

<b>Application</b>	<b>3</b>
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<b>Application Number:</b>	19/02171/OUT
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<b>Application Type:</b>	Planning OUTLINE
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<b>Proposal Description:</b>	Outline development for erection of two detached dwellings and associated works (all matters reserved).
<b>At:</b>	Land Rear of Hillcrest, Lings Lane

<b>For:</b>	Miss Jennifer Sands
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<b>Third Party Reps:</b>	Two Representations in Objection	<b>Parish:</b>	N/A
		<b>Ward:</b>	Town

<b>Author of Report:</b>	Jessica Duffield
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## SUMMARY

The application relates to the outline permission for two dwellings with all matters reserved. The site is currently used as agriculture land and extends to circa 0.13ha. The site is allocated as a Countryside Policy Area in the adopted Unitary Development Plan 1998 but is bordered by existing residential development to the north, east and west.

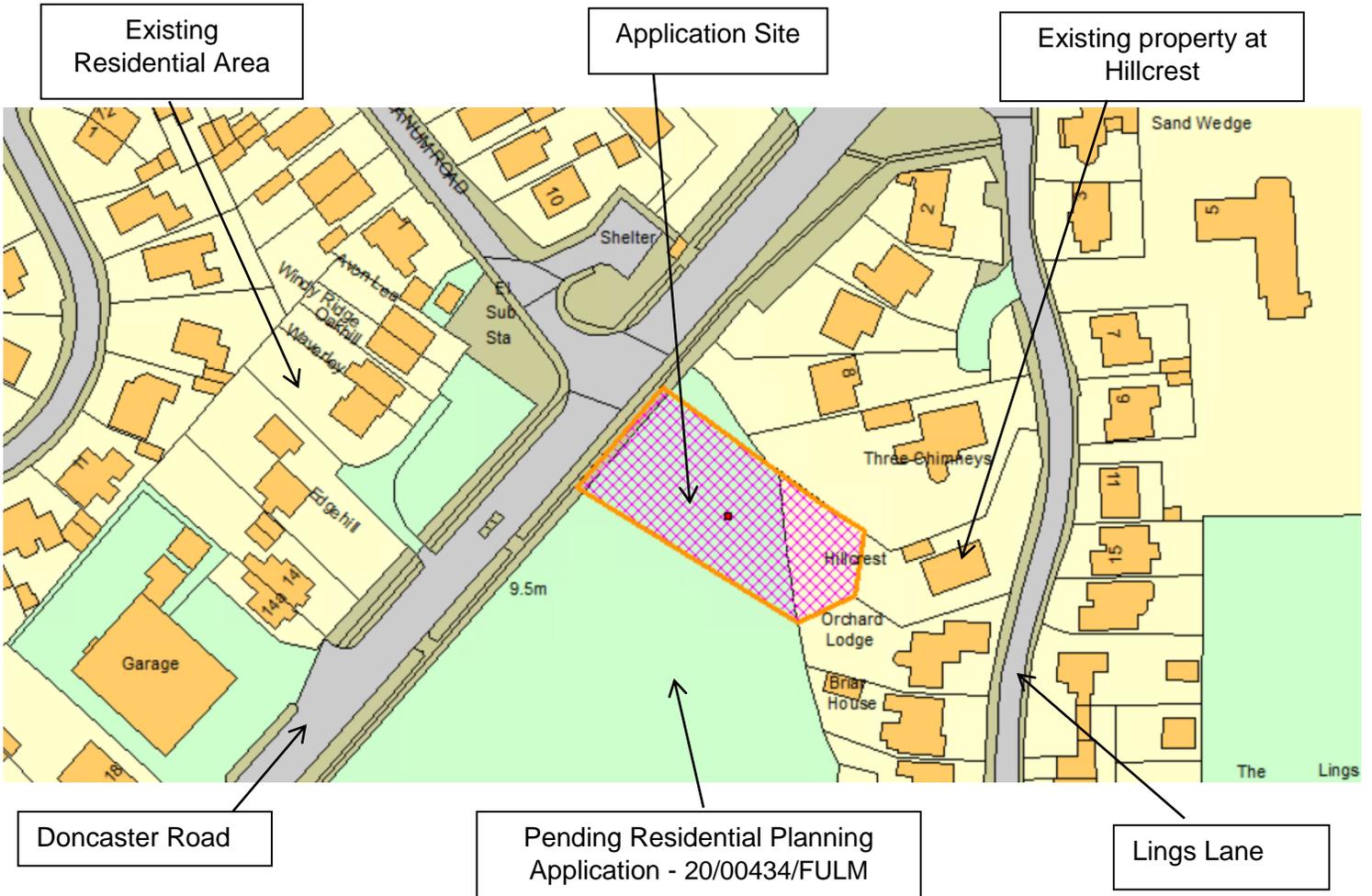
In the Emerging Local Plan, the site, as well as the entire wider field, is allocated for residential use as Site Ref- 170, Land at Doncaster Road, with capacity for approximately 72 houses within the next 5 years.

The surrounding area is subject a number of planning applications relating to residential development. The land to the immediate south, included within Allocation Ref- 170, is currently subject to a pending planning permission for up 72 number of houses (ref: 20/00434/FULM)

The land to the further south (allocated as Site Ref- 970 in the Emerging Local Plan) has Reserved Matters Approval for 211 dwellings.

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

**RECOMMENDATION: GRANT planning permission subject to conditions**



Existing Residential Area

Application Site

Existing property at Hillcrest

Doncaster Road

Pending Residential Planning Application - 20/00434/FULM

Lings Lane

## **1.0 Reason for Report**

- 1.1 This application is being presented to planning committee because it is a Departure from the adopted Development Plan.

## **2.0 Proposal**

- 2.1 Outline Planning permission is sought for the erection of two dwellings, with all matters reserved.
- 2.2 As all matters are reserved the main consideration of the planning application relates to the principle of residential development of the site. Details such as design, siting, access, landscaping and scale will be determined at Reserved Matters stage.
- 2.3 An indicative site plan has been provided which shows the proposed position of the two detached dwellings.
- 2.4 Each of the two properties are expected to provide 3-4 bedrooms, with at least 2 off-street parking spaces.

## **3.0 Site Description**

- 3.1 The application site is located to the south of Hatfield, and is triangular in shape. The north-western boundary of the site borders Doncaster Road (A18) (which will provide the main vehicular access for the site) and the eastern boundary is bordered by the existing housing along Lings Lane.
- 3.2 The majority of the application site is currently used for agriculture. A small section of the site is currently associated with the existing dwelling at Hillcrest, Lings Lane and is used as private amenity garden space.
- 3.3 The land situated immediately south of the application site is currently subject to a planning application which is pending consideration for up to 72 dwellings. Further to the south, a reserved matters application has been granted for up to 211 dwellings.
- 3.4 The site is surrounded by existing residential development to the north, east and west. The site is adjacent to the Residential Policy Area as defined in the adopted UDP 1998.
- 3.5 The site is in Flood Zone 1 as defined by the Environment Agency's Flood Maps, and is therefore at low risk of flooding.

## **4.0 Relevant Planning History**

- 4.1 All the applications referenced below include history of this site and the adjacent field to the south as one planning unit and which is now subject to a separate planning application - 20/00434/FULM

<b>Application Reference</b>	<b>Proposal</b>	<b>Decision</b>
13/02059/OUTM	Outline application for residential development on approx 2ha of land (Approval being sought for access).	Refused, 06.01.2015 Application refused because it was considered inappropriate development within the countryside, and lacked opportunities in terms of delivering new infrastructure of job creation within the Growth Town settlement of Hatfield and Stainforth
15/00023/REF	Outline application for residential development on approx 2ha of land (Approval being sought for access)	Appeal Withdrawn, 22.5.2015
15/00806/OUTM	Outline application for residential development on approx 2ha of land (Approval being sought for access) (being resubmission of application 13/02059/OUTM, refused on 22/01/2015)	Refused 28.07.2015 Application refused as it was considered inappropriate development in the countryside.

## **5.0 Site Allocation**

5.1 The site is allocated as 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 Paragraphs 59-64 of the NPPF seeks to deliver a sufficient supply of homes and that meets the needs of groups with specific housing requirements and that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing.....).
- 5.7 Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.8 Core Strategy 2011 – 2028**
- 5.9 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).
- 5.10 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:
- 5.11 Policy CS1 relates to the quality of accommodation and development within Doncaster. It makes it clear that development must protect local amenity, as well as being well-designed; fit for purpose and capable of achieving the nationally recognised design standards
- 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 CS10 states that new allocations will be distributed according to the Growth and Regeneration Strategy as set out in Policy CS2.
- 5.14 Policy CS2 defines Stainforth and Hatfield (including Duncroft and Dunsville) as a Potential Growth Town. The policy states that significant housing growth could be sustainably accommodated, where it is supported subject to the co-ordinated delivery of jobs and infrastructure tied to housing renewal and improvements to services.

## **5.15 Saved Unitary Development Plan Policies (Adopted 1998)**

5.16 Policy ENV4 states that within the Countryside normally be permitted for purposes such as:

b) infilling development within settlement washed over the Countryside Policy Area, subject to the limitations included in Policy ENV 9 (*since been deleted*).

It follows on to state that proposed development will be acceptable in principle only where:

- i) It would not prejudice by reasons of its nature, scale, siting or design, the purposes of the countryside policy area and in particular would not lead towards the physical or visual coalescence of settlements
  - ii) It would not create or aggravate highway or amenity problems
  - iii) It is sited, designed and where necessary screened so as to minimise its impact on and wherever possible to enhance the character, landscape and nature conservation value of the local environment.
- 5.17 Policy ENV53 relates to the design of new buildings and states that the scale and appearance of new development must have regard to its wider visual impact. It states development will not normally be permitted if it would have a significant adverse visual impact on: views across open countryside.

## **5.18 Local Plan**

5.19 The Local Plan has been formally submitted for examination on 4th March and an Inspector has been appointed therefore the Local Plan is now under examination. Paragraph 48 of the NPPF states that the LPA may give weight depending on the stage of the Local Plan and 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). When the local plan was published under Regulation 19 in August 2019, all of the policies were identified as carrying 'limited weight' for the purposes of determining planning applications. Taking into account the remaining stages of the local plan process, it is considered the following levels of weight are appropriate between now and adoption dependant on the level of unresolved objections:

- Substantial
- Moderate
- Limited

5.20 The Council has now sent out the notice of examination (regulation 24 stage) and is aiming to adopt the Local Plan by winter 2020. The following policies are considered appropriate in assessing this proposal and consideration has been given to the level of outstanding objections resulting in appropriate weight attributed to each policy:

5.21 Policy 1 reinforces the guidance within the NPPF in that there should be a presumption in favour of sustainable development. This policy is afforded limited weight as there are outstanding unresolved objections.

- 5.22 Policy 3 states that Dunscroft, Dunsville, Hatfield and Stainforth is to deliver 575-1085 homes within the Plan Period.
- 5.23 Policy 43 deals with the need for good urban design. This policy can now be applied with moderate weight.
- 5.24 Policy 45 relates to residential design and states housing will be supported where they respond positively to the context and character of existing areas. This policy can now be afforded with moderate weight.

5.25 **Neighbourhood Plan**

5.26 There is no Neighbourhood Plan for this area.

5.27 **Other Material Planning Considerations**

- Development Requirements and Guidance Supplementary Planning Document (SPD) (2015)
- Residential Backland and Infill Development (2010)
- National Planning Policy Guidance
- South Yorkshire Residential Design Guide (SYRDG)

6.0 **Representations**

- 6.1 This application has been advertised in accordance with The Town and Country Planning (Development Management Procedure (England)) Order 2015 by way of site notice, advertisement in the Doncaster Star and direct neighbour notification letters.
- 6.2 Two representations have been received in response to the application publicity. These are summarised below:
- 6.3 No.8 Lings Lane – Property at this address would incur loss of privacy and loss of light. Proposed properties should be single storey.
- 6.4 Three Chimneys- Proposed development may disrupt the land and cause subsidence. Proposed plot 2 will overlook existing property and garden, loss of privacy. Will cause loss of light.

7.0 **Parish Council**

7.1 The site is in the Hatfield Parish Council area.

8.0 **Relevant Consultations**

- 8.1 **South Yorkshire Archaeology** – No objection, subject to condition for Watching Brief required at Reserved Matters stage.
- 8.2 **Tree Officer** - No objection raised. No conditions until consideration of the Reserved Matters application.

- 8.3 **Highways**– No objection, subject to an informative note regarding provision of a refuse area.
- 8.4 **Ecology**- No objection, informative attached relating to the Reserved Matters application for ecological species to be included.
- 8.5 **Internal Drainage**- No objection, subject to condition for full drainage details to be submitted and agreed.
- 8.6 **Local Plan Housing**- Given the context of the surrounding residential development which is coming forward, the principle of the proposal is acceptable.
- 8.7 **Conservation** - Sufficient distance from Conservation Area and would have no impact on heritage significance.
- 8.8 **Yorkshire Water**- Standing objection from Yorkshire Water, however the issues raised as to be dealt with at Reserved Matters stage. Details of this are discussed in the report.
- 8.9 **National Grid**- No response
- 8.10 **South Yorkshire Police Liaison Officer**- No objection, informative attached
- 8.11 **Doncaster East Internal Drainage Board**- No response
- 8.12 **Parish Council**- No response

## 9.0 **Assessment**

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

- Principle of Development
- Sustainability
- Impact upon Residential Amenity
- Design and Impact upon Character of Area
- Location
- Yorkshire Water
- Archaeology
- Heritage
- Highways

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

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

## Principle of Development

- 9.3 The application site is washed over by Countryside Policy Area (CPA) and as such Doncaster UDP Policy ENV4 states that development will normally be permitted for proposes such as infilling development within settlements washed over by CPA.
- 9.4 When this policy was first adopted, development was subject to the limitations set out in Policy ENV9 but this has since been deleted.
- 9.5 Policy ENV4 states that proposals will only acceptable in principle where: It would not prejudice by reasons of its nature, scale, siting or design, the purposes of the countryside policy area and in particular would not lead towards the physical or visual coalescence of settlements; It would not create or aggravate highway or amenity problems; It is sited, designed and where necessary screened so as to minimise its impact on and wherever possible to enhance the character, landscape and nature conservation value of the local environment.
- 9.6 Policy CS2 identifies Hatfield as a potential growth town in which 'significant housing growth could be sustainably accommodated.... Therefore housing growth will be supported'.
- 9.7 The application site is within the Countryside Policy Area in the current adopted Development Plan, therefore Policy ENV4 is the most relevant and the application is to be considered as a Departure from the development plan. The site is surrounded by residential development, in a 'horseshoe' shape, with open countryside only bordering the site to the south.
- 9.8 The application relates to outline permission with all matters reserved. The detail of any development would be subject to a further application for reserved matters approval, and the design, appearance, layout, access, scale and landscaping would all be considered at that point. Only the principle of the development is for consideration at this stage.
- 9.9 The emerging Local Plan has completed its consultation for the Regulation 24 Publication stage. The Council is aiming to adopt the Local Plan by the end of 2020. Whilst this carries limited weight at this stage, it gives a clear indication of the direction of travel towards future planning policy of the site. The Local Plan proposes that the site continues to be designated as being suitable for housing and is designated as Housing Allocation ref- 170.
- 9.10 Emerging Policy 6 relates to Housing Allocations however this policy can only be afford limited weight due to the number of objections. Despite the representations received there are no proposed changes to the plan allocation. As set out in the consultation response above, the Local Plan Housing Team have also provided support for the principle of residential development on this site given the level of housing development surrounding the site.
- 9.11 There is a current planning application on the land to the immediate south that has not yet been determined, and it would be presumptuous to assume the outcome of that application. However the fact that the site has been designated as a 'potential' housing site within the Emerging Local Plan, the application proposal is considered to be a suitable infill site.

- 9.12 The application site is well connected to existing residential development and is surrounded by Residential Policy Area to the north, east and west.
- 9.13 Taking the above considerations into account; on balance it is considered that the site is capable of forming a sustainable residential development when assessed against UDP and Core Strategy policy. The proposal is therefore acceptable in principle, subject to other policy considerations.

### Sustainability

- 9.14 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.
- 9.15 There are three strands to sustainability, social, environmental and economic. Paragraph 10 of the NPPF states that in order that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

### 9.16 **SOCIAL SUSTAINABILITY**

#### 9.17 Impact Upon Residential Amenity

- 9.18 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'.
- 9.19 Page 27 of the adopted Doncaster Council Development Guidance and Requirements SPD (2015) states: *'In order to protect the living conditions and well-being of future occupants, applications for residential development must demonstrate how the proposed accommodation is functionally fit for purpose and has been designed to meet the specific needs of the occupants. It should demonstrate how the accommodation is large enough to provide sufficient space for privacy, socialising, studying, cooking, dining, sleeping, washing and storage of household goods and belongings.'*
- 9.20 As this application is an outline permission with all matters reserved, the details of the proposed layout and siting of dwellings will be considered at reserved matters stage. The indicative plan provided demonstrates that the site can comfortably accommodate 2 units. The application must determine if the proposed number of units on the site are acceptable without harmfully impacting residential amenity or the surrounding area.
- 9.21 Two neighbour representations have been received from occupiers of properties to the east of the site. Both of the representations relate to residential amenity and in particular the loss of privacy, due to the change in height of ground levels.

- 9.22 The application proposal has been amended to satisfy these issues. As shown on the amended site plan, the indicative position of Plot 1 is approximately 22m from the nearest elevation of the closest property (No. 8 Lings Lane). Similarly, Plot 2 is over 24m from the nearest existing property at Hillcrest and over 26m from Three Chimneys. Distances over 21m are not considered to cause harmful overlooking or overshadowing.
- 9.23 The application site utilises a section of the existing rear garden of the property at Hillcrest. However this property will retain a generous wrap-around garden, extending over 500sqm. The application proposal is not considered to result in the property at Hillcrest being harmfully impacted.
- 9.24 The indicative layout also shows a detached garage and off-street parking for 5 cars. Car parking provision will be fully considered at Reserved Matters stage. The site is to be accessed off Doncaster Road. Plot 1 will face the highway, while Plot 2 will face the field to the south.
- 9.25 Although planning permission to the south is still pending consideration, it is important that the proposal at the application site takes this into consideration. The indicative site plan related to the planning ref: 20/00434/FULM shows that the proposed plots most likely to be affected by this application are Plots 1, 4 and 5.
- 9.26 Proposed Plot 1 site elevation will border to the application site to the south. The house type drawings for this plot shows only one small window which serves the landing will overlook the application site. This is not considered harmful.
- 9.27 The house types at Plot 4 and 5 on the land to the south are 2.5 storey townhouses. The rear gardens of these plots border the application site, within close proximity of proposed Plot 2. Both the proposed dwellings on the land to the south are to be positioned at least 10m from the shared boundary. There are no windows proposed on the rear elevation on the second floor level. However, the finalised siting of Plot 2 (as to be determined at RM stage) would need to ensure that is a sufficient separation distance between any main habitable rooms at proposed Plots 4 and 5 on the land to the south. The indicative site plan provided indicates that this can be achieved.
- 9.28 Whilst the exact position/siting of the proposed dwellings may differ at the Reserved Matters stage, the indicative layout would indicate that the site can suitably accommodate 2 dwellings of this scale, without harmfully impacting the residential amenity of the neighbouring properties. Therefore the application is in accordance with Policy CS1 and CS14 and therefore carries significant weight.
- 9.29 Location
- 9.30 The application site is located in a sustainable location. Hatfield, including Duncroft and Dunsville has been designated as a Growth Town in the adopted Core Strategy.
- 9.31 The application site is located off Doncaster Road (A18) which is a major route, linking Doncaster Town Centre to the M18. This route is served by a number of bus services.

- 9.32 The site is within walking distance of the residential area of Hatfield, which provides a variety of local services and amenities, including schools, shops and health centre.
- 9.33 The application site is therefore well connected and is considered to be a sustainable location.

### **9.34 Conclusion on Social Impacts.**

- 9.35 Paragraph 8 of the NPPF (2019) indicates, amongst other things, that the planning system needs to support strong, vibrant and healthy communities, by ensuring well-designed and safe built environments, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
- 9.36 In conclusion the application site is large enough to accommodate two detached dwellings without harmfully impacting the amenity of future occupiers or any neighbouring residents. The site is considered to be able to provide a high quality of accommodation in accordance with Policy CS1.
- 9.37 It is considered that the proposal would not adversely affect neighbouring residential properties through excessive overlooking or loss of privacy. Although two representations have been received, the layout has been amended to address this issues and therefore the amenity of neighbouring land uses is protected by the proposal. The application site is in a sustainable location which is well connected. Thus the proposal weighs positively in terms of the internal space and carries significant weight.

### **9.38 ENVIRONMENTAL SUSTAINABILITY**

#### 9.39 Design and Impact Upon Character of Area

- 9.40 The site lies outside of the defined settlement boundary and is therefore in the Countryside Policy Area in the adopted UDP. However, the application site is surrounded by existing residential development to the north, east and west. The surrounding housing styles vary and there is no uniformed character features. The dwellings opposite the application site on Doncaster Road, are set back and screened from the highway, and therefore do not necessarily feel related or impacted from the proposed development.
- 9.41 The closest development to the application site, and likely to be the most comparable, is the residential development along Lings Lane. This street primarily consists of detached dwellings from a mixture of eras. A number of infill residential developments have been completed along the street in recent years.
- 9.42 The design, scale and materials of the proposed dwellings will be dealt with at Reserved Matters stage. However, the principle of residential dwellings on the site has been established as part of the Emerging Local Plan allocation. The application relates to two detached dwellings which is in-keeping with the existing development along Lings Lane and is therefore considered suitable.

9.43 Drainage

9.44 Part of the application site has been sterilised from development due to the position of an existing water main which runs across the site.

9.45 The existing water main runs almost parallel with Doncaster Road, running in a north- south direction. It crosses the application site to the west of the proposed dwellings, towards the site entrance.

9.46 The application proposal currently has a standing objection from Yorkshire Water. The proposed site plan shows the indicative position of the water main, as detailed on Yorkshire Water's Statutory Records. The site has not been surveyed in order to determine the exact position of the water main as part of the outline application surveys.

9.47 Yorkshire Water have raised an objection in their consultation response stating '*the recorded position of Yorkshire's Water apparatus on our plans is indicative only and the exact position and depth of the water main can only be determined by excavation... No development shall take place within 5 metres of the centre-line of the water main*'.

9.48 The Yorkshire Water objection requests that the site is to be excavated and the pipe is to be surveyed in order to distinguish the water main's exact locality before any application is to be determined.

9.49 However the siting and exact position of the proposed dwellings are not to be determined as part of this application. The agent has provided an indicative site plan which accounts for a 5m easement/stand-off area from on both sides of the water main, as requested by Yorkshire Water.

9.50 The position of the water main, as shown the proposed site plan, is also reinforced by the proposed site layout for the land to the south, which has also included a stand-off area and follows the same direction as shown on the statutory record. It is understood that when writing this report Yorkshire Water have not provided comments for the application to the south, however the developer has accounted for the water main as per the statutory records.

9.51 Prior to a Reserved Matters application the developer must undertake the relevant site surveys so that the precise position of the water main can be plotted on the site plan, and any site specific stand-off distances can be included to ensure that the pipe is protected both during and following construction.

9.52 However, given that this application relates to an outline permission with all matters reserved, including siting, the Case Officer does not consider it to be appropriate for such excavation works to be compulsory at this stage. The indicative site plan has included a 5m easement strip on either side of the water main, which is considered acceptable. Even when including the 5m stand-off area, the site can still comfortably provide 2 dwellings with generous private garden space.

9.53 As the application is based on the principle of the development only, the Yorkshire Water comments are not considered to constitute as a reason for refusal.

#### 9.54 Archaeology

- 9.55 Policy ENV 38 seeks to protect sites with archaeological importance. An archaeology report has been provided following the request made by the Conservation Officer. This report was then reviewed by the South Yorkshire Archaeology Service (SYAS). The report concluded that the magnetometer survey had not recorded any magnetic responses that could be interpreted as being of archaeological interest. Three uncertain anomalies were detected in the data but these are more likely to be due to modern or agricultural processes. The location of the service pipe has also been marked.
- 9.56 A condition has been proposed by the SYAS. This is not considered to be detrimental to the principle of the proposed development. The proposal is therefore considered to meet with Policy ENV 38 of the Doncaster Unitary Development Plan.

#### 9.57 Heritage

- 9.58 The Conservation Officer has reviewed the application proposals but concluded that the application site is too far from the nearest Conservation Area (Hatfield – Manor Road) to have any impact. There are therefore no impact upon heritage assets.

#### 9.59 Highways

- 9.60 The submitted site plan shows dedicated off-street car parking for 5 vehicles. As referred to above, highways and access details are to be assessed at Reserved Matters stage and car parking provision will be assessed at a later stage.

#### 9.61 Contaminated Land

- 9.62 Core Strategy Policy CS 18 (B) states that where there are any risks to ground conditions arising from contamination or previous land uses are identified, proposals will need to incorporate measures to prevent, control and mitigate any ground instability.
- 9.63 The Contaminated Land team have been consulted on the application and have identified that historic maps show the application site is located on previous works, so there is a strong possibility that contaminants may remain on the site. As the development is for a sensitive end use, an appropriate contaminated land risk assessment should be carried out, therefore a number of conditions are included requiring a Phase 1 desktop study and site walkover and a Phase 2 site investigation to be carried out.
- 9.64 The proposal is therefore considered to meet with policy CS 18 of the Doncaster Council Core Strategy.

#### 9.65 Ecology

- 9.66 The LPA's ecologist has reviewed the planning application. Whilst it was acknowledged that there would be a small loss of agricultural land there is no objection to the proposed development. Ecological features such as native species hedging should be implemented at Reserved Matters stage. An informative has been included to address this.

## **9.67 Conclusion on Environmental Issues**

- 9.68 Paragraph 8 (c) of the NPPF (2019) indicates, amongst other things, that the planning system needs to contribute to protecting and enhancing the natural built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 9.69 The application proposal is not considered to harmfully impact the environment or the countryside. The site is a small extension to the existing built-up area which wraps around the boundary of the site, and therefore would not intrude or encroach upon the open countryside beyond the edge of Hatfield.
- 9.70 The application is not in a Conservation Area, thus there is no impact upon any Heritage assets. The application site is located in a sustainable location, which is well connected and has good links to public transport and local amenities. The proposal does not detrimentally affect the surrounding environment. This weights moderately in favour of the application.

## **9.71 ECONOMIC SUSTAINABILITY**

- 9.72 It is anticipated that there would be some short term economic benefit to the development of the site through employment of construction workers and tradesman connected with the build of the project.
- 9.73 On the wider level, the provision of two dwellings will make a limited contribution to housing supply and local spending.

## **9.74 Conclusion on Economy Issues**

- 9.75 Paragraph 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.
- 9.76 Whilst the economic benefit of the proposal is of limited benefit, it does not harm the wider economy of the Borough and for the reason weighs in favour of the development.

## **10.0 PLANNING BALANCE & CONCLUSION**

- 10.1 In accordance with Paragraph 11 of the NPPF (2019) the proposal is considered in the context of the presumption in favour of sustainable development. 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 adopted development plan and adopted policies and there are no material considerations which indicate the application should be refused.

## 11.0 RECOMMENDATION

### 11.1 GRANT planning permission subject to conditions:

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

#### REASON

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

02. In the case of the reserved matters, an application for approval must be made not later than the expiration of three years beginning with the date of this permission.

#### REASON

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

03. Approval of the details of the access, layout, scale, appearance and landscaping of the site (hereinafter referred to as reserved matters) shall be obtained from the local planning authority before the commencement of any works.

#### REASON

To enable the local planning authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

04. Part A (pre-commencement)- No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:

- o The programme and method of site investigation and recording.
- o The requirement to seek preservation in situ of identified features of importance.

- o The programme for post-investigation assessment.
- o The provision to be made for analysis and reporting.
- o The provision to be made for publication and dissemination of the results.
- o The provision to be made for deposition of the archive created.
- o Nomination of a competent person/persons or organisation to undertake the works.
- o The timetable for completion of all site investigation and post-investigation works.

Part B (pre-occupation/use)- Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

#### REASON

To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

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

06. 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.

07. Should any unexpected significant contamination be encountered during development, all associated works shall cease and the Local Planning Authority (LPA) be notified in writing immediately. A Phase 3 remediation and Phase 4 verification report shall be submitted to the LPA for approval. The associated works shall not re-commence until the reports have been approved by the LPA.

#### REASON

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

08. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filing and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and be approved in writing by the LPA prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.

#### REASON

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

#### INFORMATIVE

01. Surface water drainage plans should include the following:

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

#### INFORMATIVE

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

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

#### INFORMATIVE

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

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

- Details of a sedimentation chamber (silt trap) upstream of the inlet should be included.

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

#### INFORMATIVE

04. The proposed development is within a groundwater source protection zone (SPZ)

Where the development lies within SPZ 1 or 2, the applicant is advised to consult with the Environment Agency to ensure that pollution risk to aquifers is minimised. All necessary precautions should be taken to avoid any contamination of the ground and thus groundwater. Guiding principles on the protection of groundwater are set out in Environment Agency document GP3.

#### INFORMATIVE

05. A refuse collection area at the end of the private drive to enable efficient road side collection is required.

#### INFORMATIVE

06. Reserved Matters application should include ecological features, such as additional native species hedging to form the hedge.

#### INFORMATIVE

07. The Police Designing out crime officer suggests that the windows and doors fitted to the properties all comply with Police Approved Specifications. Details of which can be found on the Secured by Design website at <https://www.securedbydesign.com/>

**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**

