

## DONCASTER METROPOLITAN BOROUGH COUNCIL

### PLANNING COMMITTEE - 6<sup>th</sup> February 2018

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| <b>Application</b> | 1 |
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| <b>Application Number:</b> | 17/00537/OUTM | <b>Application Expiry Date:</b> | 9th February 2018<br>Extension of Time agreed |
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| <b>Application Type:</b> | Outline Planning Major |
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| <b>Proposal Description:</b> | Outline application for the erection of up to 23 dwellings on approx 0.62ha of land following demolition of reservoir structures, (Approval being sought for access only) |
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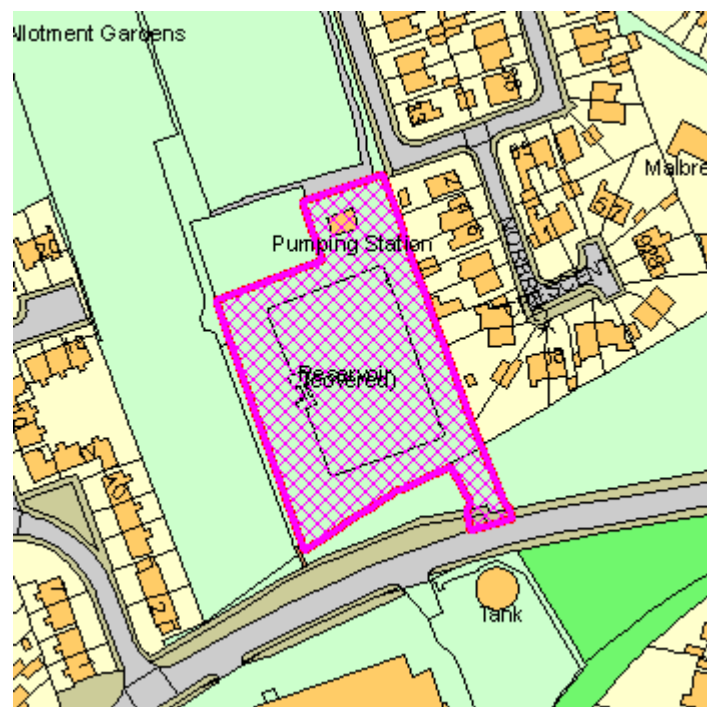
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| <b>At:</b> | Covered Reservoir Sheffield Road Warmsworth Doncaster |
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| <b>For:</b> | Mr Axe |
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|                          |                                           |                |                           |
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| <b>Third Party Reps:</b> | 18 objections from 8 individual residents | <b>Parish:</b> | Warmsworth Parish Council |
|                          |                                           | <b>Ward:</b>   | Edlington And Warmsworth  |

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|-------------------------|-------------------|
| <b>Author of Report</b> | Mrs Andrea Suddes |
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| <b>MAIN RECOMMENDATION:</b> | GRANT Subject to s106 legal agreement |
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## **1.0 Reason for Report**

1.1 The application is being presented to Planning Committee on account of the significant amount of public interest shown in the application.

## **2.0 Proposal and Background**

2.1 The application seeks approval for the erection of up to 23 dwellings on approximately 0.62 ha of land following demolition of the existing reservoir structures. Approval is being sought for access only, with all matters of appearance, landscaping, layout and scale being reserved. Notwithstanding this, an illustrative layout has been submitted for 23 dwellings on site. The site has been subject to pre application advice

2.2 The site is located in the settlement of Warmsworth, approximately 4.5km to the south-west of Doncaster town centre. It is located to the north of Warmsworth Halt and is approximately 1.5 acres in area.

2.3 The site is currently occupied by a covered Yorkshire Water reservoir, which is now disused and surplus to requirements. The site is relatively flat around the boundary, however there is an embankment around the covered reservoir structure. The top of the reservoir structure is relatively level and sits approximately 2-2.5m above the rest of the site.

2.4 A grassed wedge of land forms the southern boundary and separates the site from Warmsworth Halt. The wedge is allocated Public Open Space and is owned by the council.

2.5 There is existing housing to the east of the site (Norbreck Crescent), the rear garden fences of which bound the site to the east. Allotment gardens bound the site to the north and the west. There is a pumping station to the north of the site which is no longer operational. To the south of Warmsworth Halt is an industrial estate comprising of buildings with a manufacturing use that has an existing access from Warmsworth Halt and opposite the application site.

2.6 Access is currently obtained via an existing access to the site from the north western corner via a track through the adjacent allotment gardens.

2.7 There are two existing trees to the south-eastern corner of the site.

## **3.0 Relevant Planning History**

3.1 A pre application advice request was received under reference 16/02659/PREAPP for the redevelopment of the former Yorkshire Water reservoir site for the erection of approximately 24 dwellings. The request was closed 30.11.2016.

## **4.0 Representations**

4.1 This application has been advertised in accordance with Article 13 of the Development Management Procedure Order (DMPO), by means of site notice and 14 individual letters of notification to nearby neighbours. In total 17 letters of representation have been received from 8 individual neighbours during the course of the original advertisement of the application and a further 2 occasions of re notification following the re location of the access road. Concerns have been raised regarding the following issues;

- Loss of public open space as Warmsworth is already deficient
- The proposal is contrary to public open space policy RL1
- Increased traffic on Warmsworth Halt
- The existing access used by Yorkshire Water could be used to serve the development
- Proposed access would make properties on Norbreck Crescent vulnerable to burglaries

4.2 The applicant has also carried out a public consultation event which was held on 13th February 2017 between 6-7pm. The event was held in the Warmsworth Community Centre; Approximately 250 leaflets were distributed to local residents prior to the public exhibition, including all neighbouring streets to the site i.e. Norbreck Road, Norbreck Crescent, Low Road West, Edlington Lane and Ash Dale Road.

4.3 The exhibition was also advertised on the Parish Council website during the run up to the event. The exhibition was held from 6-7pm, prior to the monthly Parish Council meeting in order to offer Councillors the opportunity to comment and ask questions on the scheme.

4.4 Overall approximately 35 people attended the meeting and 22 public consultation feedback forms were received. 15 attendees or 68% were not supportive of the development due to a number of issues relating to increased traffic, uncertainty of the design of the development, noise issues and security and privacy issues. The applicant states these comments have been taken into account with the submitted scheme.

## **5.0 Parish Council**

5.1 Warmsworth Parish Council have been consulted and made no comments on the application although have provided input with regards to the public open space project.

## **6.0 Relevant Consultations**

6.1 Council's Ecologist: A phase 1 habitat survey has been carried out and submitted that identified rough neutral grassland, amenity grassland and trees and scrub as being present on site and none of these are of anything other than of low ecological value. Therefore no objections are raised subject to condition for submission of an ecological enhancement plan and advisory notes for nesting birds and bats.

6.2 Council's Tree Officer: A tree survey has been submitted that makes a fair assessment of the condition and quality of existing trees affected by the development. Overall there are no arboriculture objections to the proposal subject to mitigation by condition for a detailed landscape scheme to be submitted and agreed. There are 2 existing trees proposed to be removed that is outside of the application site and on council land; As such the applicant has agreed to replacement planting and which is included as such in the s106 legal agreement.

6.3 Council's Internal Drainage: No objections raised subject to condition for details of the foul, surface water and land drainage systems to be submitted and agreed.

6.4 Severn Trent Water: No objection subject to condition for details of surface water disposal and advisory note that there is a public sewer located within the site that will require consent from the water authority to build over, close to or divert.

6.5 Local Plans (Open Space): There is a requirement for a 10% commuted sum for the provision of POS within the vicinity of the site. A number of sites were identified as a project for the s106 monies and local ward councillors have agreed the sum will be utilised on the Warmsworth Quarry Park improvements project. The site also crosses land allocated as public open space and the applicant was advised to carry out a public consultation with local residents to justify the loss of the portion of open space. The Officer is satisfied with the consultation and on balance considers the access will impact on only a small part of the space and will not drastically impact on visual amenity or the ability of local residents to use the site for recreational purposes as the majority of the site can still be used.

6.6 Council's Highways: A number of comments were raised in relation to the initially proposed access and the subsequent relocation. However following the relocation of the access the highway officer is satisfied with the proposed access subject to standard conditions and advisory informative notes regarding works within the public highway. It is however noted that whilst no objections are raised in principle, the Highway Officer raises concerns with the proposed layout in that it does not conform to the technical requirements of the South Yorkshire Residential Design Guide. Given that the layout shown is indicative only, an advisory informative note is included to inform the applicant.

6.7 Council's Transportation: The development is below the threshold that would normally require a detailed assessment; nevertheless a Transport Statement has been submitted with this application and this has been reviewed. The Officer is satisfied with the information and that the highway can accommodate the additional vehicle movements.

6.8 Council's Pollution Control: A Geo Environmental Desk Study was submitted and no objections raised overall however as part of the phase 2 site investigation, the site walkover was carried out in 2006 and is therefore not up to date. As such therefore conditions are recommended for a contaminated land assessment and remedial strategy to be submitted and agreed, and a condition for any unexpected contamination and material brought on to site.

## **7.0 Relevant Policy and Strategic Context**

7.1 The site is mainly allocated within Residential Policy Area, however the access crosses an allocated Open Space Policy Area as designated within the Saved Doncaster Unitary Development Plan.

Planning policy relevant to the consideration of this application includes:

### **7.2 National Planning Policy Framework:**

Section 6 requires development that delivers a wide choice of high quality homes

Section 7 requires good design

### **7.3 Doncaster Council's Core Strategy:**

Policy CS1 seeks to secure and improve economic prosperity, enhance quality of place and quality of life

Policy CS 9 relates to housing mix and provision of affordable housing.

Policy CS14 requires developments to be of high quality design.

Policy CS16 seeks to protect the natural environment

Policy CS17 Criteria D) ensures provision for open space facilities

### **7.4 Saved Doncaster Unitary Development Plan:**

Policy PH11 supports residential development in Residential Policy Areas

Policy RL1 seeks to retain Open Space Policy Areas

Policy RL4 requires developments of more than 10 family units to provide a commuted sum in lieu of open space provision.

### **7.5 Other Policy Considerations:**

Supplementary Planning Document: Development Guidance and Requirements (Adopted July 2015)

## **8.0 Planning Issues and Discussion**

8.1 The application is seeking outline consent for the erection of up to 23 dwellings with approval of access only. All other matters of design, layout and appearance are reserved. The main issues for consideration are therefore the principle of residential development, legal contributions and highways. However as the scheme includes an indicative layout the design officer has made initial comments with regards to the layout and any future reserved matters application, therefore design has had some consideration.

### Principle

8.2 The site is primarily allocated within Residential Policy Area as designated within the Doncaster Unitary Development Plan; as such residential development is acceptable in principle, subject to assessment against other policy criteria.

8.3 Although the majority of the site is allocated for residential purposes; the proposed access crosses land allocated in the UDP as open space policy area, and the 2013 green spaces audit identifies the site as no. 684, Warmsworth Halt (Amenity Road Verge). As such the application should be assessed against UDP Policy RL 1. Policy RL 1 seeks to retain open space policy areas for outdoor and ancillary indoor facilities and development for other uses is not normally permitted except in exceptional circumstances.

8.4 Local and National Policy allows applicants to demonstrate exceptional circumstances to justify that a development will have overall benefits to the community to outweigh the loss of public open space, by carrying out a public consultation exercise to determine whether the local community attach any importance to the site.

8.5 In this case there is a loss of open space, and therefore in order to be fully satisfied that this will not result in the unacceptable loss of public open space, the applicant has carried out a consultation with the public to determine whether the local community attach any importance to this site, which is to be severed by the road. The results of which have been submitted to the Council. A number of objections have also been received to the application from local residents, regarding the loss of public open space.

8.6 The consultation carried out by the applicant did not raise a significant number of objections (6/19), and comments specific to the impact of the access road on the open space, as opposed to the site overall (which is not open space) are also seemingly limited.

8.7 On balance, this access will impact on a relatively small part of this space, where it narrows as you head west on Warmsworth Halt. Although it will provide a break in the open space, the access road is not of such a size that it would drastically impact on the visual amenity or ability of local people to use the site for recreational purposes, as the large majority of the site towards the junction of Warmsworth Halt and Edlington Lane can still be used, including for the recreational purposes raised by some residents in the consultation. Furthermore, land to the east of the road will also be retained as open space and can similarly still be utilised. The application is thereby deemed to satisfy Policy RL1.

## Design

8.8 Although the only issue being considered at this outline stage is the means of access to the site, an indicative layout has been submitted together with a Design and Access Statement (See Appendix 1).

8.9 In terms of the location of the access, the Design Officer suggested that this be re positioned as it would result in a better design layout. The applicant took on board this advice and amended the position of the access. However this resulted in highway concerns and has therefore been subsequently moved back to the original position.

8.10 The indicative layout sets out a number of design principles including the provision of an estate road that will serve the site. The scheme has been designed with consideration to Core Strategy CS 14 'Design and Sustainable Construction and the council's Supplementary Planning Document development Guidance and Requirements. However, the Highways Officer is not supportive of the indicative layout as it does not conform to the highway technical requirements; see highways considerations later in this report.

8.11 It is expected that the development will be similar in scale and design to surrounding residential properties but this will be subject to agreement at reserved matters stage.

8.12 Landscape details will also be agreed during the reserved matters submission although it is noted that the development will result in the loss of 2 trees immediately outside the site. The Tree Officer has therefore requested replacement planting to compensate for the loss of the trees. The applicant has agreed to replacement planting via a financial contribution to the council that will be incorporated as part of the S106 legal agreement.

8.13 The principles set out at this stage confirm that a suitable layout can be agreed at the reserved matters stage and the application therefore accords with policy CS14 of the Doncaster Core Strategy.

## Planning Obligations

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

8.15 In paragraph 204 it is stated that planning obligations should only be sought where they meet all of the following tests (Community Infrastructure Levy Regulations 2010);

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

8.16 This proposal includes a Section 106 Agreement which provides for the direct provision on site, or necessary contributions towards mitigating the direct impacts that arise from this development off-site which includes the following;

## Public Open Space

8.17 Doncaster UDP Policy RL 4 is relevant which states that the council will seek to remedy local public open space deficiencies within existing residential areas and will require the provision of public open space principally of benefit to the development itself in accordance with a criterion of standards as set out a-f within the policy.

8.18 In line with UDP Policy RL4 c), given the Warmsworth Community Profile Area is deficient in only 2 of the 5 types of measured open space (Formal Open Space and Informal Open Space), and the development is not of a suitable size to accept on site open space, provision of a 10% commuted sum is requested in accordance with Policy RL4.

8.19 The applicant has agreed to the land valuation and a commuted sum figure of £55,000 in lieu of public open space payable prior to the occupation of the 15th unit. Local ward councillors have identified a project for improvements for Warmsworth Quarry Park.

## Affordable Housing

8.20 As the development proposes more than 15 units this triggers the requirement for a 26% affordable housing contribution in accordance with Core Strategy Policy CS 12. The starting point for provision in the first instance is on site in accordance with criteria A) 1 of the policy which states that sites of 15 or more houses should include affordable houses on site with the proportion, type and tenure split reflecting the latest Strategic Housing Market Assessment.

8.21 In the event that the development results in 23 units, the applicant has agreed to the provision of 6 on site units which will comprise of 4 affordable rent and 2 intermediate tenure. This is considered necessary and directly related to the development, to meet an affordable housing need in this area.

## Education

8.22 Policy CS 1 (A) of the Core Strategy states that as a means to securing and improving economic prosperity, enhancing the quality of place, and the quality of life in Doncaster, proposals will be supported which contribute to the Core Strategy objectives and in particular provide opportunity for people to get jobs, learn new skills, and have access to good quality housing, local services, sport, leisure, religious and cultural facilities. As such, the Education team have been consulted and have identified that there is a deficiency in primary school places at Warmsworth Primary School. Given the number of properties proposed that are likely to attract families due to their size, a further 5 places are required at a cost of £60,715. This is considered necessary and directly related to the development, as without this sum there would be a deficiency in primary school places which would be a direct result of this development.



## Ecology

8.23 A phase 1 habitat survey has been carried out and submitted that identified rough neutral grassland, amenity grassland and trees and scrub as being present on site and none of these are of anything other than of low ecological value.

As such, no objections are raised to the proposals on ecological grounds, subject to condition for an ecological enhancement plan to be submitted on the first reserved matters application.

## Highways

8.24 The application seeks approval for the access into the site. In this case Policy CS14 is pertinent in that safety and security of the highway is one of the 9 criteria set out in Policy CS 14 to ensure that there are no negative effects upon the amenity of neighbouring land or the environment. Additionally Policy CS 9: Providing Travel Choice is also pertinent as it seeks to ensure that new developments provide the delivery of travel choice and sustainable opportunities for travel.

8.25 A development of this size, less than 50 dwellings, would not normally require any detailed assessment; however a Transport Statement has been submitted with the application. The transport statement concludes that the existing highway network is capable of accommodating the additional traffic generated from this proposal and Highways (Transportation) accept this. Concerns have been raised by local residents regarding the increased traffic on Warmsworth Halt, however given the Transportation Officer is satisfied with the information provided within the Transport Statement no highway objections are raised.

8.26 The new access into the site was originally proposed from the south eastern corner; however this was amended and repositioned to the middle of the southern boundary at the request of the Design Officer. Following this amendment the highways officer raised concerns on account of the close proximity to the existing access across the road that gives access to an existing industrial use site (Wavin). Highway technical requirements in terms of distances or junction spacing should be 20m (centreline to centreline). As such the access has now been repositioned to the south eastern corner as originally proposed and which has now overcome highway concerns regarding proximity to the existing access. Objecting neighbours have suggested that the existing access from Norbreck Crescent could be utilised to serve the development. In response to this, the applicant has proposed this new access for consideration and not the existing, but in any event the access is not a formal access to the site but a track to the allotments.

8.27 There is an existing handrail and seating provided to assist mobility along the inclined section of footway on Warmsworth Halt that will need to be relocated to allow the proposed access. As such a condition is included for details to be submitted and agreed for the alterations to the handrail and relocation of the bench prior to the commencement of any works commencing on site.

8.28 It is also noted that the Highway Officer has commented that the current indicative layout would not be supported as it does not conform to the technical requirements of the South Yorkshire Residential Design Guide. Given that the application seeks approval of access only and not details of layout, an advisory note is included for the applicant to take these comments into consideration for any future reserved matters application.

8.29 There have been a number of concerns raised by local residents regarding the highway visibility at the proposed access which may result in highway safety issues for drivers. However the Highways Officer is satisfied with the access in that it conforms with Technical standards and therefore raises no issues of concern.

## **9.0 Summary and Conclusion**

9.1 In summary, taking account of all of the material planning issues it is considered that residential development is acceptable in this location subject to consideration of other issues such as appearance, layout, scale and landscaping, with a reserved matters application. Additionally, the proposed access will not result in a significant detrimental impact on highway or pedestrian safety.

9.2 The application is thereby deemed acceptable and recommended for approval subject to the terms of the s106 agreement.

## **10.0 Recommendation**

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

- A) 26% affordable housing as on site provision equating to 6 units.
- B) Education contribution based on a formula for a further 5 primary school places at Warmsworth Primary School at a cost of £60,715.
- C) Public Open Space contribution of £55,000 to be used for improvements to Warmsworth Quarry Park.

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

01. STAT2            The development to which this permission relates must be begun not later than whichever is the later of the following dates:- i) The expiration of three years from the date of this permission or ii) The expiration of two years from the final approval of the reserved matters or in the case of different dates the final approval of the last such matter to be approved.

**REASON**

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

02. U58388 In the case of the reserved matters, application for approval must be made not later than the expiration of three years beginning with the date of this permission.  
REASON  
Condition required to be imposed by Section 92(as amended) of the Town and Country Planning Act 1990.
03. U58389 Approval of the details of the appearance, landscaping, layout and scale (hereinafter referred to as reserved matters) shall be obtained from the Local Planning Authority before the commencement of any works.  
REASON  
The application is in outline and no details having yet been furnished of the matters referred to in the outline they are reserved for subsequent approval by the Local Planning Authority.
04. U58393 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 Dwg No 0600-EA-A-1000  
Site Plan Dwg No 0600-EA-A-2001 Rev J  
Indicative Landscape Plan 0600-EA-A-2002 Rev G  
REASON  
To ensure that the development is carried out in accordance with the application as approved.
05. U58394 Notwithstanding the approved plan the proposed layout as shown on the Site Plan Dwg No 0600-EA-A-2001 Rev J is indicative only and does not comprise of any part of this consent.  
REASON  
For the avoidance of doubt and clarity as to the extent of this consent.
06. CON1 No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being accepted and approved by the Local Planning Authority (LPA), unless otherwise approved in writing with the LPA.
- a) The Phase I desktop study, site walkover and initial assessment must be submitted to the LPA for approval. Potential risks to human health, property (existing or proposed) including buildings, livestock, pets, crops, woodland, service lines and pipes, adjoining ground, groundwater, surface water, ecological systems, archaeological sites and ancient monuments must be considered. The Phase 1 shall include a full site history, details of a site walkover and initial risk assessment. The Phase 1 shall propose further Phase 2 site investigation and risk assessment works, if appropriate, based on the relevant information discovered during the initial Phase 1 assessment.

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

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

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

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

#### REASON

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

07. CON2                   Should any unexpected significant contamination be encountered during development, all associated works shall cease and the Local Planning Authority (LPA) be notified in writing immediately. A Phase 3 remediation and Phase 4 verification report shall be submitted to the LPA for approval. The associated works shall not re-commence until the reports have been approved by the LPA.  
REASON  
To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.
08. CON3                   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 and pursuant to guidance set out in the National Planning Policy Framework.
09. HIGH1                   Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced, drained and where necessary marked out in a manner to be approved in writing by the local planning authority.  
REASON  
To ensure adequate provision for the disposal of surface water and ensure that the use of the land will not give rise to mud hazards at entrance/exit points in the interests of public safety.
010. HIGH3                   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.
011. U58315                   Detailed layout, engineering and drainage details for the proposed access arrangements shall be submitted for inspection and written approval by the Local highway authority before works commence on site. The design shall include for alteration to the existing handrail and relocating the existing bench.  
REASON  
In the interests of highway safety.

12. U57828 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 that provides tree planting in accordance with the Council's Development Guidance and Requirements Supplementary Planning Document; a schedule providing details of the species, nursery stock specification in accordance with British Standard 3936: 1992 Nursery Stock Part One and planting distances/density of trees and shrubs; a specification of tree planting and staking/guying; a timescale of implementation; and details of aftercare for a minimum of 5 years following practical completion of the landscape works. Thereafter the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified in writing within 7 working days to approve practical completion. Any part of the scheme which fails to achieve independence in the landscape or is damaged or removed within five years of planting shall be replaced during the next available planting season in full accordance with the approved scheme, unless the local planning authority gives its written approval to any variation.  
REASON  
In the interests of environmental quality and core strategy policy CS16: Valuing our natural environment
13. U57825 On the submission of the first reserved matters application an Ecological Enhancement scheme based on the recommendations in the Brooks Ecological Report February 2017 paragraph 47 and to include:  
o A range of bird boxes incorporated into new dwellings for use by the following species: swifts, house sparrows and house martins.  
o A range of bat boxes incorporated into the new dwellings suitable for a range of bat species.  
o The use of high species content grass seed in amenity areas to enhance the ecological value of wider grassland areas.  
REASON  
To ensure the ecological interests of the site are maintained in accordance with policy CS16 of the Doncaster Core Strategy.
14. U58317 Private single and shared driveways are to be surfaced with a bound material to prevent any stones, gravel or similar items from being deposited on the adoptable area.  
REASON  
In the interests of highway safety.
15. U58316 The development hereby permitted shall not be commenced until details of measures to be taken within the curtilage of the site during construction to prevent the deposition of mud or debris on the public highway, has been submitted to and approved in writing by the Local Planning Authority.  
REASON  
In the interests of road safety.

16. DA01 The development hereby granted shall not be begun until details of the foul, surface water and land drainage systems and all related works necessary to drain the site have been submitted to and approved by the Local Planning Authority. These works shall be carried out concurrently with the development and the drainage system shall be operating to the satisfaction of the Local Planning Authority prior to the occupation of the development.  
REASON  
To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin.
17. U58454 Development shall not begin until a scheme for protecting residents in the proposed dwellings from noise from the nearby industrial/commercial premises has been submitted to and approved in writing by the local planning authority. All works which form part of the approved scheme shall be completed before occupation of the permitted dwellings, unless otherwise agreed in writing by the Local Planning Authority. The protection measures in the agreed scheme shall be maintained throughout the life of the development  
REASON  
In order to safeguard the amenities of the occupiers of the proposed dwellings.
18. U58455 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 and identify the location of:-  
  
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, vibration, 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.
19. U58456 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 nearby properties.

01. U12004      **INFORMATIVE: LANDSCAPE PLAN**  
Condition 10 refers to independence in the landscape, which is defined in British Standard 8545:2014 Trees: from nursery to independence in the landscape - Recommendations as the point at which a newly planted tree is no longer reliant on excessive or abnormal management intervention in order to grow and flourish with realistic prospects of achieving its full potential to contribute to the landscape.
02. U12082      **INFORMATIVE: WORKS WITHIN PUBLIC HIGHWAY**  
Works tying into or carried out on the public highway by a developer or anyone else other than the Highway Authority shall be under the provisions of Section 278 of the Highways Act 1980. The agreement must be in place before any works are commenced. There is a fee involved for the preparation of the agreement and for on-site inspection. The applicant should make contact with Malc Lucas - Tel 01302 735110 as soon as possible to arrange the setting up of the agreement.
03. U12083      **INFORMATIVE: PERMIT SCHEME**  
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.
04. U12084      **INFORMATIVE: ALTERATION TO STREET LIGHTING**  
Any alteration to the existing street lighting as a result of the new access arrangements will be subject to a costs which are to be borne by the applicant. Street lighting design and installation is generally undertaken by the Local Highway Authority. There is a fee payable for this service and the applicant should make contact with Malc Lucas - Tel 01302 735110 regarding this as soon as possible. Further information on the selected DNO / IDNO together with the energy supplier will also be required as soon as possible as they directly affect the adoption process for the street lighting assets.
05. U12085      **INFORMATIVE: CONSTRUCTION OF ROADS**  
Roads other than shared private drives shall be constructed to an adoptable standard and offered for adoption on completion under (the provisions) Section 38 of The Highways Act (1980). Engineering and surface water drainage details shall be submitted for inspection and approval in writing by the (Local Planning Authority) Highways Authority before works commence on site.



06. U12086      **INFORMATIVE: ROAD SAFETY AUDIT**  
The proposed access and future general layout shall be subject to Road Safety Audits in accordance with DMRB Volume 5 Section 2 Part 2 Road Safety Audit (HD 19/15).
07. U12087      **INFORMATIVE: MUD ON HIGHWAY**  
The developer shall ensure that no vehicle leaving the development hereby permitted enter the public highway unless its wheels and chassis are clean. It should be noted that to deposit mud and debris on the highway is an offence under provisions of The Highways Act 1980.
08. U12088      **INFORMATIVE: HIGHWAY DRAINAGE**  
Whilst no information is given at this stage about the method of disposal of highway drainage, the Applicant/Developer should note the use of a soakaway system has to be located outside the carriageway and at least 6m from any building may further affect the layout shown. It should be noted that a commuted sum of £5000 to be used towards the future maintenance costs of each highway drain soakaway, shall be paid to the Council, prior to the issue of the Part 2 Certificate.
09. U12089      **INFPORMATIVE: TREES IN PUBLIC HIGHWAY**  
Any trees to be provided in the public highway are to have a clear stem of 2m and require a commuted sum for maintenance purposes of £1500 per tree (£300 pounds per annum for a period of 5 years) to be paid to the Council, prior to the issue of the Part 2 Certificate.
10. U12090      **INFORMATIVE: INDICATIVE LAYOUT**  
The Applicant/Developer should note that the Highway Officer has commented that the current indicative layout would not be supported in the event a reserved matters application is submitted, as it does not conform to the technical requirements of the South Yorkshire Residential Design Guide.
11. U12106      **INFORMATIVE: SEVERN TRENT DRAINAGE**  
Severn Trent Water advises that there is a public sewer located within the application site. Public sewers have statutory protection by virtue of the Water Industry Act 1991 as amended by the Water Act 2003 and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development.
12. U12107      **INFORMATIVE: DRAINAGE**  
It is advised that the Applicant/Developer takes note of the advisory notes contained within the Internal Drainage consultation response with regards to drainage plans for any future reserved matters application, surface water discharge, surface water management and soakaway design guidance.

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

### APPENDIX 1 – Indicative Layout showing Access

