

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 25th June 2019

Application 4

Application Number:	18/02593/FULM	Application Expiry Date:	21st January 2019
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Application Type:	Planning FULL Major
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Proposal Description:	Erection of 14 dwellings on approximately 0.45ha of land following demolition of existing building.
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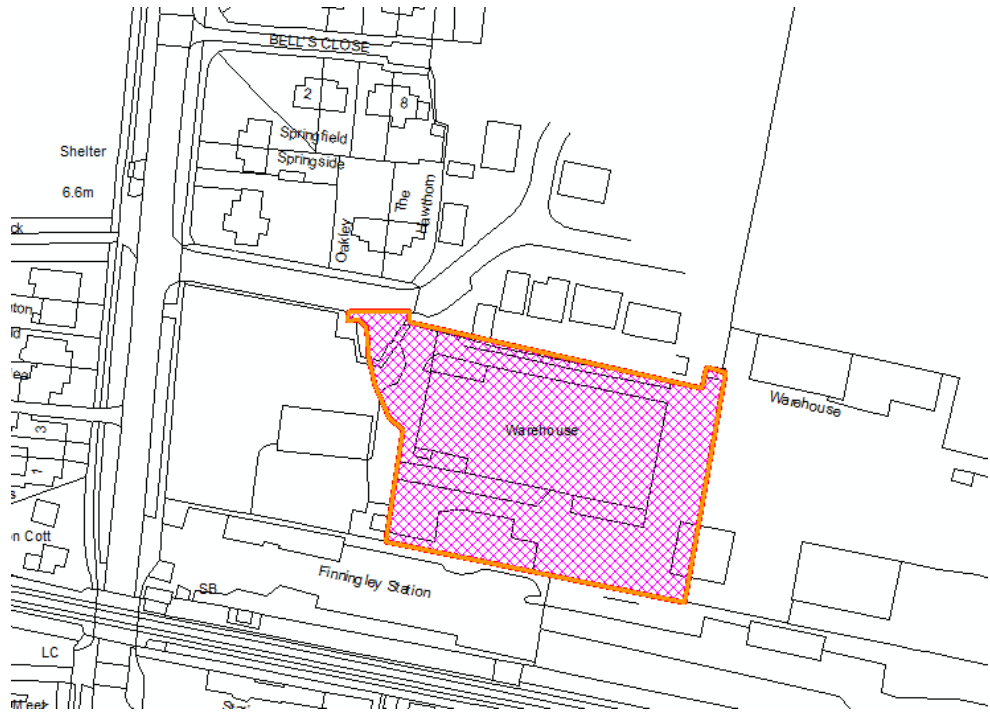
At:	White And Carter Station Road Blaxton Doncaster
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For:	White And Carter - Andy Martin
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Third Party Reps:	0	Parish:	Blaxton Parish Council
		Ward:	Finningley

Author of Report	Garry Hildersley
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MAIN RECOMMENDATION:	GRANT subject to S106 agreement
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1.0 Reason for Report

- 1.1 The application is presented to committee as the proposal has been subject to a viability assessment.

2.0 Proposal and Background

- 2.1 The site lies within the settlement boundary for Blaxton and within allocated Residential Policy Area.
- 2.2 The proposal involves the erection of 14 dwellings land following the demolition of an existing building and includes access, parking and areas afforded for landscaping.
- 2.3 Whilst there is little in the way of planning history for the site, the immediately to the west has been developed for 9 dwellings. Upon validation concerns were raised that the two sites were being developed independently which would have an impact in terms of financial contributions. The applicant was informed that contributions should be made in respect of affordable housing, public open space and education and as a result submitted a viability assessment to the Council for consideration.
- 2.4 During the determination of the application, the proposal has been amended to address concerns from consultees in particular with respect to highways and design. These amendments have resulted in the proposal adhering to the requirements set out in Doncaster's Supplementary Planning Document (SPD) for development guidance and the South Yorkshire Residential Design Guide.

3.0 Relevant site history

- 3.1 The application site has been subject to pre application discussions in relation to the development of the site and the applicant was made aware of the financial contributions required. The application site is bound to the north and east by completed and partially constructed housing development sites and the history for these sites are set out below:

3.2 Development site to the east:

07/02556/CPE - Certificate of Lawful use for continued use of existing premises for warehousing, distribution and manufacturing. Application granted 31.03.2008

17/01856/FUL - Proposed erection of 8 detached houses and garages and demolition of existing buildings. Application granted 10.11.2017

18/00790/FUL - Erection of one dwelling & garage on plot 9, revised vehicular accesses to plots 7 & 8 and the formation of a new road with access onto Blakefield Road including demolition of existing building. Application granted 04.07.2018

3.3 Development to the north:

05/02323/OUTM - Outline application for residential development on approximately 1.13ha of land. Application refused (21.09.2005) on the following basis:

1. The application is contrary to the advice set out in Planning Policy Statement 23, as no assessment of the risk of contamination on site has been provided and therefore no judgement can be made as to whether or not any risks of contamination can be satisfactorily resolved to an acceptable level. The site has a history of industrial type uses and there may be the potential for contamination on site. An assessment of the suitability of the site for housing cannot be made without a contamination survey being provided.

2. The application is contrary to the advice set out in Planning Policy Guidance 24 as no information has been provided to indicate the levels of noise on the site and what measures could be taken to overcome any noise issues. Housing is a noise sensitive development and this site is located close to the nearby Robin Hood Airport, close to a railway line and close to existing industrial uses. An assessment of the suitability of the site for housing cannot be made without a noise survey.

08/00563/OUTM - Outline application for residential development on approx 1.11ha of land. Application granted 22.07.2009

12/01327/EXTM - Outline application for residential development on approx 1.11ha of land (being extension of time to planning application 08/00563/OUTM granted on 22.07.2009). Application granted 14.04.2014.

15/01057/REMM - Details of Access, Appearance, Landscaping, Layout and Scale of design for the erection of 37 dwellings on approx. 1.11ha of land (being matters reserved in outline previously granted permission under reference 08/00563/OUTM on 22/07/09 and permission extended by application 12/01327/EXTM on 14.04.2014). Application granted 16.11.2015

16/01702/REMM - Details of Access, Appearance, Landscaping, Layout and Scale of design for the erection of 37 dwellings on approx. 1.11ha of land (being matters reserved in outline previously granted permission under reference 08/00563/OUTM on 22/07/09 and permission extended by application 12/01327/EXTM on 14.04.2014) (without compliance with condition 1 of planning application 15/01057/REMM, granted on 16/11/2015, - amendments to house types and reduction of total number of units by 3). Application granted 12.05.2017

4.0 Representations

4.1 The application has been advertised in the press and on site by means of site notice. In addition, direct neighbour notification letters were sent to properties directly adjacent to the development site.

4.2 No representations have been received.

5.0 Blaxton Parish Council

5.1 Blaxton Parish Council neither supports nor objects to the application. However, Blaxton Parish Council wishes to be considered for the allocation of S106 funding to support the improvement of the range of facilities and utilisation of Blaxton Playing Field, Bank End Road and, the possible major redevelopment of Blaxton Village Hall.

6.0 Consultations Responses

- 6.1 Affordable Housing Officer - has raised no objections to the proposal, however development triggers are met in respect of the development when considered with the adjacent site.

Health and Public Protection - No objections subject to condition relating to soundproofing

Highways Development Control – No objection as a result of amended plans and conditions

Area Manager – No response received

Doncaster Internal Drainage – No objections subject to condition

Doncaster's Education – No objection subject to financial contribution

Doncaster Open Space - No objection subject to financial contribution

Doncaster Pollution Control – No objection subject to conditions

Doncaster Urban Design – No objections subject to conditions in relation to materials

Doncaster Ecology – No objection subject to condition

Doncaster Tree Officer – No objections

National Grid – No objections subject to informative

Network Rail – No objections subject to soundproofing and informatives

Anglian Water – No response received

7.0 Relevant Policy and strategic and context

National Planning Policy Framework (Feb 2019) (NPPF)

- 7.1 The NPPF establishes 12 'Core Planning Principles' to underpin plan-making and decision taking. Relevant sections include:

Principle 2 - Achieving sustainable development

Principle 5 - Delivering a sufficient supply of homes

Principle 8 - Promoting healthy and safe communities

Principle 11 - Making effective use of land

Principle 12 - Achieving well-designed places

- 7.2 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.

- 7.3 Paragraph 7 states 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. Paragraph 8 splits sustainability into three distinctive objectives being economic, social and environmental.

7.4 Paragraph 10 states that so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

7.5 At Paragraph 11 it makes clear that for decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Doncaster Core Strategy 2011 - 2028

7.6 The statutory development plan for Doncaster currently comprises the Local Development Framework Core Strategy (adopted May 2012), and the saved Policies of the Doncaster Unitary Development Plan (adopted 1998) (including the Proposals Map). Relevant policies:

- Policy CS2 (Growth and Regeneration Strategy), defines Blaxton as a larger defined village and will support quality infill within existing settlement boundaries.

- Policy CS 9 (Travel Choice) sets out that new developments will provide, as appropriate, transport assessments and travel plans to ensure the delivery of travel choice and sustainable opportunities for travel.

- Policy CS10 states that sufficient land will be provided to deliver a net addition of 1,230 new homes each year 2011-2028 (20,910 in total), with allocated sites sufficient to deliver 15 years' supply (18,450 in total). Housing allocations are to be phased (as set out in Table 5) with existing housing/mixed use allocations coming forward in phase 1 from 2011 onwards.

- Policy CS12 states that new housing developments will be required to include a mix of house size, type, price and tenure to address identified needs and market demand and to support communities. Housing sites of 15 or more houses will normally include affordable houses on-site with the proportion, type and tenure split reflecting the latest Strategic Housing Market Assessment except where a developer can justify an alternative scheme in the interests of viability.

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

Doncaster Unitary Development Plan (adopted 1998)

7.7 The key saved policies of the UDP relevant to the current application are considered below:

- Saved policy PH11 sets out the Council's position in respect of new residential development in residential policy areas. It states that new housing will normally be permitted except where it would be at an unacceptable density, would adversely affect neighbours or would result in an over intensive form of development.

Doncaster Local Plan

7.8 The emerging Doncaster Local Plan will replace the UDP and Core Strategy once adopted. The Council is aiming to adopt the Local Plan by summer 2020. Consultation on the draft policies and proposed sites took place during September and October of last year and the Local Plan is due to be published in early summer 2019. Given the relatively early stage of preparation of the emerging Local Plan, the document carries limited weight at this stage, however the policies most appropriate to this proposal are as follows:

Policy 1 reinforces the guidance within the NPPF in that there should be a presumption in favour of sustainable development.

Policy 2 sets out the settlement hierarchy for the borough and states that at least 10% of new homes will go to the service towns and larger villages.

Policy 8 sets out the requirements for the range of housing including the need for affordable housing.

Policy 14 seeks to promote sustainable transport within new developments.

Policy 29 deals with open space provision in new developments.

Policy 43 deals with the need for good urban design.

Policy 57 requires the need for satisfactory drainage including the use of SuDS.

Policy 66 deals with developer contributions.

7.9 Additional Considerations:

Supplementary Planning Documents

7.10 Several Supplementary Planning Documents (SPDs) have been published, which are material considerations in the determination of planning applications:

Development Guidance and Requirements SPD (July 2015)

7.11 The SPD sets out the guidance to help implement policies in the Development Plan. This includes design in the urban and rural environment, the historic environment, transport and accessibility, strategic green infrastructure, biodiversity, geodiversity and ecological networks, open space standards and requirements, landscape, trees and hedgerows.

South Yorkshire Residential Design Guide SPD (2011)

- 7.12 The South Yorkshire Residential Design Guide SPD is intended to provide a consistent approach to design in the development management process and aims to improve the quality of residential design in South Yorkshire.

8.0 Planning Issue and discussion

Main Issues

- 8.1 The site lies within Residential Policy Area, within Blaxton's residential envelope. The main issues are therefore the acceptability of the principle of the scheme, the impact on the character of the area, impact on neighbouring properties, noise, highways and landscaping. The application has also been subject to a viability assessment which has demonstrated that the proposal is unable to provide the full developer contributions. This report will provide a balancing of the material planning considerations.

Principle of development

- 8.2 As previously set out the UDP has allocated the site as residential policy area and as such new residential developments are acceptable in principle providing they would not adversely affect the character of the area, are of an appropriate density and would not detrimentally affect neighbouring properties.

Impact on the character of the area

- 8.3 The application site is set back from station road with new residential properties surrounding the development site to the north and west, which largely screen the site from wider views. The proposal development would continue the characteristics of the existing development and would be seen as an extension to the existing development.
- 8.4 Doncaster's Development Guidance and Requirements_SPD requires that developments create a well-structured layout that is attractive, sustainable and liveable and reacts positively to the character of the surrounding area. The SPD sets out in detail the requirements of design ensuring that developments are both sympathetic in design terms as well as creating healthy living environments for existing and future occupants.
- 8.5 In general terms the proposed development compliments the character of the surrounding area and would not appear at odds with its surroundings. The demolition of the existing warehouse and replacement with residential development would largely be a visual improvement with the opportunity to integrate landscaping into the site.
- 8.6 In conclusion, it is considered that the proposal would follow the pattern of surrounding residential developments and meets with Doncaster's SPD for development in providing adequate amenity space, parking provision and circulation within the site and this weighs in favour of the application carrying

Impact on neighbouring properties

- 8.7 The properties most likely to be affected are those sited directly to the north of the development site on Hawk Drive.

- 8.8 Doncaster's Development Guidance and Requirements SPD sets out that 2-3 storey properties should have back to back distances (between facing habitable rooms) by 21m, and front to front distance of no less than 12m. The proposed development is largely able to achieve this, with one instance where the development falls short by 0.78m. This is not considered to warrant a significant departure from the requirements of the SPD and would not result in significant levels of overlooking or over dominance.
- 8.9 The proposed dwellings are set back far enough from the rear boundary of properties on Hawk Drive so as not to result in excessive levels of overshadowing or over dominance.
- 8.10 The proposed garages have been stepped away from the rear boundaries of properties on Hawk Drive and this both reduces the prominence of the structures on neighbouring properties and reduces the dominance of the development.
- 8.11 It is acknowledged that there may be some disruption to surrounding neighbours in the short term whilst properties are being constructed however this would be limited to the construction phase of the development and as such carries limited weight.
- 8.12 In conclusion, the proposal is not considered to adversely affect neighbouring residential properties in terms of excessive levels of overshadowing, over dominance, loss of privacy or overlooking and this weighs positively in favour of the application.
- 8.13 The NPPF sets out at paragraph 8 that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways being an economic objective, social objective and environmental objective.

Economic Sustainability

- 8.14 The NPPF sets out that this limb of sustainability 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.
- 8.15 The proposal has the potential to lead to some economic activity through the construction of dwellings and the future occupation of the dwellings could lead to an uplift in local in local shops and services albeit to a limited level. The proposal would therefore carry limited weight in terms of being economically sustainable.

Social Sustainability

- 8.16 The NPPF states at paragraph 8 (b) that in order to be socially sustainable the development should look to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs

- 8.17 The proposal would look to provide a range of 3 and 4 bedroom semi and detached properties. Given the size of the site it is considered that the proposal makes effective use of the site whilst offering a range of homes to meet housing demand.
- 8.18 The application site lies in close proximity to existing bus stops (93m) which are operated on a hail and ride system. These bus stops are served by the number 30, 30A and 521 which would connect the site with Doncaster's town centre. The nearest facilities include a public house (128m to the south), a post office and local shop (430m to the south) and a takeaway (470m to the south). The nearest school (Hayfield Primary) is located 2.1km away with the nearest secondary school being Hayfield School some 2.2km to the west.
- 8.19 The proposal would look to develop a site within the existing settlement boundary for Blaxton and lies within a reasonable distance to existing service provision and consequently is considered to be socially sustainable carrying moderate weight.

Environmental Sustainability

- 8.20 The proposal would result in the demolition of an existing warehouse building and re-development of the site. Presently the site is largely hard-surfaced and the existing building takes up a large proportion of the site which is essentially devoid of any existing trees or vegetation.
- 8.21 Paragraph 117 NPPF Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land. Paragraph 118 C) states that give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.
- 8.22 The proposal would seek to develop this brownfield site and should permission be granted, a suitably worded condition would result in an appropriate landscaping scheme being brought forward. This would result in a net gain in both trees and ecology for the site in line with paragraph 8 of the NPPF.

Sustainability Balance

- 8.23 Taken in the round and having considered all material planning considerations, the proposal is considered to represent a sustainable form of development that would not significantly affect neighbouring properties and that would reflect the characteristics of the surrounding area. Moreover the proposal would seek to develop brownfield land which the government suggests should carry substantial weight in favour of the application. It is therefore considered that the proposal adheres to paragraph 8 and 11 of the NPPF and this weighs substantially in favour of the application.

Highways and Transportation

- 8.24 With regard to highway safety and parking, this should be considered against policy CS 14 of the Doncaster Core Strategy which states that new development should

ensure quality, stability, safety and security of private property, public areas and the highway, permeability and legibility.

- 8.25 The highway officer raised no objections to the use of these junctions, however did request a number of alterations to the internal road layout taking account of the need for soakaways and a consistent approach with plans submitted as part of Section 38 application (highways adoption agreement).
- 8.26 Doncaster's SPD for development guidance sets out that for housing proposals containing 3+ bed units should allocated two spaces per dwelling. The proposal can achieve the necessary parking standards and therefore adheres to the requirements of Doncaster's SDP.
- 8.27 Following these amendments Doncaster's Highways Development Control officer has raised no objections to the proposal.

Drainage

- 8.28 During the course of the application Doncaster's Internal Drainage team were consulted and raised no objection to the proposal subject to a standard drainage condition requiring full details of the future drainage systems. Whilst no comments have been received by Anglian Water, it is considered that the condition is sufficient to provide necessary information in relation to drainage.

Trees, Landscaping and Ecology

- 8.29 Core Strategy policy CS 16 (D) states that proposals will be supported which enhance the borough's landscape and trees by: ensuring that design are of high quality, include hard and soft landscaping, a long term maintenance plan and enhance landscape character while protecting its local distinctiveness and retaining and protecting appropriate trees and hedgerows. Policy ENV 59 of the Doncaster Unitary Development Plan seeks to protect existing trees, hedgerows and natural landscape features.
- 8.30 The site isn't constrained by trees, and Doncaster's Tree Officer has raised no objections to the proposal. Likewise, Doncaster's ecologist has raised no objections to the proposal subject to a suitably worded landscaping condition. It is considered that this condition would ensure that an acceptable landscaping scheme is agreed prior to development commencing.

Noise

- 8.31 The site lies near to an existing railway line approximately 23m to the south of the development site. The proposal sees the siting of two dwellings along the southern boundary (side elevation of plots 10 and 11), with the rear garden of plot 14 facing south. These properties are most likely to be affected by any noise emanating from the nearby railway line and as a result Doncaster's Environmental Health team have been consulted.
- 8.32 The environmental health officer the neighbouring sites have been built out for residential purposes over the last few years and as such this development is in keeping with the character of the area. The only noise likely to impact on future occupiers of the development is rail noise from the nearby line. The noise mitigation strategy submitted in support of the application suggests that, although

ordinary standard double glazing will offer an adequate degree of attenuation, this will need to be combined with acoustically enhanced ventilation treatments to ensure that the internal noise climate is satisfactory. This applies specifically to habitable rooms on plots 10 and 11 of the development. As a particular solution has not been put forward at this stage a condition has been suggested which will require details to be submitted and agreed prior to development commencing.

Planning Obligations

- 8.33 Paragraph 54 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.
- 8.34 In paragraph 56 it is stated 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.
- 8.35 These are the statutory tests as set out in the Community Infrastructure Levy Regulations 2010. As the Council considers that the two sites (application 18/00790/FUL for 9 dwellings and the current proposal for 14 dwellings) should be read together there is a requirement for affordable housing contributions, public open space and education contributions.

Affordable Housing

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

Public Open Space

- 8.37 Core Strategy Policy CS 17 states that proposals will be supported which have regard to local standards and opportunities, and help to address deficiencies, by making an appropriate contribution to sport, recreation and related community uses by providing suitable and appropriate, on-site (or an equivalent contribution towards off-site contribution). Policy RL 4 states that the Borough Council will seek to remedy local public open space deficiencies within existing residential areas and will require the provision of local public open space, principally of benefit to the development itself, however part (c) states that where the size of the development is such that 10-15% of the site area would result in an area of local public open space of less than 0.4ha the Borough Council may require the applicant to provide a commuted sum in lieu an area of open space to be used for the creation of a suitable area of open space elsewhere or for the enhancement of an area of existing public open space in the vicinity of the development site.
- 8.38 The 2013 Green Space Audit shows the Blaxton community profile area is deficient in 4 out of the 5 space requirements. As the Green Space Audit shows both accessibility issues and a variety of open spaces deficiencies, 15% commuted sum (in line with policy RL4) would be required for this development proposal. A land

valuation has indicated that the site is valued at £1.1m and consequently 15% of the land valuation would equate to £165,000.

Education

- 8.39 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 3 additional secondary school places are required at Hayfield School equating to £54,891.

Viability

- 8.40 As previously set out the proposal meets the trigger for education and public open space (POS) being 10+ dwellings but falls short of the 15+ dwellings trigger for affordable housing contributions. That being said during the validation of the application concerns were raised that the site was being developed out piecemeal, circumventing the requirement to provide affordable housing contributions. In response to this the developer provided a viability statement making the case that the site would be unviable if it had to provide all contributions.
- 8.41 The viability assessment has been independently assessed by a viability consultant who has agreed that the site cannot achieve all necessary contributions. It was estimated that the site could make a total contribution of £254,000 and this was reported to the Council's Section 106 Distribution Board (S106 Board). The aim of the board is to ensure that any money generated is used where the Local Community needs it most.

Section 106 (s106) Board

- 8.42 Leading from the independent assessment of the viability information, the S106 Board were convened on the 3rd June 2019. It is important to note that the Board's role in S106 discussions is to learn about emerging development proposals and help to shape schemes and any associated legal agreements to ensure the outcomes reflect the needs of their local community and local area.
- 8.43 Based upon the figure of £254,000, the Board recommended that the priority in this case would be to provide the full education contribution (£54,891) and provide contributions for two affordable houses (£169,000) with any remaining money to be afforded to public open space.
- 8.44 Should members resolve to grant planning permission, it is recommended that the heads of terms for the S106 agreement should progress on the above basis.

Balancing Exercise

- 8.45 The harm associated with this development relates specifically to the financial viability of the scheme. It has been identified that the scheme is unable to provide all of the financial requirements and consequent a viability assessment has been submitted which has independently assessed demonstrating that the development

would be unviable. This is considered to carry moderate weight against the proposal.

- 8.46 Weighing in favour of the application it is acknowledged that the site lies within residential policy area where new residential developments are acceptable in principle. The proposal would result in the re-development of a brownfield site for which substantial weight should in favour of the application. The proposal development is considered to reflect the character of the area and provides future living conditions that meet the requirements of Doncaster's Supplementary Planning Document (SDP) and this too weighs positively in favour of the application carrying moderate weight. The proposal would result in a sustainable form of development and would lead to the increase in construction of new dwellings which weighs substantially in favour of the application. It is considered that these aspects outweigh the harm identified in respect of financial viability.

9.0 Summary and Conclusion

- 9.1 In summary the above report discusses the positives and negatives of developing this site. It is considered that the proposed development represents a sustainable form of development that responds positively to the character of the surrounding area. The proposal would not lead to an adverse impact on neighbouring residential properties in terms over overlooking, over dominance or overshadowing. Although it is acknowledged that the site is incapable of providing all planning asks, the positive aspects of the development proposal outweigh this harm. Taking a balanced approach to the material planning considerations, it is considered that the application is acceptable and is therefore recommended for approval subject to conditions and the signing of a 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) Education contribution for 54,891 towards providing 3 additional secondary school places at Hayfield School.**
- b) £169,000 towards affordable housing contribution equating to two affordable houses**
- c) £30,109 towards public open space contribution**

Planning Conditions:

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

02. U0070742 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:

Proposed Site Plan - Drawing number 18.100.2 REV D
Proposed elevation and floor plans - WC126B Drawing number 18.11.10 - Amended 09.01.2019
Proposed elevation and floor plans - WCA - Drawing number 18.100.9 - Amended 09.01.2019
Proposed elevation and floor plans WC86 - drawing number 18.100.3
Proposed elevation and floor plans WC98 - drawing number 18.100.4
Proposed elevation and floor plans WC112 - drawing number 18.100.5
Proposed elevation and floor plans WC125 - drawing number 18.100.6
Proposed elevation and floor plans WC126 - drawing number 18.100.7
Single garage details - drawing number 18.100.8

REASON

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

03. 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 in writing 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.

04. U0070743 No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being accepted and approved by the Local Planning Authority (LPA), unless otherwise approved in writing with the LPA.

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

c) If as a consequence of the Phase 2 Site investigation a Phase 3 remediation report is required, then this shall be approved by the LPA prior to any remediation commencing on site. The works shall be of

such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters, the site must not qualify as contaminated land under Part 2A of the Environment Protection Act 1990 in relation to the intended use of the land after remediation.

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

e) Upon completion of the Phase 3 works, a Phase 4 verification report shall be submitted to and approved by the LPA. The verification report shall include details of the remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste materials have been removed from the site.

The site shall not be brought into use until such time as all verification data has been approved by the LPA.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment 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. 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.

06. CON3

Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall

be submitted to and be approved in writing by the LPA prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.

REASON

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

07. U0070745 Development shall not begin until a scheme for protecting residents in the proposed plots 10 and 11 from noise from rail traffic has been submitted to and approved in writing by the local planning authority. All works which form part of the approved scheme shall be completed before occupation of the permitted dwellings, unless otherwise agreed in writing by the Local Planning Authority. The protection measures in the agreed scheme shall be maintained throughout the life of the development.

REASON:

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

08. U0070747 No development shall take place on the site until a detailed landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a soft landscape plan; a schedule providing details of the species, nursery stock specification in accordance with British Standard 3936: 1992 Nursery Stock Part One and planting distances of trees and shrubs; a specification of planting and staking/guying; a timescale of implementation; and details of aftercare for a minimum of 5 years following practical completion of the landscape works. Thereafter the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified in writing within 7 working days to approve practical completion. Any part of the scheme which fails to achieve independence in the landscape or is damaged or removed within five years of planting shall be replaced during the next available planting season in full accordance with the approved scheme, unless the local planning authority gives its written approval to any variation.

REASON:

In the interests of environmental quality and core strategy policy CS16: Valuing our natural environment

09. MAT1A Prior to the commencement of the relevant works, details of the proposed external materials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved materials.

REASON

To ensure that the materials are appropriate to the area in accordance with policy CS14 of the Doncaster Core Strategy.

10. 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.

11. 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.

12. U0070754

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 mud and debris being deposited on the public highway, has been submitted to and approved in writing by the Local Planning Authority.

REASON

In the interests of road safety

01. IQ171

INFORMATIVE

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

02. U0013450

INFORMATIVE

Level Crossing Safety

Railway safety is of paramount importance to us and it is noted that the proposed development is sited adjacent to a level crossing over the railway on Station Road. We would ask that level crossing safety leaflets are included in information/welcome packs provided to the new homeowners at the site. These can be provided by ourselves upon request from the developer.

Noise/Soundproofing

The Developer should be aware that any development for residential use adjacent to an operational railway may result in neighbour issues arising. Consequently, every endeavour should be made by the developer to provide adequate soundproofing for each dwelling. Please note that in a worst-case scenario there could be trains running 24 hours a day and the soundproofing should take this into account.

Access to Railway level crossings

All roads, paths or ways providing access to any part of the railway undertaker's land shall be kept open at all times during and after the development. In particular, the level crossing on Station Road should remain clear and unobstructed at all times during construction works.

Network Rail is required to recover all reasonable costs associated with facilitating these works.

Network Rail advise that in particular the soundproofing should be the subject of conditions, the reasons for which can include the safety, operational needs and integrity of the railway.

03. U0013454 INFORMATIVE

Works carried out on the public highway by a developer or anyone else other than the Highway Authority shall be under the provisions of Section 278 of the Highways Act 1980 and adoption of the new access road 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.

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.

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 as soon as possible. Further information on the selected DNO / IDNO together with the energy supplier will also be required as soon as possible as they directly affect the adoption process for the street lighting assets.

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

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence

Appendix 1 - Site Layout

