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Application Number:	18/02614/4FULM
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Application Type:	Planning FULL (DMBC Reg4) Major
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Proposal Description:	Erection of 64 No. 2 and 2 and a half storey dwellings & access roads.
At:	Former Belle Vue Stables And Sales Ring Carr House Road Belle Vue Doncaster DN4 5HP

For:	Hooper Ltd - Blunt
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Third Party Reps:	5	Parish:	
		Ward:	Town

Author of Report:	Nicola Elliott
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SUMMARY

The proposal seeks permission for the erection of 64 dwellings with 2 access roads. The proposal is considered to be acceptable in policy terms being sited within the residential policy area and is considered to be an acceptable and sustainable form of development in line with paragraph 7 and 8 of the National Planning Policy Framework (NPPF, 2019).

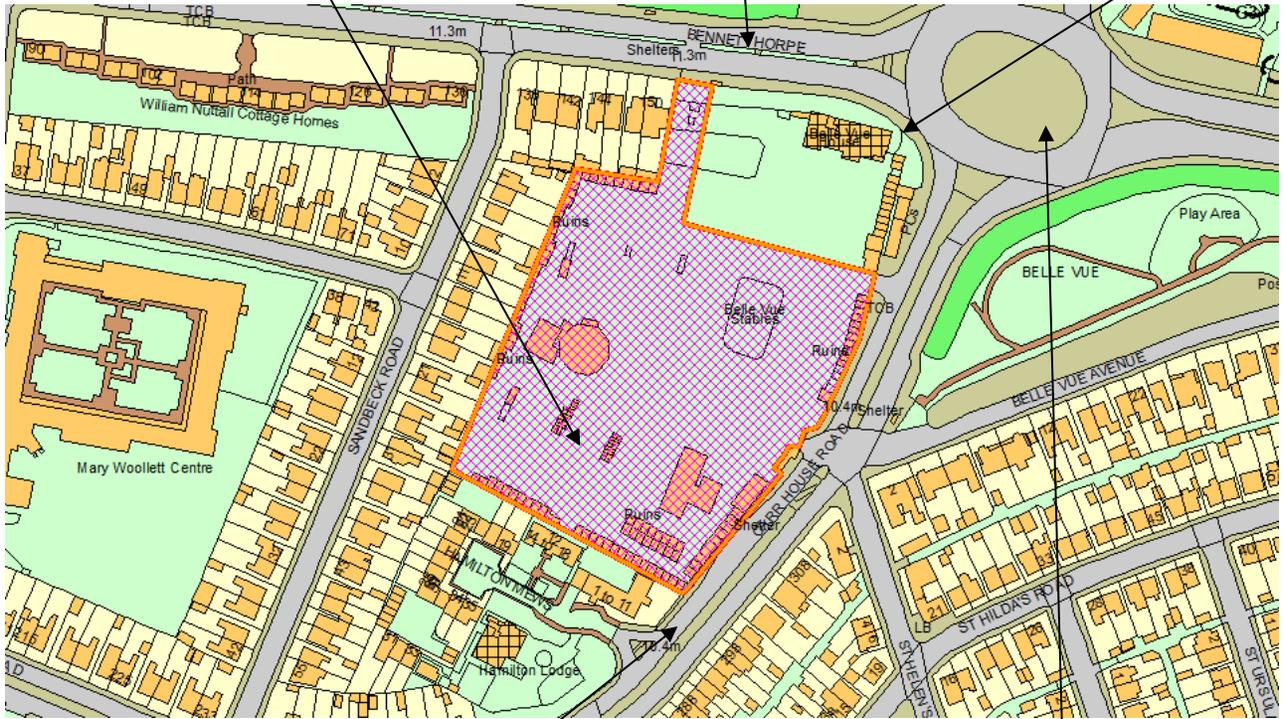
The report demonstrates that there are no material planning considerations that would significantly or demonstrably outweigh the social, economic or environmental benefits of the proposal in this location. The development would not cause undue harm to neighbouring properties, heritage assets, the highway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

RECOMMENDATION: GRANT planning permission subject to Section 106 Agreement and conditions.

Application Site

Bennetthorpe

Grand St Leger Hotel



Carr House Road

Racecourse Roundabout

1.0 Reason for Report

- 1.1 This application is being presented to Planning Committee as the application site is owned by Doncaster MBC. The proposal is also not able to meet all of the required planning obligations and remain viable.

2.0 Proposal

- 2.1 Planning permission is sought in full for the erection of 64 dwellings and access roads. The dwellings are a mixture of 2 and 2 and half storey properties constructed in brick and render, with pitched, tiled roofs. There is a central square of public open space within the site which forms a focal point within the development site. Access is taken from both Carr House Road and Bennetthorpe, however both accesses will only enable left in and left out vehicle manoeuvres.

3.0 Site Description

- 3.1 The site occupies the former Bloodstocks sales site whose buildings are now mainly demolished. 50m north of the site is the Grade II listed Grand St Leger Hotel and 'Crab and Moo' which is a prominent three storey building built in 1801 originally as a country house in substantial grounds, and which is still perceived as the first significant historic building marking the entrance to the town from the east. 50m south of the site and separated from it by relatively recent three storey development is the Grade II listed Hamilton Lodge.
- 3.2 The site was part of the former grounds of the Grand St Leger Hotel building and was occupied until recently by several single and two storey Bloodstocks buildings. The proximity of the site means that buildings on it would affect views to the rear of the listed building which have some prominence from Carr House Road. There are regular coursed limestone walls that form part of the boundary which are remnants of the boundary treatment enclosing the original curtilage and which contribute to local character. These continue in front of Hamilton Lodge but the application site makes no contribution to the setting of this latter listed building.
- 3.3 There are residential dwellings directly adjacent to the application site on the north western boundary (Sandbeck Road) and south western boundary (Hamilton Mews). The properties on Sandbeck Road are mainly two storey, semi-detached properties, constructed from red brick with rear elevations and gardens facing the application site. The properties which back onto the site at Hamilton Mews are three storey apartment blocks, however there are semi-detached properties in the north western corner. All are constructed from red brick with tiled roofs. With the exception of the Grand St Leger hotel, the area is predominantly residential. There is a wall of approximately 4m in height around 3 boundaries of the site.

4.0 Relevant Planning History

- 4.1 Application site;

Application Reference	Proposal	Decision
88/0162/P	Erection of security office/drying room (16.3m x 6.9m) to replace existing building	Granted

14/00033/DEM	Demolition Of Old Stables	Not issued
19/00002/DEM	Various brick built buildings and outbuildings previously used as stables and sales. There is also the remains (mainly frame) of a steel frame building which has been destroyed by fire.	Not issued

4.2 Grand St Leger Hotel (adjacent site);

Application Reference	Proposal	Decision
12/02892/4FULM	Development of existing hotel to include new restaurant, function room and bar, 33 new bedrooms and ancillary facilities following demolition of existing stables (Being Application Under Regulation 4 Town and Country Planning (General) Regulations 1992).	Granted
12/02992/4LBC	Listed Building consent for alterations and extensions to existing hotel to include new restaurant, function room and bar, 33 new bedrooms and ancillary facilities following demolition of existing stables and outbuildings (Being Application Under Regulation 4 Town and Country Planning (General) Regulations 1992).	Granted
16/01301/4FULM	Development of existing hotel to include new restaurant, function room and bar, 33 new bedrooms and ancillary facilities following demolition of existing stables (Being Application Under Regulation 4 Town and Country Planning (General) Regulations 1992) (Without compliance of condition 6 & 11 of application granted under Ref: 12/02892/4FULM on 21.06.2013 – Drainage & Details of Access)	Granted

5.0 Site Allocation

5.1 The site is designated as Residential Policy Area, as defined by the Proposals Maps of the Doncaster Unitary Development Plan (adopted in 1998).

5.2 National Planning Policy Framework (NPPF 2019)

5.3 The National Planning Policy Framework 2019 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions and the relevant sections are outlined below:

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

5.5 Paragraph 48 of the NPPF states that local planning authorities may give weight to relevant policies in emerging plans according to:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

5.6 Core Strategy 2011 - 2028

5.7 To the extent that development plan policies are material to an application for planning permission, the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (see section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

5.8 In May of 2012 the LDF Core Strategy was adopted and this replaced many of the policies of the Unitary Development Plan; some UDP policies remain in force (for example those relating to the Countryside Policy Area) and will continue to sit alongside Core Strategy Policies until such time as the Local Plan is adopted. Core Strategy policies relevant to this proposal are:

5.9 Policy CS 4 requires all development to address the issues of flooding and drainage where appropriate. Development should be in areas of lowest flood risk and drainage should make use of SuDS (sustainable drainage) design.

5.10 Policy CS 9 states that new developments will provide, as appropriate, transport assessments and travel plans to ensure the delivery of travel choice and sustainable opportunities for travel.

- 5.11 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.
- 5.12 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.
- 5.13 Policy CS15 states that proposals will be supported which protect or enhance the heritage significance and setting of locally identified heritage assets such as buildings of local architectural or historic interest, locally important archaeological sites and parks and gardens of local interest.
- 5.14 Policy CS16 states that nationally and internationally important habitats, sites and species will be given the highest level of protection in accordance with the relevant legislation and policy. Proposals will be supported which enhance the borough's landscape and trees by including measures to mitigate any negative impacts on the landscape, include appropriate hard and soft landscaping, retain and protect appropriate trees and hedgerows and incorporate new tree and hedgerow Planting.
- 5.15 Policy CS 17 seeks to protect, maintain, enhance and where possible, extend Doncaster's green infrastructure.
- 5.16 Policy CS 18 seeks to conserve, protect and enhance Doncaster's air, water and land resources.

5.17 Saved Unitary Development Plan (UDP) Policies (Adopted 1998)

- 5.18 Policy PH 11 states that within residential policy areas development for housing will normally be permitted subject to the density and form being appropriate to the character of the area, the effects of the development on the amenities of occupiers of neighbouring properties.
- 5.19 Policy ENV 34 seeks to ensure that development does not adversely affect the setting of Listed Buildings.

5.20 Local Plan

- 5.21 The emerging Doncaster Local Plan will replace the UDP and Core Strategy once adopted. Several background documents inform the Local Plan preparation including the Housing and Economic Land Availability Assessment (HELAA) and the Employment Land Availability Report (ELA). Consultation on the draft policies and proposed sites took place during September and October of last year and publication of the Local Plan is due in early summer 2019, with submission due late autumn 2019. The Council is aiming to adopt the Local Plan by summer 2020. The Local Plan has now been approved by Full Council and is now out to Regulation 19 Publication, however given the relatively early stage of preparation of the emerging

Local Plan, the document carries very limited weight at this stage. The relevant policies to this proposal are as follows:

- 5.22 Policy 1 reinforces the guidance within the NPPF in that there should be a presumption in favour of sustainable development.
- 5.23 Policy 6 sets out the Borough's housing allocations
- 5.24 Policy 8 sets out the requirements for the range of housing including the need for affordable housing.
- 5.25 Policy 11 seeks to protect residential amenity and enhance the qualities of an area.
- 5.26 Policy 14 seeks to promote sustainable transport within new developments.
- 5.27 Policy 17 seeks to consider the needs of cyclists within new developments.
- 5.28 Policy 18 seeks to consider the needs of pedestrians within new developments.
- 5.29 Policy 29 sets out the Council's policy for open space provision in new developments
- 5.30 Policy 30 seeks to deliver a net gain for biodiversity and protect, create, maintain and enhance the Borough's ecological networks.
- 5.31 Policy 31 deals with the need to value biodiversity.
- 5.32 Policy 34 seeks to ensure appropriate landscaping in new developments.
- 5.33 Policy 35 seeks to conserve the historic environment
- 5.34 Policy 37 seeks to protect and enhance Listed Buildings.
- 5.35 Policy 42 seeks to ensure character and local distinctiveness in new developments.
- 5.36 Policy 43 deals with the need for good urban design.
- 5.37 Policy 45 seeks to ensure high standards of residential design.
- 5.38 Policy 46 sets out housing design standards.
- 5.39 Policy 49 seeks a high standard of landscaping in new developments.
- 5.40 Policy 55 requires the need to take into account air and noise pollution.
- 5.41 Policy 56 deals with the need to mitigate any contamination on site.
- 5.42 Policy 57 requires the need for satisfactory drainage including the use of SuDS.
- 5.43 Policy 66 deals with developer contributions.

5.44 Neighbourhood Plan

5.45 There is no Neighbourhood Plan for this area.

5.46 Other material planning considerations

- Community Infrastructure Levy (CIL) Regulations (2010)
- Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act (1990)
- Town and Country Planning (Environmental Impact Assessment) Regulations (2017)
- Development Requirements and Guidance Supplementary Planning Document (SPD) (2015)
- South Yorkshire Residential Design Guide (SYRDG) (adopted 2015)
- National Planning Policy Guidance

6.0 Representations

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

6.2 Five representations have been received (four objecting to the development), highlighting the following concerns;

- Overlooking of properties on Sandbeck Road from two storey development, and two and a half storey development
- Height of the two and a half storey properties
- Impact of noise from proposed development
- Distance of properties from rear boundary
- Retention of existing wall at rear of Sandbeck Road and future maintenance
- Impact on bus stop on Bennetthorpe

7.0 Parish Council

7.1 There is no parish council.

7.2 Relevant Consultations

7.3 **South Yorkshire Architectural Liaison Officer** - Recommends that the development is designed and built to Secured by Design standards.
www.securedbydesign.com

7.4 **National Grid** - No comments received.

7.4 **Environment Agency** - Comments not required.

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

7.6 **South Yorkshire Passenger Transport Executive** - No comments received.

- 7.7 **Yorkshire Water** - No objections, subject to condition.
- 7.8 **Affordable Housing Team** - Advised on viability assessment.
- 7.9 **Area Manager** - No comments received.
- 7.10 **Pollution Control (Air Quality)** – No objections, subject to condition.
- 7.11 **Ecologist Planning Officer** - Following receipt of bat surveys, satisfied that further surveys are not required. However if the development does not proceed within 24 months of the date of the current survey (May 2019) then resurveys will have to be carried out.
- 7.12 **Trees and Hedgerows Officer** - No objections following amendments, subject to condition.
- 7.13 **Internal Drainage** – Objects due to lack of Flood Risk Assessment. This has been commissioned and an update will be provided to Planning Committee in the pre-committee amendments.
- 7.14 **Education** - £182,970 required as a commuted sum to provide school places.
- 7.15 **Environmental Health** - No objections, subject to condition.
- 7.16 **Public Rights of Way** – No comments received.
- 7.17 **Local Plans Team (Housing)** - No comments received.
- 7.18 **Highways Development Control** - No objections, subject to condition.
- 7.19 **Design Officer** - No objections following amendments and subject to conditions.
- 7.20 **Conservation Officer** - No objections but queries the reality of the retention of the wall adjacent Carr House Road.
- 7.21 **Local Plans Team (Public Open Space)** - Notes only 9.5% proposed on site and requirement is 15%, no objections overall. Recommends play equipment, but public art could provide a pleasant social space. Remaining 5.5% to be a commuted sum to be allocated elsewhere.
- 7.22 **Pollution Control (Land Contamination)** - No objections, subject to condition.
- 7.23 **Play Equipment Officer** - No comments received - although no play equipment proposed.
- 7.24 **Transportation Team** - Following receipt of updated traffic counts, no objections.
- 7.25 **Ward Members** - No specific comments made.
- 7.26 **Section 106 Board** - Meeting held 30th January 2018 where it was recommended that the s106 monies should be split between POS and Education.
Recommendation: £110,000 to POS, remaining amount to Education.

8.0 Assessment

8.1 The principal issues for consideration under this application are as follows:

- Principle of development;
- Design and layout and impact on character of area
- Impact on setting of Listed Building
- Impact on residential amenity
- Highway safety and traffic
- Flood risk and drainage
- Air quality
- Ecology
- Section 106 Obligations
- Overall planning balance

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

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

Principle of Development

8.3 The principle of residential development on this site is acceptable in policy terms. The site is located within the Residential Policy Area where residential development is acceptable subject to the criteria set out by policy PH 11 of the Doncaster Unitary Development Plan. The application will be assessed against these criteria in the later sections of this report, however in principle, residential development of this site is acceptable. Significant weight is afforded to policy PH 11.

Sustainability

8.4 The National Planning Policy Framework (NPPF, 2019) sets out at paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

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

SOCIAL SUSTAINABILITY

8.6 Impact on Residential Amenity

8.7 Policy PH 11 (B) states that within Residential Policy Areas, development for housing will normally be permitted except where the development on the amenities of

occupiers of nearby properties would be unacceptable. This is reinforced by policy CS 14 (A) of the Core Strategy and paragraph 127 (f) of the National Planning Policy Framework. The SPD Development Guidance and Requirements states in section 2.5 that 'new housing should not give rise to adverse amenity issues, particularly with respect to overshadowing, privacy and overlooking of existing occupiers'.

- 8.8 The proposed dwellings are mostly 2 storeys in height, however 13 of the 64 properties are 2 and a half storeys in height. In terms of ridge heights, this amounts to 10.5m for the 2 and a half storey properties and 7.5m - 8m for the 2 storey properties. Eaves heights are 5.2m the two storey properties and 6m on the 2 and a half storey properties. It is considered that this is an appropriate scale for dwellings of this nature and neither ridge heights, nor eaves heights, are excessive.
- 8.9 With regards to separation distance to existing properties, key standards are set out within the SPD Development Guidance and Requirements. The information in this regard is consistent with those guidelines set within the South Yorkshire Residential Design Guide (SYRDG). The SPD and SYRDG are adopted policy documents and therefore carry significant planning weight. 2 to 3 storey properties should have back to back distances (between facing habitable rooms) of no less than 21m, and front to front distances of no less than 12m. The proposed development exceeds this in most places, except for the middle apartment block at Hamilton Mews which has 20m separation, however the floor plans for this development do not show main habitable rooms in this rear elevation, therefore it is considered acceptable.
- 8.10 The shortest separation distance to the properties to the north west on Sandbeck Road is the relationship between the rears of No 19 Sandbeck Road and plot 13 (a 2 storey property), however at a distance of 24m this is in excess of the recommended separation distances. There are 2 and a half storey properties located on the row of properties to the north west of the site, however again separation distances exceed those recommended, with 28m between plots 15-17 and Nos 25 and 27 Sandbeck Road, 24m between plot 18 and the rear extension to No 29 Sandbeck Road.
- 8.11 It is noted that there are objections on the grounds of overlooking from Nos 5, 7, 17 and 21 Sandbeck Road, however there is at least 25m separation (28m in some cases) to the backs of all of these properties. Furthermore, whilst concern has been raised with regards to the introduction of 2 and half storey along this section of the site, only a roof light to a bathroom will be located on the second floor in the rear elevation of these properties, therefore the fact that they are now 2 and a half storey will cause no further overlooking than two storey properties.
- 8.12 The SPD also states that 'habitable room windows that overlook neighbouring garden space should normally be at least 10m from the boundary. Where a new property overlooks an existing garden these distances need to be increased'. There is at least 10m to the boundaries of properties to Sandbeck Road except for plots 13 and 14 which have 9.4m. Properties to Sandbeck Road have larger gardens, therefore whilst plots 13 and 14 are slightly short of this distance, this is offset by the length of the gardens of the properties on Sandbeck Road and the fact that the existing wall between the properties which is approximately 4m high is to be retained which will provide sufficient privacy.
- 8.13 With the exception of the middle block of apartments at Hamilton Mews which has already been discussed, there is between 22 and 25m of separation. The existing 4m high wall will also be retained along this part of the site.

- 8.14 As such, given the distances referred to above, the fact that the 2nd floor window to the 2 and a half storey properties is to serve a bathroom only, and that the existing approximately 4m high wall is to be retained, the proposal will not unreasonably impact on the privacy of occupiers of existing, neighbouring properties. Similarly, as a result of the height and siting of the proposed dwellings, and the retention of the wall, it is not considered that occupiers of neighbouring properties will be unduly overshadowed by the proposed development. The proposal is therefore considered to accord with policies PH 11, CS 14, the SPD and the SYRDG.
- 8.15 Concern has been raised in respect of noise and disturbance from construction, however this is only during construction works and will be temporary. A Construction Method Statement is also to be secured by condition. Environmental Health have been consulted on the application and raise no objection subject a condition on noise levels in respect of the road noise and noise associated with the adjacent hotel for potential occupiers.

8.16 Section 106 Obligations

- 8.17 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'. Paragraph 56 states that 'planning obligations must only be sought where they meet all of the following tests: a) necessary to make the development acceptable in planning terms, (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development'.

Affordable Housing

- 8.18 In order to comply with policy CS 12 of the Doncaster Council Core Strategy, 26% of the properties on site should be affordable housing. This may be subject to viability.

Public Open Space

- 8.19 In accordance with policy RL 4 of the Doncaster Council UDP and Core Strategy policy CS 17, 15% on site POS should be provided. The developer has allocated a central piece of on-site POS within the development which amounts to 9.5%. As this falls short of the 15%, it is possible to provide the remainder as a commuted sum for provision elsewhere (5.5% of the site value equates to £110,000). There will be no play equipment on site, however the developer wishes to install benches and public art. The grassed area can be used for informal play and the benches and art would provide a pleasant space for residents to use. Therefore, it is considered that this would meet with the provisions of policy CS 17 (D).

Education

- 8.20 A commuted sum of £182,970 is required in lieu of 10 secondary school places at Hall Cross Academy. This accords with policy CS 1 (A) of the Core Strategy which 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 provided opportunity for people to get jobs, learn new skills, and have access to good quality housing, local services, sport, leisure, religious and cultural facilities".

Transportation Bond

8.21 In accordance with policy CS 9, a commuted sum of £7,143.84 is also required for a Transport Bond to ensure that the targets of the Travel Plan are met.

8.22 Viability and Section 106 Board

8.23 Paragraph 57 of the NPPF states that 'where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is for the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to the viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date'.

8.24 A viability appraisal was submitted prior to the application being submitted in January 2018 following the pre-application enquiry. It was assessed by the DVS (Valuation Office Agency) in August 2018 who provided an independent review of the viability of the scheme. The DVS concluded that they have a difference of opinion on only a few inputs to the applicant's appraisal and the cumulative effect is that the DVS fully market appraisal generates a residual land value of £1.09 million. This is below the purchase price and therefore the DVS concluded that a market housing scheme cannot viably be delivered without some compromise from either the developer or landowner in terms expectation of profit and land value. A planning compliant appraisal, which reflects the provision of affordable housing i.e. a lower gross development value and lower profit would reduce the residual for land further and be unviable. It is the independent conclusion that the planning policy compliant scheme is unviable. The applicant's proposal to provide £280,962 towards planning contributions was considered to be reasonable.

8.25 In line with the Council's Section 106 Protocol, in January 2019 the Section 106 Board met to discuss where the available Section 106 monies should be spent. It was the recommendation of the Board that the priority would be for a commuted sum in lieu of POS, then Education and any remaining funds to be allocated for affordable housing. Officers were asked to explore whether Baxter Park would be a suitable receptor project for POS monies, however this is not considered to meet with the CIL tests given its distance from the site and the fact that occupants of the development site would not be likely to use this area.

8.26 Given the length of time that has passed since the DVS made this conclusion, a revised viability appraisal was requested in August 2019, this was assessed internally by the Council's Housing Programme Manager who concluded that the scheme could now provide £300,000 towards planning contributions and remain viable. This is accepted by the developer.

8.27 Ward Members have been consulted on how the monies should be spent, bearing in mind the recommendation of the Section 106 Board. Therefore, taking the £110,000 for POS, this leaves £180,000 towards education which is £2,970 short of the full requirement. Therefore, the scheme can provide for the full POS requirement and most of the education requirement. At the time of writing this report, Members were still considering the most appropriate site for the POS sum to be spent. This will need to meet with the CIL tests and will be written into the final Section 106 Agreement which is recommended to be delegated to the Head of Planning to issue

the decision in completion of the decision, should Members resolve to approve the application.

- 8.28 As such, whilst no affordable housing is to be provided, or monies provided in lieu of, the viability of the scheme has been tested and the greater community benefit is considered to be in the provision of POS, which will be part on site and part off site, and Education. The proposal is therefore considered to accord with the relevant local and national planning policies as set out above.

8.29 Conclusion on Social Impacts.

- 8.30 In conclusion of the social impacts of the development, it is not considered that the impact of residential amenity will be adversely affect by the proposal, and significant weight should be attached to the provision of community benefits including the provision of POS and school places. The short term noise and disturbance associated with implementing the planning permission is considered to carry limited weight against the proposal.

8.31 ENVIRONMENTAL SUSTAINABILITY

8.32 Impact upon the character of the area and adjacent Listed Building

- 8.33 Policy CS 14 of the Doncaster Council Core Strategy sets out the Council's policy on the design of new development. It 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. New development should also have no unacceptable negative effects upon the amenity of neighbouring land uses or the environment. This will be achieved through a set of design principles and quality standards as set out.
- 8.34 Consideration also needs to be given to the impact of the proposal on the setting of the adjacent Grand St Leger Hotel which is a Grade 2 Listed Building. The Design and Conservation Officer has been consulted on the proposal and raises no objection to the proposal however queries whether or not the full retention of the wall along Carr House Road will realistically be possible. There is no design or conservation objection to the retention of this wall, therefore details regarding its final appearance, and restoration and maintenance can be left to condition.
- 8.35 A series of amendments have been made to the proposal to address issues raised by the Design Officer relating to parking, amount of garden space, landscaping boundary treatment and issues of overlooking and there are now no objections subject to conditions relating to final materials, hard and soft landscaping and details of the public art in the POS area.
- 8.36 As such, the proposed redevelopment of the site will be a significant improvement as the condition of the site is a negative feature within this area. The proposed mix of housing types and layout around a central 'green', will provide an attractive development which responds well to existing buildings within the immediate vicinity. Final materials are subject to condition to ensure that they are appropriate to both the adjacent Listed Building and surrounding buildings. Whilst the existing walls which bound the site are to be retained, the final appearance of this is subject to

condition to ensure that it will be appropriate to the surrounding area. The proposal is therefore considered to meet with policy CS14, the SPD and the NPPF.

8.37 Impact upon Highway Safety

- 8.38 'Quality, stability, safety and security of private property, public areas and the highway' and 'permeability - ease of pedestrian movement with good access to local facilities and public transport services' are listed as qualities of a successful place within policy CS 14 (A). The NPPF in para 109 states that 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on road safety, or the residual cumulative impacts on the road network would be severe'.
- 8.39 Part (G) of policy CS 9 states that 'new development will provide, as appropriate, transport assessments and travel plans to ensure the delivery of travel choice and sustainable opportunity for travel. A Transport Assessment has been submitted and following the submission of further traffic counts undertaken during the school term time there are no objections from a transportation point of view in terms of the level of traffic to be generated from the development. The site is also sustainably located, within walking distance of Doncaster Town Centre and public transport.
- 8.40 With regard to the layout of the scheme and the design of the accesses, the Highways Development Control officer raises no objection to the scheme following amendment to the proposal and subject to condition. There are two accesses to the site, one from Carr House Road and one from Bennetthorpe, both of which are left turn in and left turn out only. The Highways Officer also requested additional speed surveys to be submitted for Carr House Road, following receipt of which and other amendments, no objections were received. Concern was also raised in relation to the impact of the proposed access on the bus stop on Bennetthorpe, however following a site meeting between the Safer Roads team and South Yorkshire Passenger Transport Executive, this is considered acceptable.
- 8.41 The proposal is therefore considered to meet with policies CS 14 and CS 9 of the Doncaster Council Core Strategy.

8.42 Air Pollution

- 8.43 Policy CS 18 (A) states that proposals will be supported which contribute to improvements in air quality including (2) within or adjoining Air Quality Management Areas and other areas experiencing air pollution, demonstrating how any effects on air quality will be mitigated, especially in relation to sensitive uses or areas and having regard to the targets of the Doncaster Air Quality Action Plan; and (3) where relevant, incorporating low emission technologies and cleaner transport fuels to minimise the adverse effects of road and air travel.
- 8.44 The application site is adjacent to an existing air quality management area (AQMA), as such, an Air Quality Assessment has been submitted, and subsequently revised following amendments to the scheme. The AQA follows standard methodology and uses data from recognised sources. The Pollution Control Officer (Air Quality) considers that it seems reasonable to accept its proposals and conclusions; that the built development (as per submitted layout Rev D) will not suffer from exceedances of the limit values within the extant air quality regulations nor conversely will the development have an adverse effect on the existing air quality management area

along Carr House Road. As such there is no objection on grounds of air quality, and the proposal accords with policy CS 18.

8.45 Ecology

8.46 Policy CS 16 states that Doncaster's natural environment will be protected and enhanced in accordance with a number of principles. Part (A) states that "proposals will be supported which enhance the borough's Ecological Networks by (1) including measures that are of an appropriate size, scale and type and have regard to both the nature of the development and its impact on existing or potential networks; (2) maintaining, strengthening and bridging gaps in existing habitat networks".

8.47 Given the condition of the remaining buildings on site, there is potential for bats to be present. A bat survey was submitted which identified the need for nocturnal surveys. These were duly carried out and the Council's Ecologist is satisfied with the outcome of the survey that bats are probably not roosting on the site and that further surveys are not required. However, if the development does not proceed within 24 months of the date of the current survey (May 2019), then re-surveys will have to be carried out. As such, there are no objections on ecological grounds and the proposal is considered to accord with policy CS 16.

8.48 Flood Risk, Foul and Surface water drainage

8.49 The site is located within Flood Risk Zone 1 and has a low risk of flooding. A Flood Risk Assessment was not submitted with the application and is required due to the size of the site area of the application site, and to comply with policy CS 4 and the NPPF. The Environment Agency raise no objection to the proposal, however surface water flooding is a matter for the Local Lead Flood Authority which is the Council's Drainage team. The Drainage Officer has requested a full Flood Risk Assessment, which at the time of writing this report had been commissioned. A full update will be provided to Members of the Planning Committee prior to the meeting, however given the low risk of flooding it is considered that pre-commencement drainage conditions will be required rather than any fundamental objection on flood risk grounds/surface water grounds.

8.50 Energy Efficiency

8.51 Policy CS 14 (C) requires proposals to meet or exceed the following minimum standards (1) all new housing must meet all criteria to achieve Code for Sustainable Homes of at least Level 3 and (2) all new development must secure at least 10% of their total regulated energy from decentralised and renewable or low carbon resources. This is now included within building regulations, therefore there is no longer a need to specifically condition this to meet planning policy requirements.

8.52 Conclusion on Environmental Issues

8.53 Para.8 of the NPPF (2019) indicates, amongst other thing, that the planning system needs to contribute to protecting and enhancing the natural built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

8.54 In conclusion of the environmental issues, it is considered that there has been no significant issues raised which would weigh against the proposal that cannot be mitigated by condition. As such, significant weight can be attached to this in favour of the development.

8.55 ECONOMIC SUSTAINABILITY

8.56 It is anticipated that there would be some short term economic benefit to the development of the site through employment of construction workers and tradesmen connected with the build of the project however this is restricted to a short period of time and therefore carries limited weight in favour of the application.

8.57 On a wider level, additional housing will increase spending within the borough which is of further economic benefit in the long term.

8.58 Conclusion on Economy Issues

8.59 Para 8 a) of the NPPF (2019) sets out that in order to be economically sustainable developments should help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

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

9.0 PLANNING BALANCE & CONCLUSION

9.1 In accordance with Paragraph 11 of the NPPF (2019) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal will redevelop a vacant site which has a negative effect on the area, providing 64 homes. Officers have identified no adverse economic, environmental or social harm that would significantly or demonstrably outweigh the benefits identified when considered against the policies in the Framework taken as a whole. The proposal is compliant with the development plan and there are no material considerations which indicate the application should be refused.

9.2 The proposal is subject to a Section 106 Agreement which is considered to meet the requirements of the CIL tests.

10.0 RECOMMENDATION

10.1 **GRANT PLANNING PERMISSION** subject to a Section 106 Agreement and conditions:

Heads of Terms of Section 106 Agreement;

- 5.5% on site POS (and maintenance) and a commuted sum of £110,000 (9.5% of the site area) in lieu of POS
- Commuted sum of £180,000 towards the provision of school places at Hall Cross Academy

- Returnable Transport Bond of £7,143.84

01. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON

Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.

02. Where development commences more than two years from the date of the original protected species surveys (May 2019), additional/updating surveys should be carried out to ensure that approved mitigation is appropriate for the current situation. The surveys shall be submitted to and approved in writing prior to the commencement of development and the development shall be carried out in accordance with the updated surveys.

REASON

To ensure the ecological interests of the site are maintained in accordance with Core Strategy Policy 16 and that no offence is committed in respect of protected species legislation.

03. The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows;

Location Plan - 18.013.1

Site Plan - 18.013.2 Rev D - Amended 12.08.2019

Detached Double Garage - 18.007.58

House Type HL98T - 18.007.48 - Amended 14.06.2019

Housetype HL98T Elevation Treatment B1 - 18.007.47 - Amended 14.06.2019

Housetype HL115 Elevation Treatment A1 - 18.007.49 - Amended 14.06.2019

Housetype HL67 Elevation Treatment A1 - 18.007.10

Housetype HL67 Elevation Treatment A2 - 18.007.11

Housetype HL67 Elevation Treatment C2 - 18.007.12

Housetype HL67T Elevation Treatment A1 - 18.007.13

Housetype HL67T Elevation Treatment A2 - 18.007.14

Housetype HL85 Elevation Treatment A1 - 18.007.15

Housetype HL85 Elevation Treatment A2 - 18.007.16

Housetype HL85 Elevation Treatment B1 - 18.007.17

Housetype HL85 Elevation Treatment B2 - 18.007.18

Housetype HL85 Elevation Treatment C2 - 18.007.19

Housetype HL85T Elevation Treatment C2 - 18.007.20

Housetype HL96 Elevation Treatment B1 - 18.007.27

Housetype HL96 Elevation Treatment B2 - 18.007.28

Housetype HL97 Elevation Treatment A1 - 18.007.21

Housetype HL97 Elevation Treatment A2 - 18.007.22

Housetype HL97 Elevation Treatment B1 - 18.007.23

Housetype HL97 Elevation Treatment C2 - 18.007.24

Housetype HL97 Elevation Treatment B1 - 18.007.25

Housetype HL97 Elevation Treatment B2 - 18.007.26

REASON

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

04 Notwithstanding the materials indicated on the approved site plan (ref 18.013.Rev D), before the development commences, samples and distribution 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, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure the satisfactory appearance of the development.

05 No development shall take place on the site until a detailed hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The hard landscape scheme shall include details of all external hard surfacing materials. The soft landscape scheme shall include a soft landscape plan; a schedule providing plant and tree numbers and details of the species, which shall comply with section 8 Landscape, Trees and Hedgerows of the Council's Development Guidance and Requirements Supplementary Planning Document, nursery stock specification in accordance with British Standard 3936: 1992 Nursery Stock Part One and planting distances of trees and shrubs; a specification of planting and staking/guying; a timescale of implementation; and details of aftercare for a minimum of 5 years following practical completion of the landscape works.

Thereafter the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified in writing within 7 working days to approve practical completion of any planting within public areas or adoptable highway within the site. Soft landscaping for any individual housing plot must be implemented in full accordance with the approved scheme, prior to occupation of the home, which will be monitored by the Local Planning Authority. Any part of the scheme which fails to achieve independence in the landscape, or is damaged or removed within five years of planting shall be replaced during the next available planting season in full accordance with the approved scheme, unless the local planning authority gives its written approval to any variation.

REASON

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

06 Details of a public art sculpture to be located in the centre of the Public Open Space, shall be submitted to the Local Planning Authority and agreed in writing within 12 months of the first occupation of the development. The public art should reflect the previous use of the site. The approved public art will be erected on the site within 3 months of the delivery of the Public Open Space, unless otherwise agreed in writing by the Local Planning Authority. Thereafter the public art will be retained and maintained throughout the lifetime of the development.

REASON

To ensure a high quality development in line with Core Strategy policy CS14.

07 Prior to the commencement of the development, details of the design, layout, future maintenance and arrangements for the long term retention and timetable for the provision of the public open space within the development shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON

To ensure the adequate provision of public open space across the development.

08 Prior to the commencement of the development hereby approved, full elevational and structural details of the boundary walls which are to be retained shall be

submitted to and approved in writing by the local planning authority. The details shall include the height they are to be retained at, details of how they are to be supported, proposed materials to be used in the restoration and future maintenance and arrangements for their long term retention. The development shall be carried out in accordance with the approved details and maintained as such thereafter.

REASON

To protect the setting of the adjacent Listed Building in accordance with policy CS 15 of the Doncaster Council Core Strategy, and in the interests of visual amenity in accordance with policy CS 14 of the Doncaster Council Core Strategy.

- 09 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 and shall thereafter be kept available for such use.

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.

- 10 No development shall commence until details of the offsite highway works in respect of the permanent closure of the gap in the central reserve on Bennetthorpe and the permanent closure of the existing vehicular access and reinstatement of the footway on Carr House Road have been submitted to and approved in writing by the local planning authority. The works shall be carried out prior to the first occupation of the development and retained as such thereafter.

REASON

In the interest of highway and pedestrian safety.

- 11 The parking/manoeuvring facilities, (including private drives) indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.

REASON

In the interests of highway safety.

- 12 Before the development is brought into use, the visibility splays as shown on the approved plan (ref 18.013.Rev D) shall be rendered effective by removing or reducing the height of anything existing on the land within the splay which obstructs visibility at any height greater than 900mm above the level of the nearside channel of the public highway.

REASON

In the interests of highway safety.

- 13 The development hereby permitted shall not be commenced until details of measures to be taken within the curtilage of the site 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. The development shall be carried out in accordance with the approved details.

REASON

In the interests of road safety.

- 14 The development shall be carried out in strict accordance with the details shown on the submitted drawing STE/18/09/01 (revision A) dated 22/10/18 prepared by Shaun Tonge Engineering and agreed in writing with the Local Planning Authority.
REASON
In the interest of satisfactory and sustainable drainage.

- 15 Prior to first occupation of any dwelling, a scheme shall be submitted to and approved in writing by the Local Planning Authority, for ensuring the noise standards below can be met and all works which form part of the scheme shall be completed and brought into use before any of the dwellings are occupied.

Location	07:00 to 23:00	23:00 to 07:00
Living room	maximum 35 dB LAeq, 16hour	—
Dining room/area	maximum 40 dB LAeq, 16hour	—
Bedroom	maximum 35 dB LAeq, 16hour	30 dB LAeq, 8hour

and individual noise events not normally exceeding 45 dB max (F time-weighting), windows closed and alternative ventilation provided.

Outdoor garden areas: maximum 55 dB LAeq, 16hour ---

REASON

In the interests of the amenity of the occupiers.

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

REASON

To contribute towards a reduction in emissions in accordance with air quality objectives and providing sustainable travel choice in accordance with policies CS9 and CS18 of the Doncaster Council Core Strategy.

- 17 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 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.

- 18 Should any unexpected 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.

- 19 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.

20 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) - the parking of vehicles of site operatives and visitors
- ii) - loading and unloading of plant and materials
- iii) - storage of plant and materials used in constructing the development
- iv) - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v) - wheel washing facilities
- vi) - measures to control noise and the emission of dust and dirt during construction
- vii) - a scheme for recycling/disposing of waste resulting from demolition and construction works

REASON

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

01 INFORMATIVE

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

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

This Standing Advice is valid from 1st January 2019 until 31st December 2020

02 INFORMATIVE

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.

The proposed arrangement shall be subject to Road Safety Audits in accordance with DMRB Volume 5 Section 2 Part 2 Road Safety Audit (HD 19/15).

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 Fiona Horgan - Tel 01302 735097 or e-mail Fiona.Horgan@doncaster.gov.uk as soon as possible. Further information on the selected DNO / IDNO together with the energy supplier will also be required as soon as possible as they directly affect the adoption process for the street lighting assets.

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.

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.

Any trees to be provided in the public highway 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.

It should be noted that an existing telephone box will require moving in order to accommodate the layout and S278 works. All necessary agreements shall be obtained from the respective owners / undertakers prior to the works being undertaken.

03 INFORMATIVE

The developer should also note that the site drainage details submitted have not been approved for the purposes of adoption or diversion. If the developer wishes to have the sewers included in a sewer adoption/diversion agreement with Yorkshire Water (under Sections 104 and 185 of the Water Industry Act 1991), they should contact Yorkshire Water Developer Services Team (tel 0345 120 84 82, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption and diversion should be designed and constructed in accordance with the WRc publication 'Sewers for Adoption - a design and construction guide for developers' 6th Edition, as supplemented by Yorkshire Water's

requirements.

04 INFORMATIVE

It is recommended that the development is designed and built to Secured by Design standards. www.securedbydesign.com

05 INFORMATIVE

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

The document can be found at the following web address:

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

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

06 INFORMATIVE

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

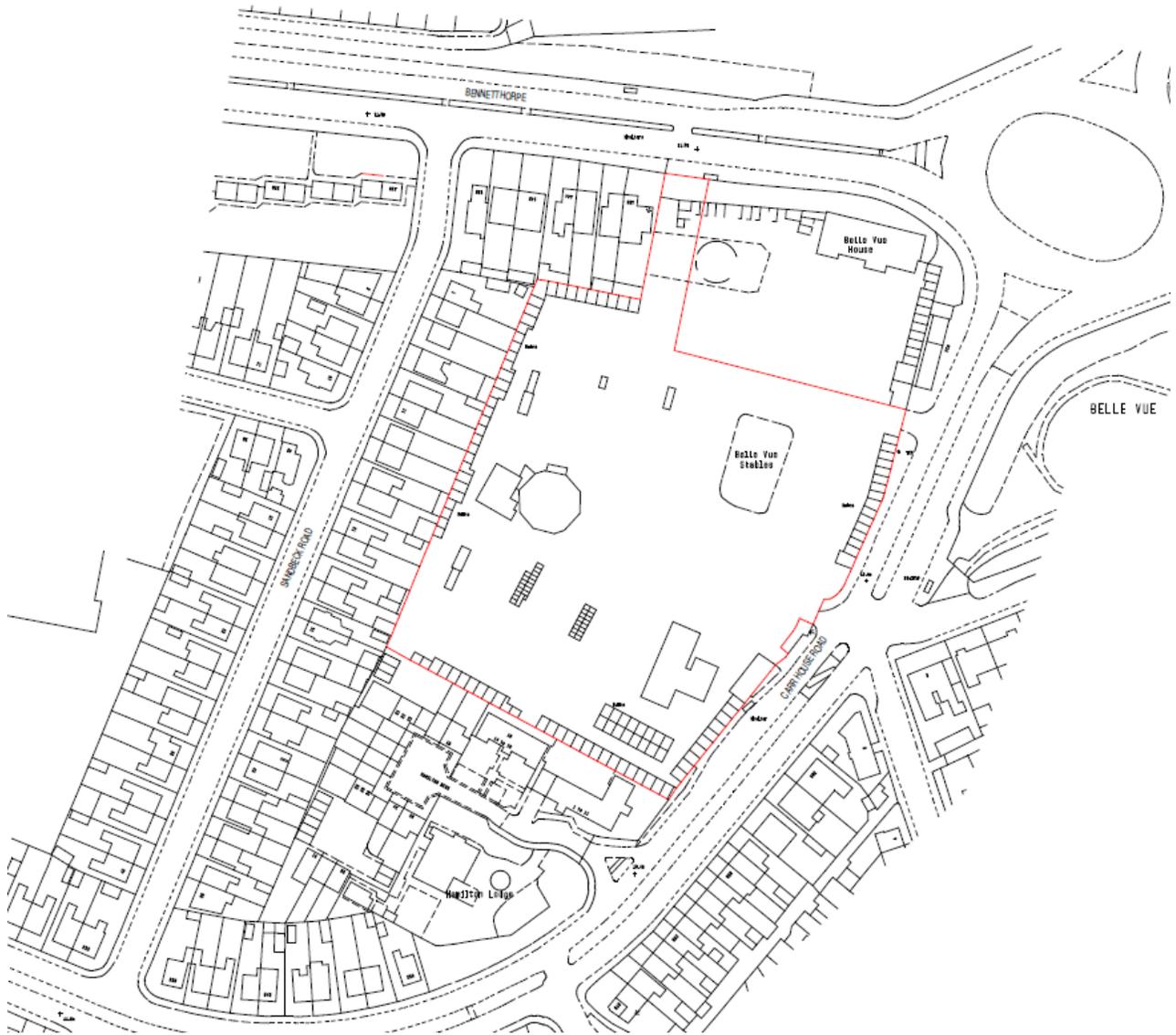
The document can be found at the following web address:

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

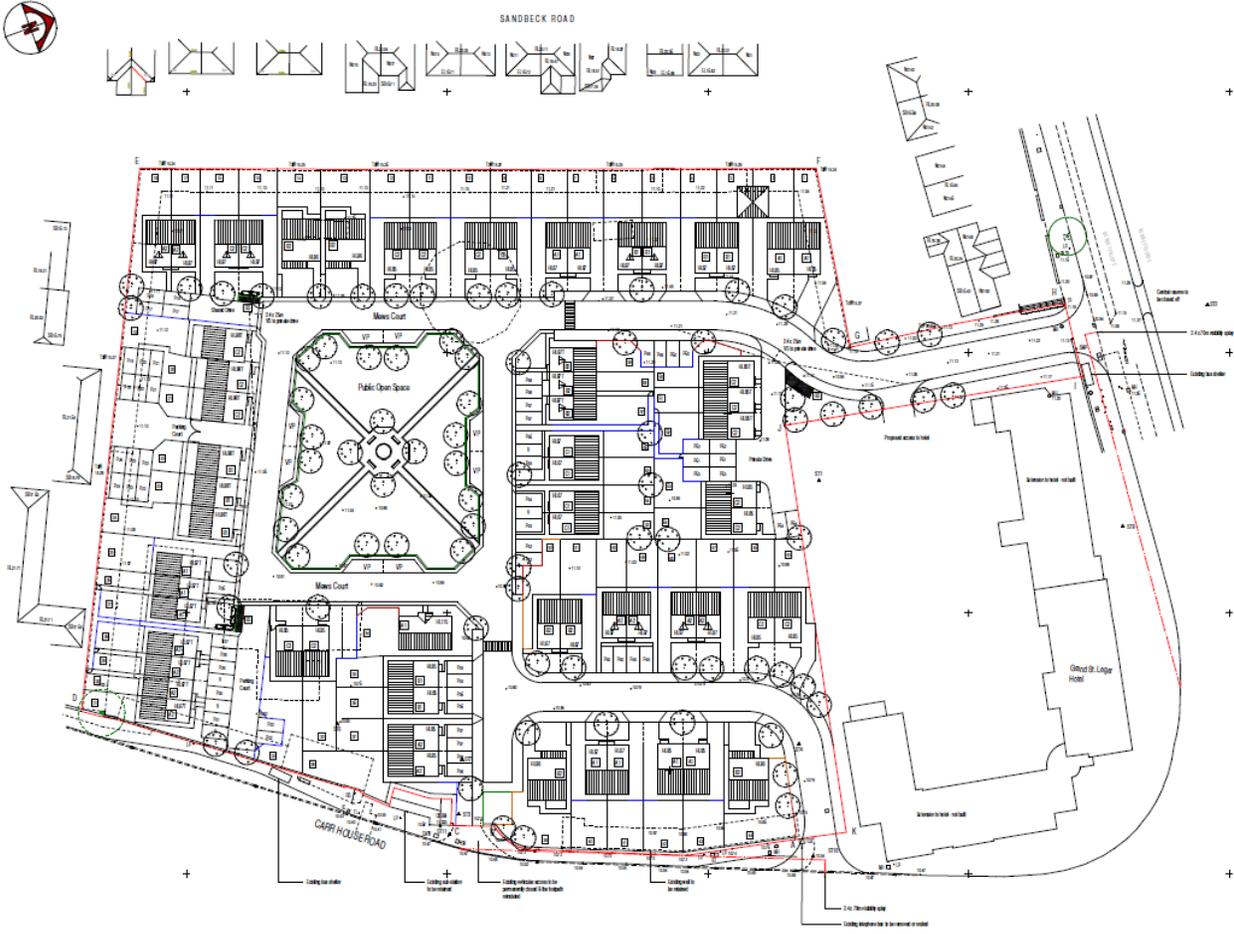
Or alternatively you can request a paper copy from the LPA.

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

Appendix 1: Location Plan



Appendix 2: Proposed Site Plan

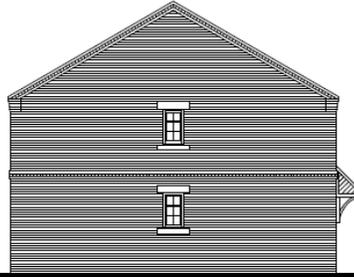


Appendix 3: Elevations and Floor Plans

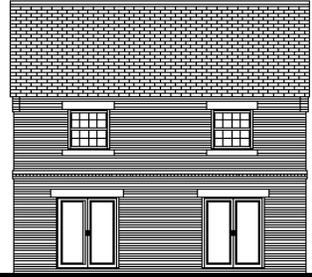
Housetype HL67



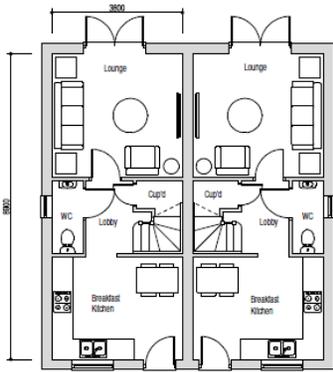
Front Elevation



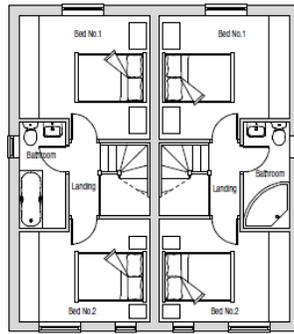
Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

Elevation Treatment A1 - Brickwork with white Georgian style windows

Housetype HL67T

Elevation Treatment A1 - Brickwork with white Georgian style windows



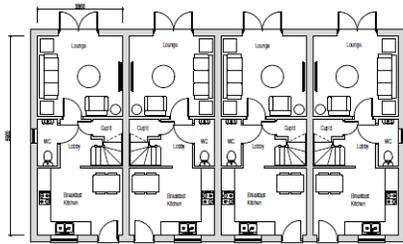
Front Elevation



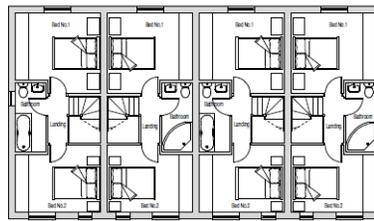
Side Elevation



Rear Elevation

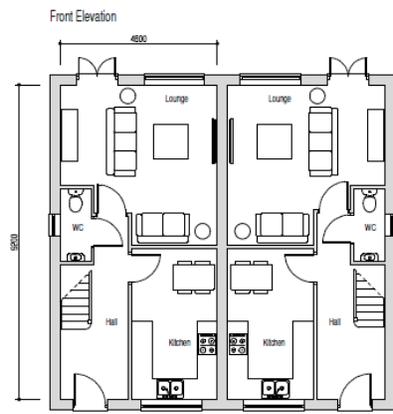


Ground Floor Plan

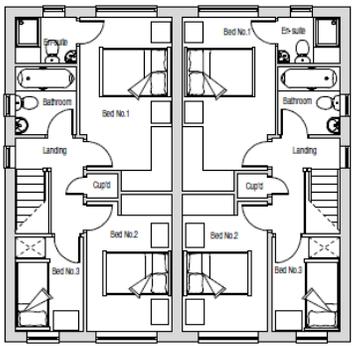


First Floor Plan

Housetype HL85



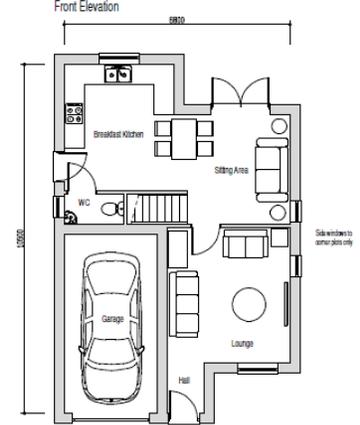
Ground Floor Plan



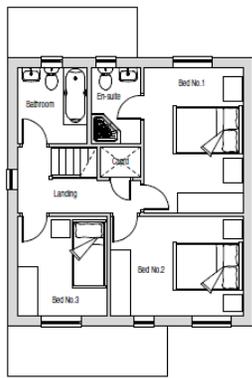
First Floor Plan

Elevation Treatment A1 - Brickwork with white Georgian style windows

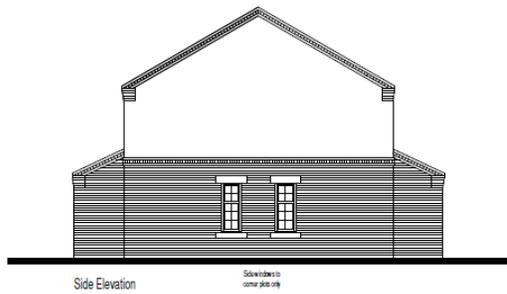
Housetype HL96



Ground Floor Plan



First Floor Plan



Elevation Treatment B1 - Half brickwork & render with white Georgian style windows

Housetype HL97

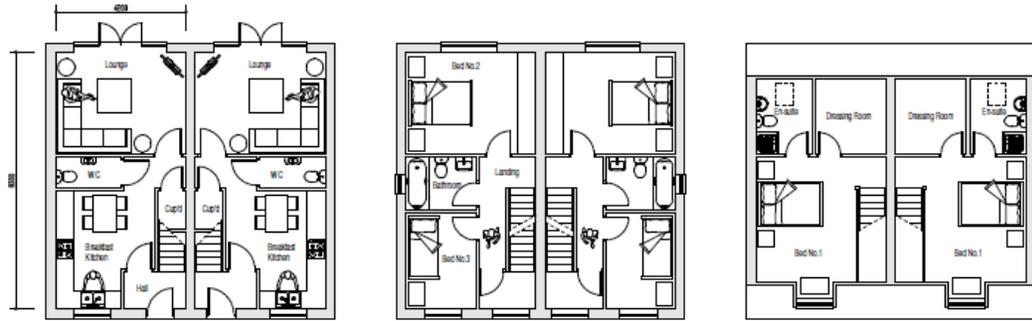
Elevation Treatment A1 - Brickwork with white Georgian style windows



Front Elevation - Half brick & render

Side Elevation

Rear Elevation



Ground Floor Plan

First Floor Plan

Second Floor Plan

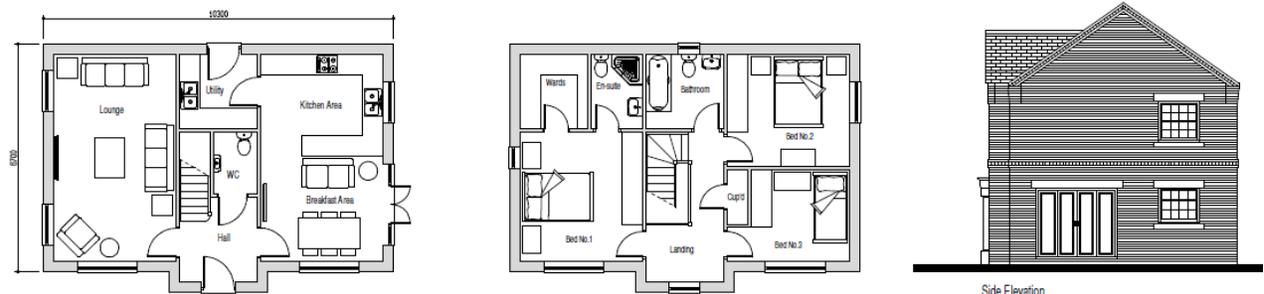
Housetype HL115



Front Elevation

Side Elevation

Rear Elevation



Ground Floor Plan

First Floor Plan

Side Elevation

Elevation Treatment A1 - Brickwork with white Georgian style windows