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<b>Application Number:</b>	19/01170/FULM
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<b>Application Type:</b>	Planning FULL Major
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<b>Proposal Description:</b>	Erection of 143 residential dwellings (including 37 affordable units), new open space, access and landscaping
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<b>At:</b>	Former Wheatley School And Playing Field Leger Way Wheatley Hills Doncaster DN2 5RW
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<b>For:</b>	Avant Homes
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<b>Third Party Reps:</b>	1	<b>Parish:</b>	
		<b>Ward:</b>	Wheatley Hills And Intake

<b>Author of Report:</b>	Andrea Suddes
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## SUMMARY

The proposal seeks permission for the erection of 143 dwellings, new open space and landscaping. The proposal is considered to be acceptable in policy terms being sited within an Education and Community Facilities area where it has been demonstrated that there is no community need, 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).

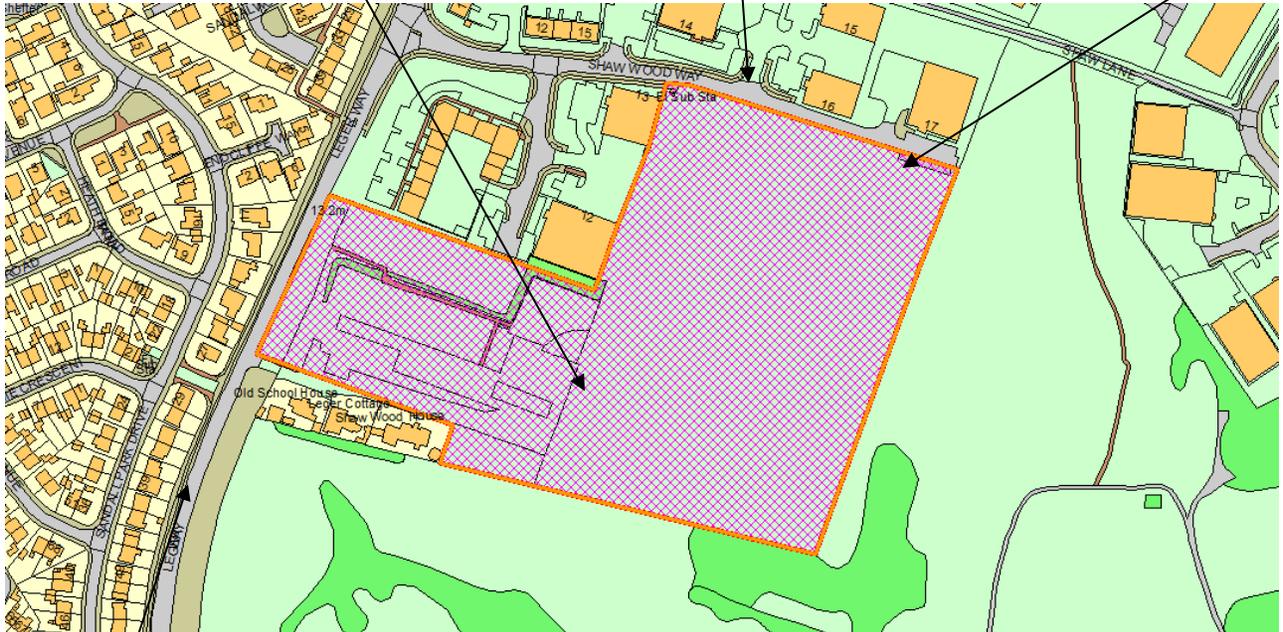
The report demonstrates that there are no material planning considerations that would significantly or demonstrably outweigh the social, economic or environmental benefits of the proposal in this location. The development would not cause undue harm to neighbouring properties, heritage assets, the highway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

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

Application Site

Shaw Wood Way

Grand St Leger Hotel



Leger Way

## 1.0 Reason for Report

- 1.1 This application is being presented to Planning Committee as it is a departure from the Development Plan and the application site is owned by Doncaster MBC.

## 2.0 Proposal

- 2.1 Planning permission is sought in full for the erection of 143 residential dwellings (including 37 affordable units), new open space, access and landscaping. There will be one access/egress served from Leger Way, and one further access/egress served from Shaw Wood Way.

## 3.0 Site Description

- 3.1 The application site comprises of land at the Former Wheatley Hills School, to the east of Leger Way, Doncaster. The site is presently in the ownership of Doncaster Metropolitan Borough Council, and the applicant is in the process of purchasing the site.
- 3.2 The site is 5.4ha in size and comprises of two areas of land; a brownfield portion of land and a greenfield element. The brownfield portion of land in the south western area of the site was formerly occupied by Wheatley Hills Middle School, which closed on 1st September 1997. The school buildings were demolished several years after the school's closure, and the land now comprises of hard standing and overgrown vegetation. The remainder of the site is greenfield and was formerly used as the school's playing fields. The former school playing fields are not currently accessible to the public.
- 3.3 The site is bound by Leger Way to the west, Wheatley Golf Course to the south and east, and business and industrial units surrounding Shaw Wood Way to the north / north-west of the site.
- 3.4 The site has an existing access point from Leger Way which currently serves three detached properties located adjacent to the south western boundary of the site.

## 4.0 Relevant Planning History

- 4.1 Application site;

Application Reference	Proposal	Decision
06/01928/COUM	Change of use of land to provide park and ride facilities for Doncaster Royal Infirmary	Withdrawn

07/03503/4COUM	Change of use of 1.60ha of land to provide park and ride facilities for Doncaster Royal Infirmary	Granted
18/02870/PREAPP	Erection of a residential development	PreApp Closed

## 5.0 Site Allocation

5.1 The site is designated as Education Facilities/Community Facilities (within the countryside 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 CS2 identifies Wheatley as part of the Main Urban Area and states, together with other settlements which form part of the Main Urban Area, that the Main Urban Area will be the main focus for growth and regeneration; it sets a plan period housing target of between 9,225 and 11,808 homes for the Main Urban Area of Doncaster.
- 5.10 Policy CS3 states that Doncaster's countryside will be protected and enhanced. It cites a number of examples of development that would be acceptable in the countryside and these do not include major housing schemes. Proposals which are outside of development allocations will only be supported where they would: retain and improve key green wedges; not be visually detrimental; not create or aggravate highway or amenity problems and preserve the openness of the Countryside Protection Policy Area.
- 5.11 Policy CS4 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.
- 5.12 Policy CS9 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.
- 5.13 Policy CS10 of the Core Strategy states that sufficient land will be provided to deliver the housing target and acknowledges that sustainable urban extensions will be necessary to deliver some of the target; Table 5 of the Core Strategy specifically acknowledges the need for new urban extensions to the Main Urban Area (including land currently designated Countryside Policy Area) and that such extensions would be phased for delivery from 2016 onwards.
- 5.14 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.
- 5.15 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.

- 5.16 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.
- 5.17 Policy CS17 seeks to protect, maintain, enhance and where possible, extend Doncaster's green infrastructure.

**5.18 Saved Unitary Development Plan (UDP) Policies (Adopted 1998)**

- 5.19 Policy ENV 2 states that the Borough Council will maintain a countryside policy area in the eastern part of the borough and sets out the purposes of the countryside policy area.
- 5.20 Policy ENV 4 sets out the types of development that would be permitted within the Countryside Policy Area, none of which are relevant to the proposal.
- 5.21 Policy CF 3 seeks to resist the loss of community facilities.
- 5.22 Policy CF4(D) refers to saved UDP Policy RL9 'surplus school planning fields' which includes a preference to retain open spaces taking into account their existing and potential value as open space. The policy says this should be balanced against the benefits of disposal for development.
- 5.23 Policy RL 4 (A) requires local public open space provision amounting to either 10-15% of the total site area, dependent on whether the local area is deficient.
- 5.24 Policy RL 9 requires surplus school playing fields to be retained as open space however the Borough Council will consider the benefits of disposal for development against the loss of that open space taking into account it's existing and potential value as open space.

**5.25 Local Plan**

- 5.26 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). The emerging Local Plan was "Published" for Regulation 19 consultation on 12th August 2019 for 7 weeks, ending on 30 September. The Council is aiming to adopt the Local Plan by the end of 2020. 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:

- 5.27 Policy 1 reinforces the guidance within the NPPF in that there should be a presumption in favour of sustainable development.
- 5.28 Policy 6 sets out the Borough's housing allocations.
- 5.29 Policy 8 sets out the requirements for the range of housing including the need for affordable housing.
- 5.30 Policy 14 seeks to promote sustainable transport within new developments.
- 5.31 Policy 17 seeks to consider the needs of cyclists within new developments.
- 5.32 Policy 18 seeks to consider the needs of pedestrians within new developments.
- 5.33 Policy 29 sets out the Council's policy for open space provision in new developments.
- 5.34 Policy 30 seeks to deliver a net gain for biodiversity and protect, create, maintain and enhance the Borough's ecological networks.
- 5.35 Policy 31 deals with the need to value biodiversity.
- 5.36 Policy 34 seeks to ensure appropriate landscaping in new developments.
- 5.37 Policy 42 seeks to ensure character and local distinctiveness in new developments.
- 5.38 Policy 43 deals with the need for good urban design.
- 5.39 Policy 45 seeks to ensure high standards of residential design.
- 5.40 Policy 46 sets out housing design standards.
- 5.41 Policy 49 seeks a high standard of landscaping in new developments.
- Policy 52 seeks to retain land and buildings last used for community/education uses.
- 5.42 Policy 56 deals with the need to mitigate any contamination on site.
- 5.43 Policy 57 requires the need for satisfactory drainage including the use of SuDS.
- 5.44 Policy 66 deals with developer contributions.
- 5.45 Neighbourhood Plan**
- 5.46 There is no Neighbourhood Plan for this area.

## **5.47 Other material planning considerations**

- The Community Infrastructure Levy Regulations 2010 (as amended)
- Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990
- The 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 as a Departure to the Development Plan, 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 One objection has been received highlighting the following concerns;

- Concerned about ability to carry out a neighbouring use (church and conference) will it be able to continue to operate without receiving noise complaints residents of the new properties.

## **7.0 Parish Council**

7.1 There is no parish council.

## **7.2 Relevant Consultations**

7.3 **South Yorkshire Architectural Liaison Officer** – Advice provided on meeting Secured By Design accreditation.

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

7.5 **Environment Agency** – No comments received.

7.6 **Yorkshire Water** – No objection, subject to condition.

7.7 **Strategic Housing Team** - Policy CS12 seeks to achieve 26% affordable housing on site. A target of 74% of these affordable homes will be provided for rent, with the remaining 26% provided as an intermediate tenure, to be agreed on a site by site basis. The Strategic Housing team would welcome the proposed development be re-designed to meet the criteria of Nationally Described Spaces Standards and mixed communities through pepper potting or clustering.

Demand for Affordable Housing in Wheatley Hills, Doncaster is very high; with the requirement being for 2, 3 and 4 bed family properties, the plot numbers, mix and tenure of which needs to be agreed with the Strategic Housing team and included in the signed S106 agreement.

- 7.8 **Area Manager** – No comments received.
- 7.9 **Pollution Control (Air Quality)** – Following review of the Air Quality Screening Assessment, no objections subject to condition.
- 7.10 **Ecologist Planning Officer** – Initially required more survey work to be undertaken and biodiversity net gain calculation to be revised. Following receipt of this information, there are no objections subject to a financial contribution being secured through a section 106. The figure suggested is £53,500 to secure a project delivering up to 16.35 units. This is based on the cost to create new species rich grassland habitat on a 1.5ha site. A condition is required in relation to a sensitive lighting scheme and enhancements to the boundaries of the site for foraging bats.
- 7.11 **Trees and Hedgerows Officer** – No objections on arboricultural grounds as the best frontage elements are retained. Conditions required in respect of tree protection and landscaping conditions.
- 7.12 **Internal Drainage** – No objections, subject to conditions.
- 7.13 **Education** – A commuted sum of £60,715 required via Section 106 Agreement to provide 5 places at Kingfisher Primary Academy.
- 7.14 **Noise Team** – Following receipt of additional information in relation to the noise assessment, there are no objections from an Environmental Health point of view.
- 7.15 **Local Plans Team (Housing)** – In summary, the site (subject to demonstration by the applicant will be discussed in later sections of this report) is surplus to requirements; and the benefit of provision of housing (including policy compliant affordable housing) to meet Core Strategy housing targets), on balance it is considered that the site is capable of forming a sustainable urban extension when assessed against UDP and Core Strategy policy. The proposal is therefore acceptable in principle.
- 7.16 **Highways Development Control** – No objections, subject to conditions.
- 7.17 **Design Officer** – No objections following amendments and subject to conditions.
- 7.18 **Yorkshire Wildlife Trust** – No comments received.
- 7.19 **Local Plans Team (Public Open Space)** - As the site is in the Wheatley Hills Community Profile Area, which is deficient in all 5 open spaces typologies (assessed in the Green Spaces Audit), then 15% of the site should be laid out as open space. Details of ongoing maintenance and a management scheme for the open space will be required.

7.20 **Pollution Control (Land Contamination)** – No objection, subject to condition.

7.21 **Transportation Team** - This development will not have a severe impact on the highway network, therefore there are no objections to this application from a Transportation perspective.

7.22 **Sport England** – Sport England submits a holding objection to this application. Sport England would be pleased to review the holding objection if the following information can be submitted:

1. Details of what mechanism will be used to deliver the contribution of £285,000, for example draft heads of terms.
2. Clarification that the golf club have had sight of the risk assessment and agree with its findings. Furthermore, if signage needs to be erected around the gold course, details of what this signage will be and how the applicant intends to pay for it (this could be linked to a legal agreement).

7.23 **South Yorkshire Archaeology Service (SYAS)** – Requested confirmation of trial trenching that has been carried out to determine that the archaeological potential is negligible. Following confirmation of this SYAS has confirmed there will not need to be any further fieldwork.

7.24 **Ward Members** – Councillor Paul Wray raises no objection to the application and Councillor Eva Hughes wishes to make no comments as it is expected that the application will be presented to Planning Committee.

## 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 With regard to the principle of residential development on this site, the western part of the site (former school buildings) is designated on the Doncaster UDP Proposals Map as an education facility (saved UDP Policy CF3). The eastern part (former school playing fields) is designated as an educational facility within the Countryside Policy Area (CPA) (saved policies CF3 and ENV2).
- 8.4 The emerging Local Plan was “Published” for Regulation 19 consultation on 12th August 2019 for 7 weeks, ending on 30 September. The Council is aiming to adopt the Local Plan by the end of 2020. It therefore carries limited weight. However, this site was included as a proposed housing allocation in that consultation (Site Ref 391/432). The assessment of whether the site should be included or rejected as a housing allocation stated:
- 8.5 *“Proposed Housing Site - The site is 5.41 hectares in size and consists of a former school site and playing fields. There are some areas of hard standing/former car parking but the majority of the site is greenfield. The site is capable of accommodating 134 dwellings or as an extension to the neighbouring industrial estate. There are existing residential uses to the west and industrial estate to the north. A golf course is located to the east and south. The whole of the site is identified in the UDP as an Education Facility. In addition, the Greenfield playing fields part to the east of the site is also designated as Countryside Policy Area. The site was included as part of a comprehensive Assets Review by DMBC summer-autumn 2017 and is being released through a managed 4 year disposal program. The Sustainability Appraisal findings are that there are mainly significant positive/positive and neutral effects and that this extension site is the strongest performing of all the Green Belt and Countryside extension sites at the Main Urban Area. There are 3 potential negative effects: firstly distance to a train station; and, secondly, access to a primary school. However, the site is located within a short walk distance of a bus stop on the core network. The third negative effect is in relation to biodiversity, as the site borders a designated local wildlife site, but this could be mitigated through landscaping to buffer the local wildlife site (Wheatley Golf Course reference 2.62). Although around half of the site will result in the loss of countryside, this is not considered to be open countryside given the golf course lies immediately adjacent to the east and south of the site. Beyond the golf course, part of Shaw Lane Industrial Estate is located to the east, the Main Town of Armthorpe to the south-east, and the golf club (car park/club house etc)/public house/school/rugby club/household waste recycling centre etc to the south. The site is not currently publically accessible land and the site would trigger on site open space provision which would result in a net increase in accessible open space for the new housing and existing community compared to the current situation. The required buffering to the local wildlife site adjacent to the southern/eastern boundaries will create an attractive settlement edge for this part of the Main Urban Area in comparison with the current Shaw Lane Industrial Estate which comprises of small-medium sized industrial box like units.”*

8.6 The assessment also stated that:

*“In conclusion, the community facility is surplus to requirement and its allocation for housing will provide a significant contribution towards the settlement’s housing requirement with minimal impact through loss of some countryside but this is considered minimal and outweighed by the need for the Main Urban Area to meet its housing requirement with avoidance of flood risk and Green Belt, where possible, in line with national policy.”*

8.7 Taking the above considerations into account (primarily that the site (subject to demonstration by the applicant) is surplus to requirements); and the benefit of provision of housing (including policy compliant affordable housing) to meet Core Strategy housing targets), on balance it is considered that the site is capable of forming a sustainable urban extension when assessed against UDP and Core Strategy policy. The proposal is therefore acceptable in principle.

### Sustainability

8.8 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.

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

### **SOCIAL SUSTAINABILITY**

#### **8.10 Loss of education/community facilities**

8.11 Policy CF 4 states that ‘should land and buildings in educational or community facilities use be declared surplus to requirements, proposals for their future alternative use will be acceptable where; (a) no suitable alternative community use could be provided through re-use of all or part of the existing facility; (b) no other community facilities provider wishes to acquire it for their own community use, (c) it does not lie within an area deficient in community facilities; (d) it complies with other relevant UDP policies, including policy RL 9.’

8.12 The applicant states that the former educational use of the site and the associated school playing fields are redundant and have been for a significant number of years, and the school buildings have been demolished. As stated above, the site has also been assessed as a proposed housing allocation for the emerging Local Plan, concluding that the community facility is surplus to requirement. Therefore, it is concluded that the proposal accords with policy CF 4.

### **8.13 Loss of playing field**

- 8.14 Policy RL 9 states that ‘surplus school playing fields will normally be retained for open space purposes. When considering the future of school playing fields which are surplus to educational requirements. The borough council will consider the benefits of disposal for development against the loss of that open space taking into account its existing and potential value as open space including its value as: (a) a facility for casual play; (b) a formal outdoor sport or recreational facility; (c) a visual/environmental amenity; (d) an area of nature conservation interest (e) a link between other open spaces.’
- 8.15 The site is not recorded as Open Space Policy Area in the UDP; nor is it recorded as open space in the Green Spaces Audit. Part of the site was playing fields, and have not been used for over 20 years. Given that part of the site was last used as playing field, Sport England have been consulted, however they have confirmed that “as the playing field has not been used for at least five years, any formal planning consultation with Sport England would be a non-statutory requirement.” In this instance the school buildings were demolished some 20 years ago, along with the use of the playing field. Therefore, any comments provided by Sport England are recommendations only, and carry limited weight.
- 8.16 Sport England highlight two issues; the loss of playing field and the potential for golf ball strike. In order to address these two issues, the applicant has agreed to make a commuted sum of £285,000 to mitigate the loss of the playing fields that can be made available towards identified projects that require investment in accordance with the Council’s Playing Pitch Strategy. Given this contribution, the loss of the playing fields is considered acceptable to Sport England.
- 8.17 Sport England consider that there is risk that the proposed development might be at danger from ball strike due to the neighbouring Wheatley Golf Club. This has the potential to cause a nuisance under Environmental Health legislation and could prejudice the sporting use of the golf course. The applicant has undertaken a ball strike assessment to determine the ball strike risk of the proposed housing development which will border the 12<sup>th</sup> and 13<sup>th</sup> holes. The assessment concludes that the risk of ball strike to property and land will be low due to the layout of the two holes and the direction of play but not totally eliminated. Wind direction, standard of player and sliced tee shots could all play a part in potential ball strike situations. The addition of the extra control measures mentioned in the assessment would help reduce the risk further.

8.18 Sport England consider that as the agent of change is the proposed housing, there should be no requirement for the golf club to have to pay and erect signage or alter or review their policies and rules of play. The Applicant has informally stated that the golf club has agreed to the findings of the risk assessment, a verbal update of formal confirmation will be provided to Planning Committee. A Grampian style condition is therefore also included for measures to mitigate against ball strikes to be provided prior to occupation of Plots 18-26 and 140-143. At the time of writing this report no comments have been received in response from Sport England in this regard. Therefore Sport England maintain a holding objection which could be reviewed on receipt of details of the mechanism used to deliver the contribution of £285,000 (for example draft heads of terms), and clarification that the golf club have seen the risk assessment and agree its findings.

8.19 In conclusion, as Sport England are not a statutory consultee, and given that there is no loss of playing field provision, the recommended commuted sum does not meet with the tests of being reasonable as set out paragraph 54 and 56 of the NPPF. As such, the financial contribution is not requested.

## **8.20 Impact on Residential Amenity**

8.21 Policy CS 14 (A) of the Core Strategy states that 'new development should have no unacceptable negative effects upon the amenity of neighbouring land uses or the environment' and paragraph 127 (f) of the National Planning Policy Framework states that planning decision should create places that have a high standards of amenity for existing and future users. 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'.

8.22 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 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'.

8.23 It is not considered that there are any adverse impacts on the amenities of occupiers of neighbouring properties. There are three residential properties to the south west of the development which are access from Leger Way, however separation distances stated above are maintained. The property most affected is Shaw Wood House, however plot 18 will run alongside this property, and slightly forward, so would not unreasonably overlook or overshadow this property given its siting to the north east.

As such, whilst there will be a change in the nature of the area directly opposite and adjacent to these properties, it is not considered that this will adversely affect residential amenity, and whilst the outlook from these properties will be significantly altered, given the distances employed, this will not be harmful to residential amenity and would not give sufficient grounds to refuse the application on this basis. It is therefore considered that significant weight should be attached to this.

8.24 An objection has been received from a neighbouring property on the Shaw Wood Industrial Estate which operates as a church and conference centre running Sunday morning worship service and evening youth group and band practices and raises concerns about the potential for complaints from occupiers of the new properties. A noise survey has been submitted and the survey took place on a Sunday, noting activities at the church in section 3.3 and sections 4.11 to 4.14. The assessment concludes that to protect future amenity, it is recommended that a 1.8m high closed boarded fence is located on the north western boundary, between the proposed dwellings and the Church, and a glazing and ventilation scheme should be provided for facades facing the Church to allow windows to remain closed. The fencing is shown on the proposed site plan. Acoustic glazing is also proposed for affected properties. Following consultation with Environmental Health, and following the receipt of additional information, there are no objections on noise grounds.

## **8.25 Section 106 Obligations**

8.26 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*

8.27 In order to comply with policy CS 12 of the Doncaster Council Core Strategy, 26% of the properties on site should be affordable housing. 37 of the 143 units are affordable, therefore meeting the policy requirement.

### *Public Open Space*

8.28 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 13.5% of the site (0.7ha) as 'useable' open space. This incorporates a designated play space within a large area of open space and a woodland walk. The on-site open space provision therefore falls short of the policy requirement. A commuted amounting to £66,000 is therefore required to make up the difference. Therefore, it is considered that this would meet with the provisions of policy CS 17 (D).

- 8.29 At the time of writing this report, Members were still considering the most appropriate site for the POS sum to be spent. A verbal update will be provided to Planning Committee. 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, should Members resolve to approve the application.

#### *Education*

- 8.30 A commuted sum of £60,715 is required to provide 5 places at Kingfisher Primary 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".

#### *Bio diversity offsetting*

- 8.31 The site currently contains a variety of ecological habitats. A commuted sum of £53,500 is therefore required as compensation for damage to biodiversity as agreed with the Council's Ecologist. This accords with the NPPF at paragraph 170 d) where it states that planning policies and decisions should contribute to and enhance the natural local environment by "minimising impacts on and providing net gains for biodiversity" and policy CS 16 (A)(1) of the Core Strategy.

#### *Transportation Bond*

- 8.32 In accordance with policy CS 9, a commuted sum of £17,523.22 is also required for a Transport Bond to ensure that the targets of the Travel Plan are met.

### **8.33 Conclusion on Social Impacts.**

- 8.34 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 full provision of affordable housing, 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.

## **ENVIRONMENTAL SUSTAINABILITY**

### **8.35 Impact upon the character of the area**

- 8.36 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.
- 8.37 The scheme proposes 2 access and egress points to the site that are connected by a main spinal road through the site, with a mix of housing types and a layout with a central open space area containing an area of equipped children's play. Full details of the play area design and equipment will be subject to agreement via condition.
- 8.38 It has to be acknowledged that the overall character of the proposed site is not entirely in keeping with the existing surrounding character. This was a point of issue initially raised by the Design Officer. As a result the house type elevations were amended to more reflect the local character. The Design Officer is overall satisfied with the revised house type appearances and considers the homes will be attractive, being of a scale appropriate to the area and subject to appropriate materials being agreed by condition.
- 8.39 The scheme includes 37 affordable homes arranged around the perimeter of the site. The Design Officer initially raised issue with the siting, external design and size of the units. The units were around 20% smaller than the nationally described minimum space standards. The external designs have been amended and whilst the affordable house types still do not meet Nationally Described Minimum Standards (around 10% smaller) they have been increased in size and do now meet the South Yorkshire Residential Design Guide SPD standards. As the full 26% affordable contribution is being provided, on balance, this is deemed satisfactory.
- 8.40 A series of amendments have been made to the proposal to address issues raised by the Design Officer relating to parking, the affordable housing units, amount of garden space, landscaping within individual plots 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 play equipment for the POS area.
- 8.41 As such, the proposed redevelopment is therefore considered to meet with policy CS14, the SPD and the NPPF.

#### **8.42 Impact upon Highway Safety**

- 8.43 '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'.

- 8.44 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.
- 8.45 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 Leger Way and one from Shaw Wood Way. The proposal will require the installation of a "ghost island" on Leger Way to enable a right turn into the site. These highway works will be outside of the application site and as such a Grampian style condition is included for details of the works to be submitted and agreed with the highways authority. Details of both accesses are also requested via condition as requested by the Highways Officer.
- 8.46 The proposal is therefore considered to meet with policies CS 14 and CS 9 of the Doncaster Council Core Strategy.

#### **8.47 Air Pollution and Contaminated Land**

- 8.48 Policy CS 18 (A) states that 'proposals will be supported which contribute to improvements in air quality'. Following a review of the Air Quality Screening Assessment, it has been demonstrated that the air quality impact will not be significant. Pollution Control (Air Quality) raise no objection to the proposal and conditions are attached to formalise the mitigation proposals suggested within the screening assessment, this includes electric vehicle charging points.
- 8.49 The Contaminated Land team have also been consulted on the proposal and as this development is for a sensitive end use, an appropriate contaminated land risk assessment should be carried out, this can be achieved by condition. As such, there are no issues on air quality or contaminated land grounds that weigh against the development that cannot be dealt with by condition.

#### **8.50 Ecology**

- 8.51 The NPPF at paragraph 170 d) where it states that planning policies and decisions should contribute to and enhance the natural local environment by "minimising impacts on and providing net gains for biodiversity." This is reflected in 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".

8.52 The site currently contains a variety of habitats, including acidic grassland, neutral grassland, scrub grassland and scattered trees. The proposed development will result in a significant net loss in biodiversity with most of the habitats within the site being lost. Landscaping proposals will provide some ecological value. Particularly new tree planting and proposals for species rich meadow grassland along the 'woodland walk' that borders the edge of the site. The losses and gains (through onsite landscaping) have been assessed using the Defra Biodiversity Metric 2. This assesses the value of the habitats being lost, by looking at their quality and distinctiveness, and uses the same assessment methods to examine the onsite delivery of new habitats through landscaping. The metric assessment shows that overall the development would result in a net loss in biodiversity of 14.87 units. Paragraph 170 of the NPPF requires development to deliver a net gain in biodiversity. It is not possible to deliver this on site without sacrificing significant areas of the potential development. As such the developer has agreed to enter into a Section 106 agreement to provide a commuted sum that will enable the biodiversity loss to be created elsewhere within the borough. In this case, the sum of £53,500 is sought to go towards delivering a habitat creation/restoration project that seeks to deliver 16.35 units of biodiversity (14.87 units plus a net gain of 10%). A specific project has not yet been identified, however the Council would first seek to find something geographically close to the development site and that delivers similar habitats to those that are being lost, such as a grassland creation/enhancement project. As such, the proposal is considered to accord with policy CS 16 and the NPPF in relation to ecology and more specifically bio diversity matters.

### **8.53 Flood Risk, Foul and Surface water drainage**

8.54 The site is located within Flood Risk Zone 1 and has a low risk of flooding. A Flood Risk Assessment was submitted with the application to comply with policy CS 4 and the NPPF. The Environment Agency have been consulted on the application and no comments have been received. The Council's Drainage Officer and Yorkshire Water have also been consulted and raise no objections subject to condition. As such, the proposal is considered to accord with policy CS 4 and the NPPF in relation to flooding matters.

### **8.55 Energy Efficiency**

8.56 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.

### **8.57 Conclusion on Environmental Issues**

8.58 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.

- 8.59 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.

## **ECONOMIC SUSTAINABILITY**

- 8.60 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.
- 8.61 On a wider level, additional housing will increase spending within the borough which is of further economic benefit in the long term.

### **8.62 Conclusion on Economy Issues**

- 8.63 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.
- 8.64 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 for housing. 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;

- 13.5% on site POS (and Maintenance) and a commuted sum of £66,000 (1.5% of the site area) in lieu of POS
- Commuted sum of £60,715 towards the provision of school places at Kingfisher Primary Academy.
- Returnable Transport Bond of £17,523.22.
- Commuted sum of £53,500 to go towards delivering a habitat creation/restoration project (biodiversity off setting)

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

### REASON

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

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

Site Location Plan - Drawing number 4170/109, revision A

Planning Layout - Drawing number 1905.1, revision R

POS Section - Drawing number 1905.08

Boundary Treatments (1.8m high brick pier and brick panel wall) - Drawing number 2101/208.05

Boundary Treatments (1.8m high timber screen fence) - Drawing number 1905.B.01

Boundary Treatments (1.5m Screen fence with 300mm trellis)- Drawing number 4143/208.02

Boundary Treatments (1.2m timber post and rail fencing) - Drawing number 1905.B.03

Boundary Treatments (1.2m metal estates railings) - Drawing number 1905.B.04

Boundary Treatments (0.45m timber knee rail) - Drawing number 1905.B.05

Planning Drawings (Single garage) - Drawing number 1905.G.01

Floor Plans (Beckford house type) - Drawing number O9/BFD/001, revision A

Elevations Plans (Beckford house type) - Drawing number O9/BFD/002, revision A

Floor Plans (Chesham house type) - Drawing number O9/CHM/001, revision A

Elevations Plans (Chesham house type) - Drawing number O9/CHM/002, revision A

Floor Plans (Easton house type) - Drawing number O9/ETN/001, revision A

Elevations Plans (Easton house type) - Drawing number O9/ETN/002, revision A  
Floor and Elevations Plans (Fossdale house type) - Drawing number FOS/001, revision A  
Floor and Elevations Plans (Glendale house type) - Drawing number GLE/001, revision A  
Floor Plans (Haddington house type) - Drawing number O9/HTN/001, revision A  
Elevations Plans (Haddington house type) - Drawing number O9/HTN/002, revision A  
Floor Plans (Holbury house type) - Drawing number O9/HBY/001, revision A  
Elevations Plans (Holbury house type) - Drawing number O9/HBY/002, revision A  
Floor Plans (Lathbury house type) - Drawing number O9/LBY/001, revision A  
Elevations Plans (Lathbury house type) - Drawing number O9/LBY/002, revision A  
Floor Plans (Melton house type) - Drawing number O9/MTN/001, revision A  
Elevations Plans (Melton house type) - Drawing number O9/MTN/002, revision A  
Floor Plans (Modbury house type) - Drawing number O9/MBY/001, revision A  
Elevations Plans (Modbury house type) - Drawing number O9/MBY/002, revision A  
Floor Plans (Napsbury house type) - Drawing number O9/NBY/001, revision A  
Elevations Plans (Napsbury house type) - Drawing number O9/NBY/002, revision A  
Floor Plans (Overbury house type) - Drawing number O9/OBY/001, revision A  
Elevations Plans (Overbury house type) - Drawing number O9/OBY/002, revision A  
Floor Plans (Prestbury house type) - Drawing number O9/PBY/001, revision A  
Elevations Plans (Prestbury house type) - Drawing number O9/PBY/002, revision A  
Floor Plans (Sudbury house type) - Drawing number O9/SBY/001, revision A  
Elevations Plans (Sudbury house type) - Drawing number O9/SBY/002, revision A  
Floor and Elevations Plans (Talladale house type) - Drawing number TAL/001, revision A

#### REASON

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

03. Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced, drained and where necessary marked out in a manner to be approved in writing by the local planning authority.  
REASON  
To ensure adequate provision for the disposal of surface water and ensure that the use of the land will not give rise to mud hazards at entrance/exit points in the interests of public safety.
04. 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.
05. The development hereby approved shall not be brought into use until a crossing over the footpath/verge has been constructed in accordance with a scheme previously approved in writing by the local planning authority.  
REASON  
To avoid damage to the verge.
06. Before the development is brought into use, the visibility splays of 9m x 120m for the access onto Leger Way (shown on plan ref SCP/18523/F01) shall be rendered effective by removing or reducing the height of anything which obstructs visibility at any height greater than 900mm above the level of the nearside channel of the public highway. The visibility thus provided shall thereafter be maintained as such unless otherwise approved in writing by the Highways Authority.  
REASON  
In the interests of pedestrian and highway safety in accordance with Core Strategy Policies CS9 and CS14.
07. 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.
08. The development authorised by this permission shall not commence until detailed engineering drawings for the proposed access arrangement and alteration to the existing public highway on Leger Way to be submitted for inspection and approval by the Local Highway Authority before works commence on site. The construction of the access and alteration to the existing highway shall thereafter be carried out in accordance with the approved details and completed prior to first use of the this access by occupiers of the site and associated parking by users of the development.  
REASON

In the interests of pedestrian and highway safety in accordance with Core Strategy Policies CS9 and CS14.

09. Detailed Engineering drawings for both the site access points shall be submitted for inspection and approval by the Highways Authority before works commence on site.

REASON

In the interests of highway safety in accordance with policy CS 14.

10. No phase of development shall commence until a Construction Traffic Management Plan (CTMP) for that phase of development is submitted to and subsequently approved in writing by the Local Highway Authority. The approved plan shall be adhered to throughout the construction phase. The CTMP must contain information relating to (but not limited to):

- o Volumes and types of construction vehicles
- o identification of delivery routes;
- o identification of agreed access point
- o Contractors method for controlling construction traffic and adherence to routes
- o Size, route and numbers of abnormal loads (if applicable)
- o Swept path analysis (as required)
- o Construction Period
- o Temporary signage
- o Measures to control mud and dust being transferred to the public highway
- o Timing of deliveries

REASON

In the interests of pedestrian and highway safety in accordance with Core Strategy Policies CS9 and CS14.

11. There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority . If discharge to public sewer is proposed, the information shall include, but not be exclusive to:-

- a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical ;
- b) evidence of existing positive drainage to public sewer and the current points of connection; and
- c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.

REASON

To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage in accordance with Core Strategy Policy CS 4.

12. The site shall be developed with separate systems of drainage for foul and surface water on and off site.  
REASON  
In the interest of satisfactory and sustainable drainage in accordance with Core Strategy Policy CS 4.
13. Prior to installation of the play equipment, the developer will provide the planning authority with a location plan and design to be agreed by the authority, which identifies the type and placement of equipment, and safety surfacing to be used. The developer should ensure the equipment is robust, sustainable, meets the needs of the community and meets with the relevant safety standards.  
REASON  
To ensure the delivery of appropriate 'fit for purpose' play provision within the Borough
14. Within 1 month of the installation of the play equipment, the applicant will provide the council with a copy of the post installation inspection certificate certifying the play equipment meets with European standards EN1176 and EN177. The inspection must be carried out by an independent RPII (Register of Play Equipment Safety Inspectors International) registered Playground Equipment Inspector, who is suitably experienced and trained for the task.  
REASON  
To ensure all equipped play areas meet with the relevant safety standards and are safe and accessible.
15. Prior to the commencement of the development hereby granted a scheme for the protection of all retained trees that complies with clause 6.2 of British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction - Recommendations shall be submitted to and approved in writing by the Local Planning Authority. Tree protection shall be implemented on site in accordance with the approved details and the local planning authority notified of implementation to approve the setting out of the tree protection scheme before any equipment, machinery or materials have been brought on to site for the purposes of the development. Thereafter, all tree protection shall be maintained in full accordance with the approved details until all equipment, machinery and surplus materials have been removed from the site, unless the local planning authority gives its written approval to any variation. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.  
REASON  
To ensure that all trees are protected from damage during construction in accordance with core strategy policy CS16: Valuing our natural environment.

16. The development shall be carried out in accordance with the approved Transport Assessment (Rev 5 dated 25.09.2019) compiled by SCP and the approved Travel Plan compiled by SCP dated April 2019.  
REASON  
To ensure that the development complies with policy CS 9.
17. No development shall take place on the site until a detailed hard and soft landscape scheme based on the proposed site plan (drawing number 1905.01 Revision R) 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, and elevation details for the proposed retaining walls. 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; a detailed specification for tree pit construction for the trees within highway that utilises a professionally recognised method of construction to provide the minimum rooting volume set out in the Council's Development Guidance and Requirements supplementary planning document and a load-bearing capacity equivalent to BS EN 124 2015 Class C250 for any paved surface above; a specification for planting including details of tree support, tree pit surfacing, aeration and irrigation and details of management and maintenance for a minimum of 5 years following practical completion of the landscape works. Thereafter the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified in writing within 7 working days to approve practical completion of any planting within public areas or adoptable highway within the site. Soft landscaping for any individual housing plot must be implemented in full accordance with the approved scheme, prior to occupation of the home, which will be monitored by the Local Planning Authority. Any part of the scheme which fails to achieve independence in the landscape, or is damaged or removed within five years of planting shall be replaced during the next available planting season in full accordance with the approved scheme, unless the local planning authority gives its written approval to any variation.  
REASON  
In the interests of environmental quality and core strategy policy CS16: Valuing our natural environment.

18. Plots 18-26 and 140-143 shall not be occupied until measures to mitigate against ball strikes from the adjacent golf course have been provided in accordance with a scheme previously approved in writing by the Local Planning Authority.  
REASON  
In the interests of protecting residents from potential golf ball shots in accordance with CS 14.
19. Prior to the commencement of development a sensitive lighting scheme for bats shall be submitted to the local planning authority for approval in writing. This shall include details of the following
- Lighting contour plans that demonstrate how the areas of the site used by commuting or foraging bats shall be kept dark.
  - The provision of 4 bat roosting boxes on suitable trees around the boundary of the site
- The agreed scheme shall be implemented as described.  
REASON  
In line with Core Strategy Policy 16 to ensure the ongoing ecological interests of the site are maintained.
20. 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.
21. 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.

22. Prior to the operation/opening of the development hereby approved, an air quality mitigation plan shall be submitted to and approved in writing by the local planning authority. This plan should demonstrate how the damage costs have been utilised to offset vehicle emissions during the lifetime of the development. Measures in any mitigation plan should be in addition to those provided as a requirement for other Planning matters. The mitigation plan should be implemented prior to the completion of the development.

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.

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

REASON

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

24. Prior to the occupation of the dwelling houses, a 1.8m high close board acoustic fence shall be installed along the side and rear boundary of Plot 27 and along the rear boundaries of Plots 70-79.

REASON

In the interests of protecting residential amenity from nearby noise in accordance with Policy CS 14.

25. Prior to the installation of any window openings, a glazing and ventilation scheme shall be submitted to and agreed in writing with the Local Planning Authority.

REASON

In the interests of protecting residential amenity from nearby noise in accordance with Policy CS 14.

01. **INFORMATIVE: HIGHWAY SAFETY**

The detailed design will be subject to Road Safety Audits in accordance with DMRB Volume 5 Section 2 Section 2 GG119.

## INFORMATIVE: HIGHWAY WORKS

o Works carried out on the public highway by a developer or anyone else other than the Highway Authority shall be under the provisions of Section 278 of the Highways Act 1980. The agreement must be in place before any works are commenced. There is a fee involved for the preparation of the agreement and for on-site inspection. The applicant should make contact with Malc Lucas - Tel 01302 735110 as soon as possible to arrange the setting up of the agreement.

o 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.

o 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.

o Access arrangements including shared private drives should conform to Approved Document B Volume 1 Part B5 Sect. 11.2 - 11.5 inc. They should be constructed to withstand a minimum carrying capacity of 26 Tonnes without deflection.

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

o 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.

o Based on a standard soakaway capacity of 10m<sup>3</sup> a commuted sum of £7800 to be used towards the future maintenance costs of each highway drain soakaway, shall be paid to the Council. An additional 780 extra will be added for each additional cubic metre of storage.

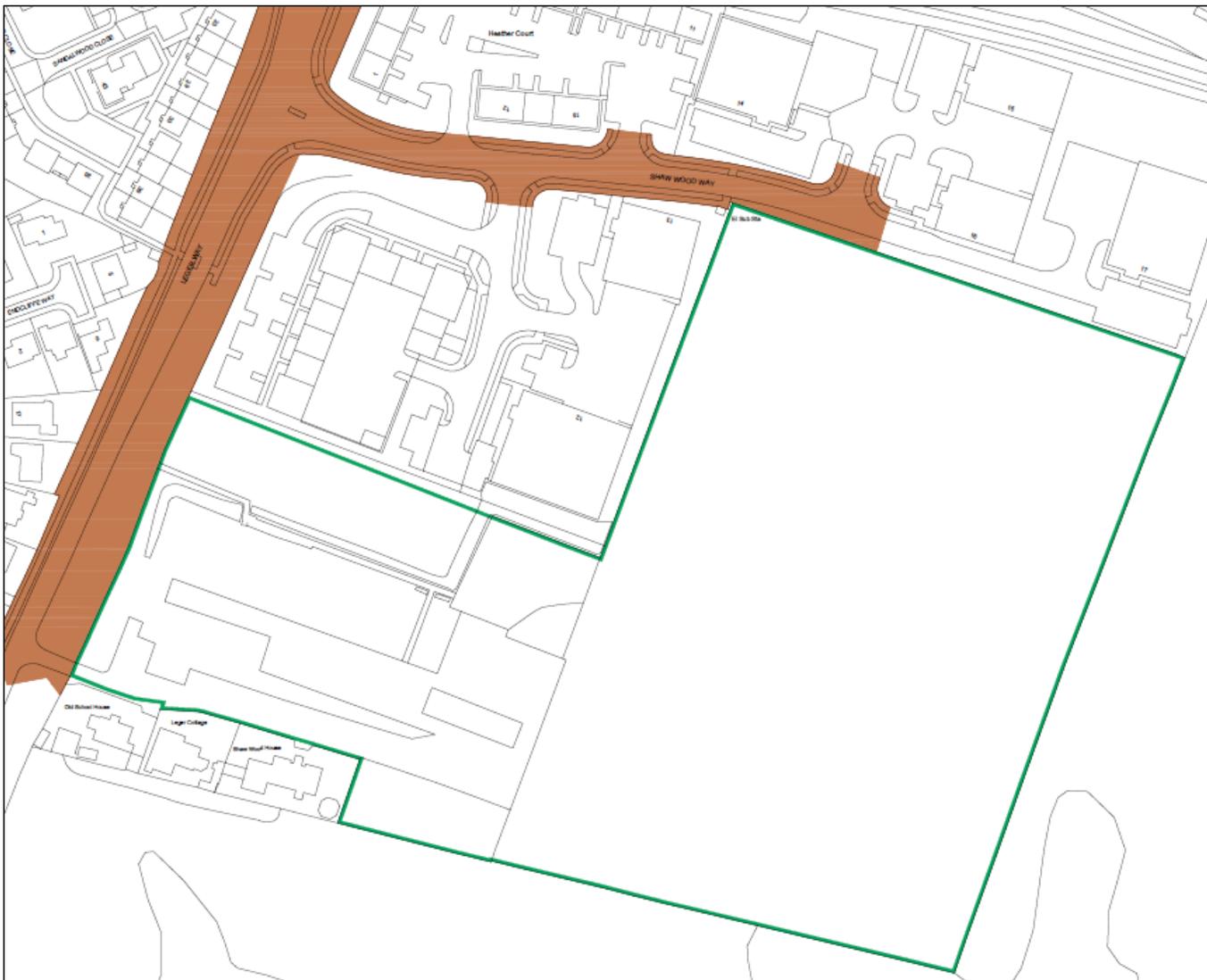
03.

**INFORMATIVE: SECURED BY DESIGN**

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

**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 3: Elevations and Floor Plans

House Type: Chesham Village



Ground Floor.  
1:100



First Floor.  
1:100



Front Elevation.  
1:100



Right Side Elevation.  
1:100



**House Type: Beckford Village**



**House Type: Melton Village**



Ground Floor.  
1:100

First Floor.  
1:100



Front Elevation.  
1:100



Right Side Elevation.  
1:100

**Appendix 4: Artist Impression**

