the fact that it is out of character with the area and design of the original development.
- 9.17 Discussions were had with the agent in regards to removing one of the proposed dwellings to allow for a single dwelling that would sit more comfortably within the plot. This would have achieved a lower density development, which is more in keeping with the surroundings and would be subservient to the host dwelling. The applicant did not want to redesign the development to this effect.
- 9.18 In terms of materials and appearance, the properties are proposed to be brick built with white UPVC windows and concrete roof tiles. The surrounding properties are predominantly brick in a variety of colours/textures so there would be no objection to the use of brick. Similarly, the roof tiles and windows would blend with the surrounding properties and there is no concern in relation to the materials chosen.
- 9.19 Overall, it is considered that the dwellings sit awkwardly within the site, giving a 'cramped in' appearance that overdevelops the site, contrary to Policy 44 of the Local Plan. The design and siting of the proposed dwellings represent poor design that does not respect the character of the locality therefore does not accord with Policies 10, 41 or 44 of the Local Plan.

Highway Safety

- 9.20 Paragraph 110 of the NPPF states that development proposals should mitigate against any significant impacts on the transport network (in terms of capacity and congestion), or on highway safety. Local Plan Policies 13, 42 and 44 requires, amongst other criteria, that site layouts function correctly and development should not result in unacceptable impacts on highway safety.
- 9.21 The Highways Officer has reviewed the information submitted and does not object to the application. A new access through the site will be formed down the side of the existing property. The access is 4.8m wide for 10m back to allow two vehicles to pass on entrance/exit, and the dimensions of each driveway is considered acceptable, with space for two cars per dwelling. The proposal would be acceptable in terms of highways safety and accords with the SYRDG and Policy 13 of the Local Plan.

Drainage / Flood Risk

- 9.22 Local Plan Policy 56 (Drainage) 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.
- 9.23 The Lead Local Flood Authority ("LLFA") have been consulted and have requested a condition that will ensure that drainage details are submitted and agreed prior to

the commencement of development. This will ensure that the site drains adequately in terms of surface water.

- 9.24 Overall, the Drainage Team do not object to the application, and subject to conditions, the development will comply with Local Plan Policy 56.
- 9.25 The site is within Flood Zone 3 and is therefore at a high risk of flooding. The submission documents include a Sequential Test. This includes evidence of other land having been searched for in lower flood risk areas. At the time of the search, no reasonably available sites were available and/or in a lower risk of flooding or had been established therefore complies with the Policy requirements of Policy 57, and Council's Technical Guidance. However, it is a requirement that the Exception Test is also met.
- 9.26 In terms of the Exception Test, the floor levels of the new property will be raised 450mm above the ground level to protect the development from future flood risk. In addition, there is a first floor to the property, which means the occupants have a place of safety in any emergency. Therefore considered, in the unlikely event that the property floods, the proposed measures are considered acceptable to protect future occupants. A range of other safety measures have also been recommended in the exception test and flood risk assessment document, including:
- Electricity supply cables to enter building from above flood level and wired downwards; electric sockets to be positioned at least 450mm above floor level.
 - Anti-flood valves on internal building drainage.
 - External doors to have bespoke gaskets and seals to minimise the ingress of water into the dwelling
- 9.27 Overall, the proposal demonstrates the properties will be flood resilient and therefore, it is considered that the development passes the Exception Test. In terms of the Exception Test, the applicant has demonstrated that there are wider sustainability benefits that outweighs the residual risk such as making a modest contribution to housing supply in a Main Town and utilising a windfall site within a sustainable location
- 9.28 The proposed finished floor levels are 3.65m AOD and EA are satisfied that this is sufficient to minimise the risk of flooding. Additional flood resilient measures have also been included within the Flood Risk Assessment and would be conditioned as such should the application be approved.
- 9.29 Overall, the details in the submission demonstrate the properties will be flood resilient and provide wider sustainability benefits that outweigh flood risk as well as made safe for its lifetime and therefore considered to pass the Exception Test.
- 9.30 Yorkshire Water raised initial concerns in relation to a sewer that runs underneath the site however, this issue has subsequently been overcome through the

submission of additional drainage information, and therefore there is no objection from Yorkshire Water subject to conditions.

- 9.31 Overall there is no concern in relation to drainage or flooding of the site thus the proposal accords with Policies 56 and 57 of the Local Plan.

Impacts on Trees

- 9.32 Local Plan 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. There will be presumption against development that results in the loss or deterioration of ancient woodland and/or veteran trees. In addition, Local Plan Policy 33 supports proposals that take account of the quality, local distinctiveness and the sensitivity to change of distinctive landscape character areas and individual landscape features.
- 9.33 The Tree Officer has reviewed the planning application and does not object. The trees on site are to be retained but will likely be unaffected by the proposal, a condition has been proposed in relation to tree protection to ensure the trees would be protected during construction activities should the application be approved.
- 9.34 Therefore, subject to the necessary conditions, the development is acceptable against Local Plan Policy 32.

Ecology

- 9.35 Local Plan 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. Local Plan Policy 30 requires all applications to be considered against the mitigation hierarchy in accordance with National Policy. The Council use the DEFRA biodiversity metric to account for the impacts of a proposal on biodiversity and demonstrating that a net gain will be delivered. A minimum 10% net gain will be expected unless national standards increase this in the future.
- 9.36 The proposed development would occupy land which is an extended garden with the usual mix of grassland, trees, shrubs and probably some overgrown areas with a variety of small built structures. The ecologist has advised no biodiversity net gain assessment is required in this instance. Although a condition has been requested should the application be approved. In relation to ecological enhancements, that include functional provisions (roosting and nesting sites) extending into semi-natural habitat provision and the use of native species in tree and shrub planting proposed.
- 9.37 Overall, the development is considered to comply with Local Plan Policies 29 & 30 and there is no objection on ecological grounds.

Contaminated Land

- 9.38 Local Plan Policy 54 (A) requires an assessment of the risks to public health to be provided and assessed. Local Plan Policy 55 states that land suspected of being contaminated due to its previous history or geology, or that will potentially become contaminated as a result of the development, will require the submission of an appropriate Preliminary Risk Assessment.
- 9.39 The Pollution Control Team have recommended conditions that would require a contaminated land assessment to be carried out and submitted prior to commencement of development, should permission be granted. This would ensure the satisfactory development of the site in terms of human health and the wider environment, in accordance with the National Planning Policy Framework.
- 9.40 Overall, subject to conditions, the development will comply with Local Plan Policies 54 & 55.

Conclusion on Environmental Issues

- 9.41 The development as proposed would present a 'cramped in' appearance contrary to Policy 44C of the Local Plan. The layout and siting of the proposed dwellings does not take reference from the wider area and would fail to add to the overall quality of the locality. The height and density of the development is not subservient to the host dwelling and therefore is not in accordance with Policy 44C of the Local Plan. Whilst the development is acceptable in terms of highways, ecology, drainage, trees and contaminated land this would not outweigh the harm caused by the proposed design/layout of the development. To conclude, the proposal is considered contrary to Local Plan Policies, 10, 41, and 44 of the Local Plan and this carries significant weight against the proposal.

SOCIAL SUSTAINABILITY

Residential Amenity

- 9.42 Local Plan Policy 44(A) states that 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. In addition, Local Plan Policy 45 sets out a requirement that all new homes must meet the criteria in the Nationally Described Space Standards ("NDSS")
- 9.43 Paragraph 130 of the National Planning Policy Framework seeks, amongst other things, to ensure developments will function well and promote health and well-being with a high standard of amenity for existing and future users.

- 9.44 Concerns in respect of potential impacts to privacy and residential amenity have been raised in the representations submitted, and in this section, these comments will be considered.
- 9.45 When considering living standards and residential amenity, separation distances are an important factor to ensure the existing and future occupants have adequate levels of privacy. The Transitional Developer Guidance states that a distance of 21m should be achieved (back to back) for 2 storey properties and no less than 12m front to front. The both properties sit a minimum distance of 21m from surrounding residential properties which minimises the potential for overlooking. There are two landing windows that are situated in the side elevation of each property, these windows do not serve habitable rooms and could be conditioned to be obscure glazed to prevent a loss of privacy for both the neighbouring properties and future occupier.
- 9.46 At ground floor a boundary fence divides the properties, meaning privacy will not be compromised.
- 9.47 In relation to garden sizes, the South Yorkshire Residential Design Guide (SYRDG) recommends the provision of at least 50sqm of private outdoor amenity space for 2-bedroom dwellings, and at least 60sqm of outdoor amenity space for 3-bedroom dwellings. The rear garden sizes proposed in this instance for each of the plots, these are as follows:
- Plot 1 = 176sqm
 - Plot 2 = 106sqm
 - Host dwelling = 115sqm
- 9.48 The rear garden spaces are substantial in size and are more than adequate for the number of bedrooms proposed in each property.
- 9.49 The rooms within each property would meet the requirements set out in Nationally Described Space Standards, which is acceptable. This would ensure that amenity of the future occupants will be maintained to an acceptable standard.

Conclusion on Social Impacts.

- 9.50 Overall, it is considered that the development demonstrates adequate separation distances, acceptable outdoor and indoor amenity spacing and the development will not have any unacceptable impacts on the surrounding residents, and this complies with Local Plan Policies 44(a) & 45 and NPPF section 12 and carries moderate weight in favour of the application.

10.0 ECONOMIC SUSTAINABILITY

10.1 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.

10.2 Conclusion on Economy Issues

10.3 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.

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

11.0 PLANNING BALANCE & CONCLUSION

11.1 The proposal conflicts with paragraph 134 of the NPPF (2021) in that it fails to reflect local design policies and government guidance on design. The proposal is not in accordance with the aforementioned relevant policies in the Local Plan and this weighs considerably against the application.

11.2 Whilst the proposal would have limited impact on neighbouring amenity, the proposal is not considered sympathetic to the character of the surrounding area in terms of its layout, scale and overall design. The development as proposed would present a 'cramped in' appearance contrary to Policy 44C of the Local Plan. In addition, the height and density of the development is not subservient to the host dwelling, also contrary to Policy 44C of the Local Plan. The layout and siting of the proposed dwellings does not take reference from the wider area and would fail to add to the overall quality of the locality thus conflicting with Policy 41 of the Local Plan.

12.0 RECOMMENDATION – REFUSE PLANNING PERMISSION

12.1 MEMBERS RESOLVE TO REFUSE PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT FOR THE FOLLOWING REASON:

Conditions / Reasons

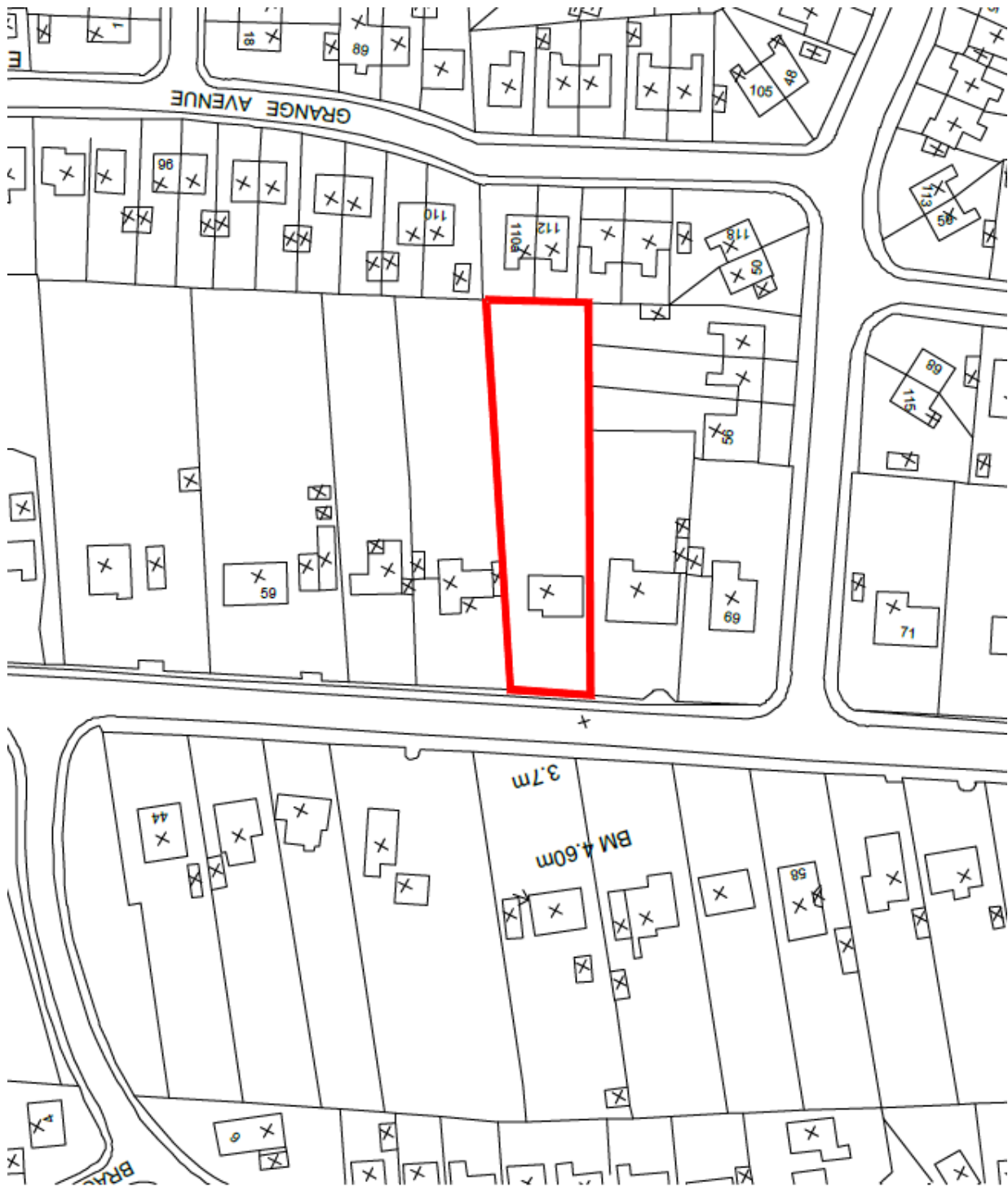
1. The proposed development will harmfully impact the character of the area by virtue of being an overdevelopment of the site and result of the 'cramped in' appearance. The proposed dwellings are inappropriate in terms of their scale and massing, which together with their layout and positioning introduces an over-dominating appearance, which is not in keeping with the street scene. The application proposal is therefore discordant with Policy 10- Parts A(2) and A(3); Policy 41- Part A, and Policy 44- Parts B and C of the Doncaster Local Plan

(adopted September 2021) and paragraph 134 of the National Planning Policy Framework (2021)

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

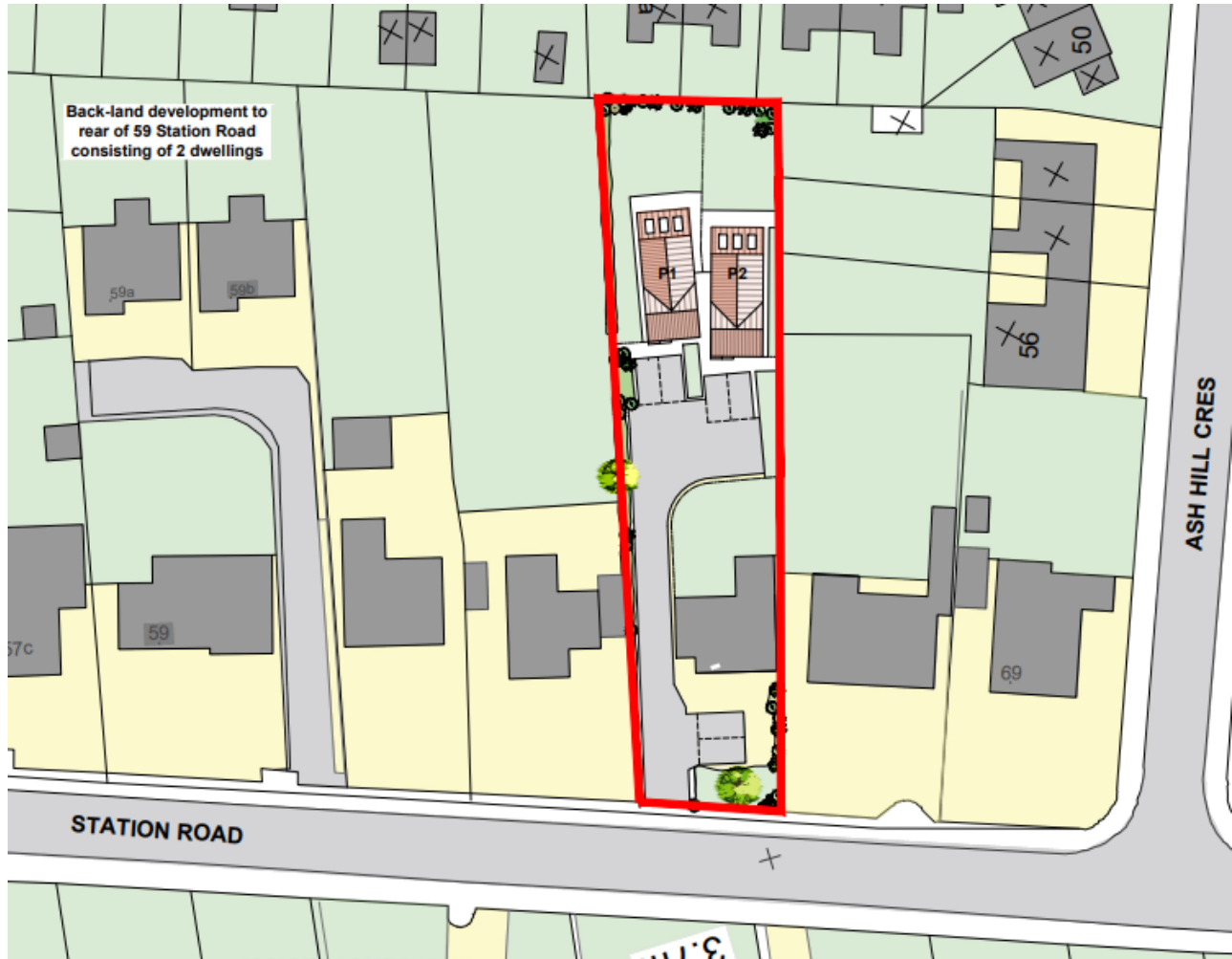
The above objections, consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family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

APPENDIX 1 – Location Plan



LOCATION PLAN

APPENIDIX 2 – Site Plan



APPENDIX 3 – Existing and Proposed Street Scene

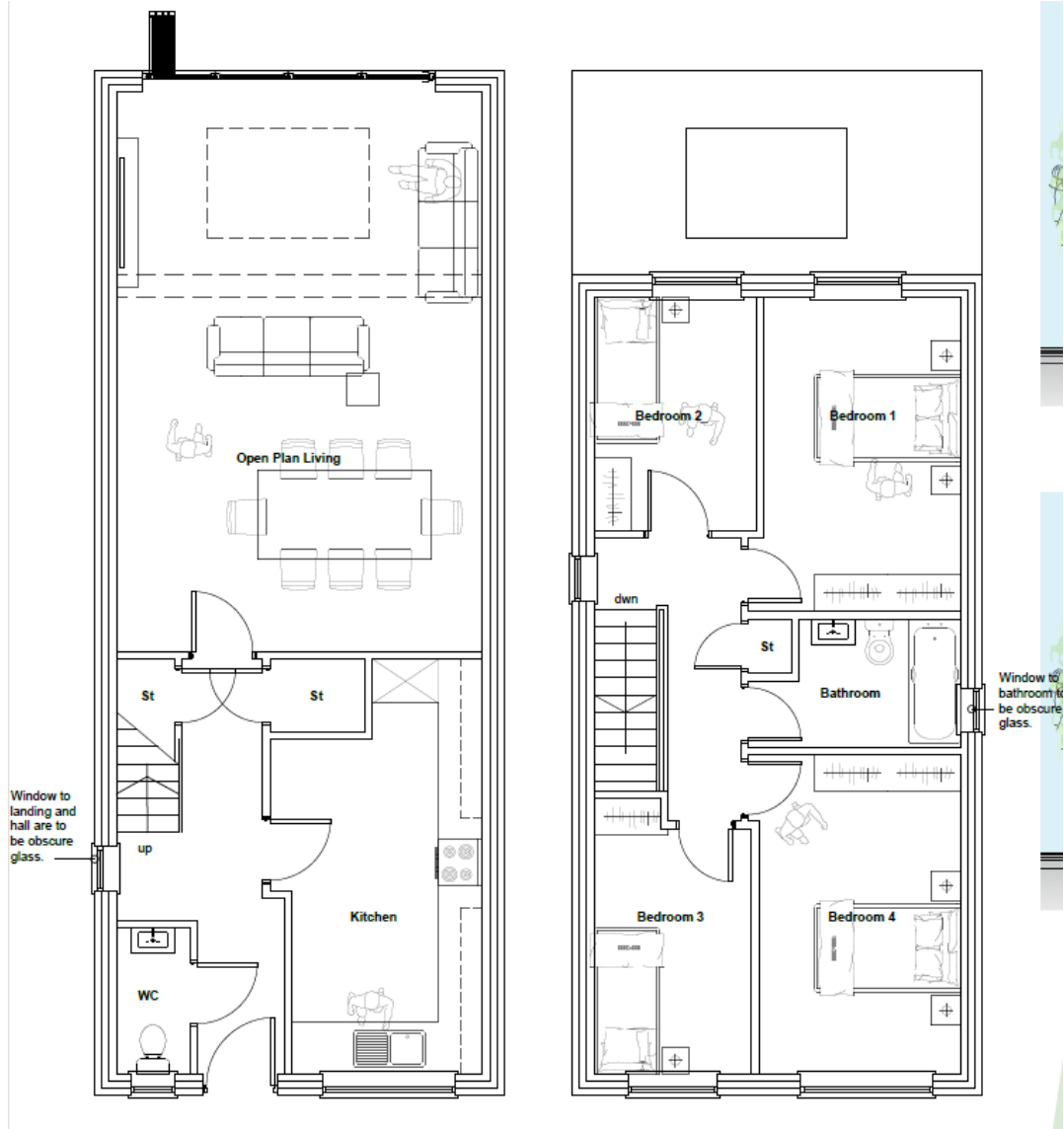


PROPOSED STREET SCENE
Scale 1:100 @ A1



EXISTING STREET SCENE
Scale 1:100 @ A1

APPENDIX 4 – Proposed Elevations and Floor Plans





PROPOSED SIDE ELEVATION (Plot 2 mirrored)
Scale 1-100 @ A1

PROPOSED FRONT ELEVATION (Plot 2 mirrored)
Scale 1-100 @ A1

PROPOSED SIDE ELEVATION (Plot 2 mirrored)
Scale 1-100 @ A1

PROPOSED REAR ELEVATION (Plot 2 mirrored)
Scale 1-100 @ A1

APPENDIX 5 – List of conditions should members resolve to grant planning permission.

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 and documents listed below:

Proposed Plans – Drawing No 3749-02G – Amended 05/06/2023

Site Plan – Drawing No 3749-03 – Received 05/06/2023

Sequential and Exceptions Test – Received 05/08/2022

REASON

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

3. 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.

4. The development shall be carried out in accordance with the details shown on the submitted plan, "'Surface Water & Foul Water Detailed Drainage Design' 3648 prepared by J Roberts, dated December 2022".

REASON

In the interest of satisfactory and sustainable drainage

5. No development shall take place on the site until a detailed landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a soft landscape plan; a schedule providing details of the species, nursery stock specification in accordance with British Standard 3936: 1992 Nursery Stock Part One and planting distances of trees and shrubs; a specification of planting and staking/guying and a timescale of implementation. Thereafter the landscape scheme shall be implemented in full accordance with the

approved details and the Local Planning Authority notified in writing within 7 working days to approve practical completion. Any part of the scheme which fails to achieve independence in the landscape or is damaged or removed within five years of planting shall be replaced during the next available planting season in full accordance with the approved scheme.

REASON

In the interests of environmental quality and core strategy policy CS16: Valuing our Natural Environment

6. Before the first occupation of the development hereby permitted, the side elevation landing windows indicated on the approved plans shall be permanently obscure to a level of obscurity to Pilkington level 3 or above or its technical equivalent by other manufactures. The window shall be permanently retained in that condition thereafter

REASON

To ensure that the development does not impact on the privacy of neighbouring residences.

7. 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.

8. 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.

9. Prior to the commencement of the development hereby granted a scheme for the protection of the root protection areas of the boundary hedgerows 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. Hedgerow 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 hedgerow protection scheme before any equipment, machinery or materials have been brought on to site for the purposes of the development. Thereafter, all hedgerow protection shall be maintained in full accordance with the approved details until all

equipment, machinery and surplus materials have been removed from the site, unless the local planning authority gives its written approval to any variation. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

REASON:

To ensure that all hedgerows are protected from damage during construction in accordance with Policy 32.

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

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

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

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

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

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

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

11. 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.

12. 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.

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

REASON

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

14. Within two months 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: Photographic evidence of implementation must be submitted the Local planning Authority.

- 1 No. Bat box of the Beaumaris Woodstone type or similar is erected at a height and location on one of the new dwellings
- 2 No. Swift boxes mounted in close proximity in a north east/north west orientation at maximum height.
- The use of native species in a landscape scheme which provides suitable habitat for a range of bird and other species
- Any new solid fences to have hedgehog access holes 13cmx13cm in two locations.

REASON

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

15. The development shall be carried out in accordance with the submitted flood risk assessment (ref 3749/02/DAS/DO, compiled by Building Link Design Architects) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 3.65 metres above Ordnance Datum (AOD).

- Resilience measures shall be implemented to at least 4.1mAOD (as detailed in the FRA).
- There shall be no ground floor sleeping accommodation

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

REASON

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

16. Demolition or construction works shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays or Bank Holidays.

REASON

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

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (No.596) (England) Order 2015, Article 3, Schedule 2: Part 1 (or any subsequent order or statutory provision revoking or re-enacting that order) no additions, extensions or other alterations other than that expressly authorised by this permission shall be carried out without prior permission of the local planning authority.

REASON

The local planning authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future development to comply with policy 10 of the Doncaster Local Plan.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (No.596) (England) Order 2015, Article 3, Schedule 2: Part 1 (or any subsequent order or statutory provision revoking or re-enacting that order) no development shall be carried out on any part of the land other than that hereby permitted without the prior permission of the local planning authority.

REASON

The local planning authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future development to comply with policy 10 of the Doncaster Local Plan.



Date: 27th June, 2023

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.

EXEMPT REPORT

2. This report is not exempt.

RECOMMENDATIONS

3. That the report together with the appeal decisions be noted.

WHAT DOES THIS MEAN FOR THE CITIZENS OF DONCASTER?

4. 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

5. Each decision has arisen from appeals made to the Planning Inspectorate.

OPTIONS CONSIDERED





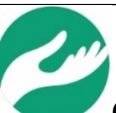
6. It is helpful for the Planning Committee to be made aware of decisions made on appeals lodged against its decisions.



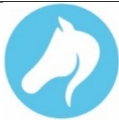
REASONS FOR RECOMMENDED OPTION

7. To make the public aware of these decisions.

IMPACT ON THE COUNCIL'S KEY OUTCOMES

8.

Great 8 Priority	Positive Overall	Mix of Positive & Negative	Trade-offs to consider – Negative overall	Neutral or No implications
 Tackling Climate Change	✓			
Comments: Quality planning decisions contribute to the Councils Great 8 Priorities				
 Developing the skills to thrive in life and in work	✓			
Comments: Quality planning decisions contribute to the Councils Great 8 Priorities				
 Making Doncaster the best place to do business and create good jobs	✓			
Comments: Quality planning decisions contribute to the Councils Great 8 Priorities				
 Building opportunities for healthier, happier and longer lives for all	✓			
Comments: Quality planning decisions contribute to the Councils Great 8 Priorities				
 Creating safer, stronger, greener and cleaner communities where everyone belongs	✓			

Comments: Quality planning decisions contribute to the Councils Great 8 Priorities				
 Nurturing a child and family-friendly borough	✓			
Comments: Quality planning decisions contribute to the Councils Great 8 Priorities				
 Building Transport and digital connections fit for the future	✓			
Comments: Quality planning decisions contribute to the Councils Great 8 Priorities				
 Promoting the borough and its cultural, sporting, and heritage opportunities	✓			
Comments: Quality planning decisions contribute to the Councils Great 8 Priorities				
Fair & Inclusive	✓			
Comments: Demonstrating good governance				

LEGAL IMPLICATIONS [Officer Initials SC Date 14/06/2023]

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 14/06/2023]

- 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 14/06/2023]

- 11. There are no Human Resource implications arising from the report.

TECHNOLOGY IMPLICATIONS [Officer Initials PW Date 14/06/2023]

- 12. There are no technology implications arising from the report

RISK AND ASSUMPTIONS

- 13. It is considered that there are no direct health implications although health should be considered on all decisions.

CONSULTATION

- 14. N/A

BACKGROUND PAPERS

- 15. Decisions on the under-mentioned applications have been notified as follows:-

Application No.	Application Description & Location	Appeal Decision	Ward	Decision Type	Committee Overturn
22/02012/FUL	Erection of detached dwelling (being resubmission of application refused under ref 22/00528/FUL) at 18 Parkway South, Wheatley, Doncaster, DN2 4JS	Appeal Dismissed 26/05/2023	Wheatley Hills And Intake	Delegated	NO

Copies of the appeal decisions are appended to this report.

GLOSSARY OF ACRONYMS AND ABBREVIATIONS

16. N/A

REPORT AUTHOR & CONTRIBUTORS

Jane Bailey, Technical Support & Improvement Officer

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Dan Swaine, Director of Place

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Appeal Decision

Site visit made on 9 May 2023

by Ian Radcliffe BSc(Hons) MRTPI MCIEH DMS

an Inspector appointed by the Secretary of State

Decision date: 26 May 2023

Appeal Ref: APP/F4410/W/23/3314684

18 Parkway South, Wheatley, DONCASTER, DN2 4JS

- 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 S Heseltine against the decision of Doncaster Council.
 - The application Ref 22/02012/FUL, dated 20 August 2022, was refused by notice dated 22 November 2022.
 - The development proposed is a detached house (re-submission of refused application 22/00528FUL).
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues in this appeal are:
 - the effect of the proposed development on the character and appearance of the area;
 - the effect of the proposal on the living conditions of the occupiers of 18 Parkway South in relation to outdoor amenity space provision and outlook;
 - whether the occupiers of the proposed house would have acceptable living conditions with regard to privacy; and,
 - whether the dimensions of the proposed parking spaces would allow convenient access to parked vehicles, No 18 and the proposed house.

Reasons

3. The appeal site is located within a Residential Policy Area as defined by the Doncaster Local Plan where residential development in principle is acceptable.

Character and appearance

4. 18 Parkway South is located within a municipal housing estate on the corner of Parkway South and Beckett Road. The appeal site faces Beckett Road and occupies part of the garden associated within No 18.
5. In the vicinity of the appeal site along the straight sections of road the estate is characterised by closely spaced, two storey, semi-detached houses set close to the road. The resulting fine grain of development is counterbalanced at the cross-roads of Parkway South with Beckett Road by the openness of corner plots. On the western side of the junction this takes the form of houses on the corners being set well back from the road with long, open front gardens. On the eastern side of the junction openness is achieved by No 18's wide, open side garden which separates it from its neighbour, No 204 Beckett Road.

6. In occupying the gap between No 18 and No 204 the proposed house would reduce the openness of the corner and would result in a far more urban street scene. With a minimal gap between its eastern flank and the side boundary with No 204 it would also appear cramped within its plot.
7. The gap between the house on the corner of Parkway North and Beckett Road facing the appeal site has been infilled by a house, and similar infill development has occurred on both corners of Parkway North with Norwich Road which is the next road to the north. However, these instances of cramped infill development are too few and far between to have changed the character and appearance of the area to the extent that the proposed development would fit in. Moreover, these developments would have been assessed against the development plan policies and the government's planning policy guidance that existed at the time they were approved and not against the policies of the current Local Plan and National Planning Policy Framework (the Framework) which both came into force in 2021. Consequently, the presence of these developments has not altered my findings in relation to the proposal.
8. Parking in the area is typically either on street or on site to the side of dwellings. As a result, the front elevations of houses are not obscured and are able to contribute to the street scene. Parking to the proposed house would be provided on-site directly across the front elevation of the dwelling. This would result in a car dominated dwelling that would detract from the quality of the street scene to the detriment of the character and appearance of the area.
9. For all of these reasons, I therefore conclude that the proposed development's cramped appearance, which would be at odds with the carefully laid out pattern of development on the estate, would cause unacceptable harm to the character and appearance of the area. As a result, it would be contrary to policies 10, 41 and 44 of the Doncaster Local Plan (Local Plan) and the Framework which require the protection of the character and appearance of a locality through high quality design that respects local design features. Consequently, it would also be contrary to the South Yorkshire Residential Design Guide (SYRDG) and Transitional Developer Guidance (TDG). As these two guides though are not formally adopted supplementary planning documents, I attach limited weight to them.

Living conditions

10. The rear first floor windows of the existing house from the side would directly overlook the rear garden of the proposed house at a distance of less than 10m. The resulting lack of privacy would result in poorer living conditions than it is reasonable to expect and would be contrary to the TDG.
11. As No 18 is a three bedroom house and the proposed dwelling would be a two bedroom house both are family sized dwellings. To provide acceptable living conditions for the occupiers of houses it is important that an adequate, usable private garden is provided. At approximately 51 sqm the proposed dwelling would have an acceptably large private rear garden. However, following the proposed development the rear garden to No 18, which is its only private amenity space, would be 44sqm. This is smaller than it is reasonable to expect for a three bedroom, family sized house.
12. The flank wall of the proposed house would partly extend across the rear elevation of No 18. However, in my judgement, the extent of its encroachment into the outlook enjoyed from the rear of No 18 would be insufficient to be overbearing.

13. Notwithstanding my favourable findings in relation to outlook, this does not obviate the harm that would be caused to living conditions by virtue of an inadequate private garden at No 18 and overlooking from it of the proposed house. Taking all these matters into account, I conclude that the proposed development would result in unacceptable living conditions at No 18 and the proposed house. This would be contrary to policies 10 and 44 of the Local Plan, the Framework and the SYRDG which seek to prevent such harm.

Parking spaces

14. At 5m in length and 2.4m in width the proposed parking spaces would not be large enough to allow a person to conveniently pass between two parked cars, nor would there be sufficient space for a person to comfortably pass between the proposed house and vehicles parked directly in front of it. As a result, the proposed spaces would be contrary to policy 44 of the Local Plan and the SYRDG and TDG which, amongst other matters, require that convenient car parking space is provided. Policy 13 part 4 of the Local Plan was referred to by the Council. However, as it relates to the amount of parking that should be provided for a given type of development it is not relevant to this issue.

Conclusion

15. The appeal site is located within a Residential Policy Area where the principle of residential development is supported by the development plan. The proposal though would cause unacceptable harm to the character and appearance of the area and to the living conditions of the occupiers of No18 and the proposed house. It would also fail to provide convenient car parking spaces. As a result, I find that the proposed development would be contrary to the development plan considered as a whole.
16. The other considerations put forward in favour of the proposal, namely that the scheme would make effective use of land and that the house is easily accessible and well located in relation to public transport, facilities and services are insufficient to outweigh the harm that would be caused and non-compliance with the development plan. Material considerations therefore do not indicate that the proposal should be determined other than in accordance with the development plan. For the reasons set out above, I therefore conclude that the appeal should be dismissed.

Ian Radcliffe

Inspector

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