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Application Number:	19/02626/FULM
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Application Type:	Planning FULL Major
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Proposal Description:	Erection of 156 dwellings & associated infrastructure & landscaping proposals (amended plans)
At:	Plot 6, Lakeside Boulevard, Lakeside, Doncaster, DN4 5PL

For:	Mr David Lynch - Keepmoat Homes
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Third Party Reps:	36 representations in opposition	Parish:	N/A
		Ward:	Town

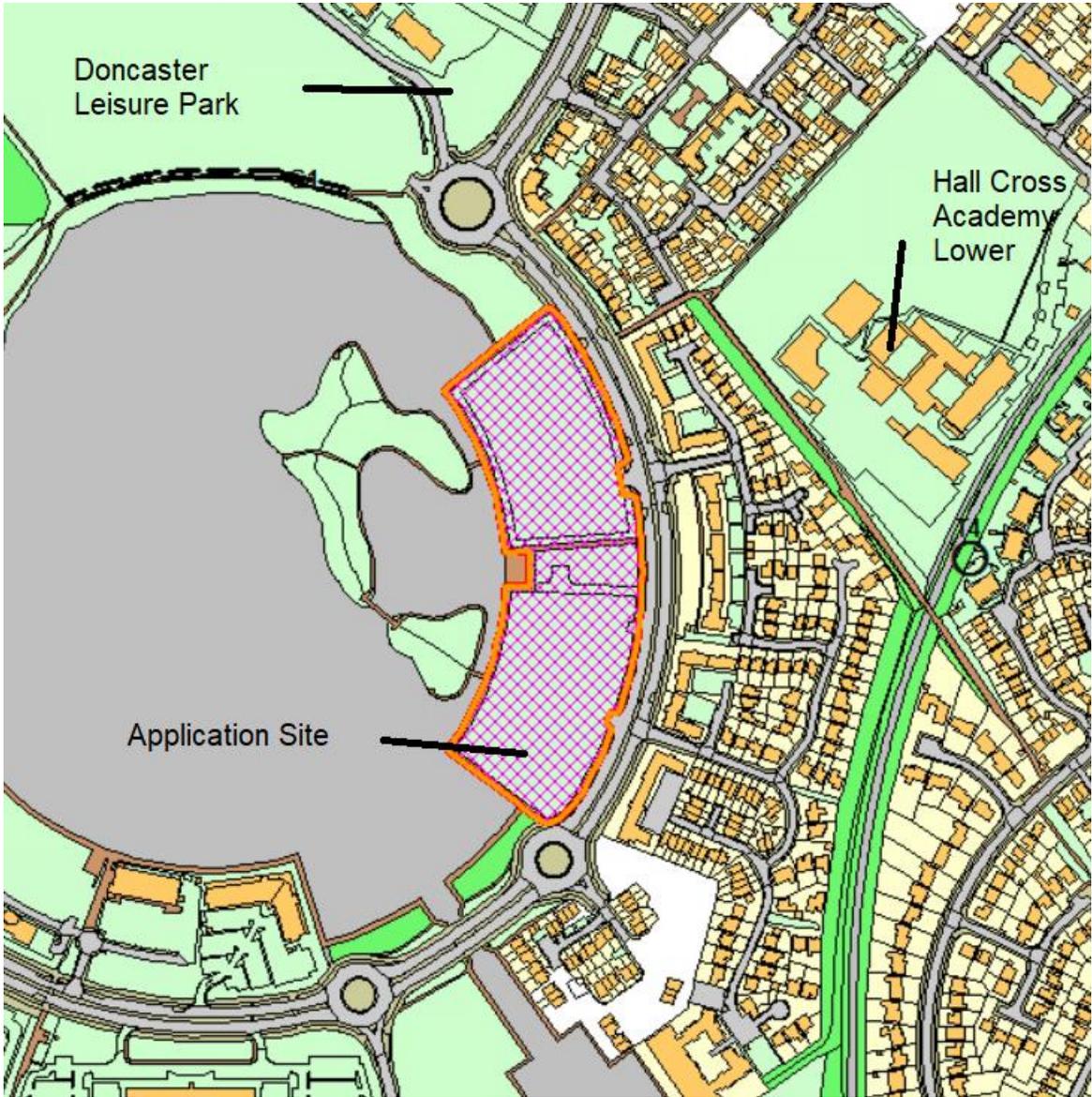
Author of Report:	Dave Richards
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SUMMARY

The proposal is considered to be acceptable in policy terms given the planning history of a previous housing consent and in its amended form 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. The development would not cause undue harm to neighbouring properties, the highway network or the wider character of the area. The unavoidable consequences of developing the site in terms of environmental impact will be mitigated. The scheme will deliver housing supply for the Borough and is an allocated housing site in the Draft Local Plan.

RECOMMENDATION: Grant planning permission subject to a Section 106 Agreement



1.0 Reason for Report

- 1.1 This application is being presented to Members for decision in line with the Council's Agreed Scheme of Delegation, as the proposal is a major development on land currently owned by the Council and also due to the number of representations received.

2.0 Proposal & background

- 2.1 The proposal involves the erection of 156 dwellings comprising terraced, semi-detached, detached and apartments along with associated works including a substation station, highway infrastructure and open space. The application site is known as Plot 6 Lakeside and has been advertised for sale by the Council.
- 2.2 The site is located on the west side of Lakeside Boulevard, between roundabout junctions forming the 'ring road' around the lake. The site is sandwiched between the lake on the west side and existing residential development to the east, with Doncaster Leisure Park to the north and mixed use leisure and residential development to the south.
- 2.3 The layout of the development is in the form of a number of cul-de-sacs taken from two main access points in to the site. The layout and mixture of properties takes the opportunity to make use of the views across the lake with a number of difference types of property enjoying with views in key positions. The scale and density of the development is in keeping with the surrounding environment.
- 2.4 The properties are to be constructed in an interesting mix of materials consisting of contrasting bricks with a darker brick feature and grey flat roof tiles. Fencing is to be vertically close boarded providing privacy, with walling to side boundaries adjacent the public realm giving a contemporary feel to the development. The highway is to be part tarmac with the use of block paved routes for driveways, footpaths and patios in gardens.
- 2.5 The application is accompanied by various plans and supporting documents including:
- Design and Access Statement and Planning Statement
 - Transport Statement
 - Flood Risk Assessment and Drainage Details
 - Air Quality Assessment
 - Site Investigation
 - Ecology Reports
 - Tree Survey
 - Site and Location plans
 - Proposed Elevations
 - Proposed Floor Plans
 - Streetscenes
 - Landscape Details

2.6 The site has developed naturally and is covered in surface vegetation. The site's only public use is that for access along lakeside or utilising the central area as open space which is proposed to be largely retained for this purpose.

3.0 Relevant Planning History

3.1 There is no relevant planning history for the site in recent years. In 2006, planning permission was granted under reference 06/02537/FULA for the 'erection of 308 apartments in 4 complexes, each varying in height between 2 and 4 storeys with limited 5 storey elements, with associated public open space, landscaped areas and car parking, together with a building for Class A3 use'. This permission was not implemented due to the ensuing financial downturn.

4.0 Site Allocation

4.1 The site is located within an area defined in the UDP as a Mixed Use Regeneration Project Area for the Doncaster Leisure Park and Doncaster Carr Area. Housing is specified as an appropriate use along with various other leisure, recreation, tourism and employment uses.

4.2 The site has been allocated as a Housing Site for development in the forthcoming Local Plan.

National Planning Policy Framework (NPPF) (2019)

4.3 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 NPPF is a material consideration in planning decisions and the relevant sections are outlined below:

4.4 Paragraphs 7 – 11 establish that all decisions should be based on the principles of a presumption in favour of sustainable development.

4.5 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).

4.6 Paragraph 59 states the Government's objective is to significantly boost the supply of homes, including providing sufficient land where it is needed and that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

4.7 Paragraphs 91 – 93 state that planning decisions should aim to achieve healthy, inclusive and safe places which, amongst other things, promote street layouts which enhance connectivity, are safe and accessible and support healthy lifestyles.

- 4.8 Paragraph 109 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or if the residual cumulative impacts on the road network would be severe.
- 4.9 Paragraph 118 states that give substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land. Planning decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.
- 4.10 Paragraph 127 states that planning policies and decisions should ensure that development will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. This includes establishing a strong sense of place which is sympathetic to local character and which optimises the potential of the site to accommodate and sustain an appropriate amount and mix of development.
- 4.11 Paragraph 130 recognises that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 4.12 Paragraph 155 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- 4.13 Paragraph 180 recognises that decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

Doncaster Core Strategy (2012)

- 4.14 Policy CS1 states that as a means of securing and improving economic prosperity, enhancing the quality of place and the quality of life in Doncaster, proposals will be supported that contribute to the Core Strategy objectives and which in particular provide opportunities for people to get jobs and protect local amenity and are well designed.
- 4.15 Policy CS2 identifies Lakeside as being part of the Main Urban Area and states, together with other settlements, this area will be the 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.
- 4.16 Policy CS10 sets out the phasing of housing for the period of the plan. Existing housing allocations can be built from 2011 onwards, except where flood risk or other delivery issues cannot be resolved.

- 4.17 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.
- 4.18 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. Policy CS14 also seeks to achieve ease of pedestrian movement, the protection of public safety and securing a functional highway network.
- 4.19 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.
- 4.20 Policy CS17 of the Core Strategy states that proposals will be supported which have regard to local standards and opportunities, and help to address deficiencies, by making an appropriate contribution to sport, recreation and related community uses by providing suitable and appropriate, on-site (or an equivalent contribution towards off-site contribution).

Saved Unitary Development Plan (UDP) (1998)

- 4.21 Policy RP2 will promote the co-ordinated, large-scale development of Doncaster Carr and Leisure Park defined on the proposals map.
- 4.22 Policy PH11 states within residential policy areas development for housing will normally be permitted except where, amongst other things, the development would be at a density or of a form which would be detrimental to the character of the surrounding area or the effect of the development on the amenities of occupiers of nearby properties would be unacceptable.
- 4.23 Policy ENV59 will attach considerable importance to the need to protect existing trees, hedgerows, wetland habitats, watercourses and other natural landscape features and will require that new developments do not cause unnecessary loss of trees, nor imperil trees by building works.
- 4.24 Policy RL4 states that new developments will require the provision of local public open space, principally of benefit to the development itself, within new residential developments in accordance with agreed standards.

Emerging Local Plan (Published 2019)

- 4.25 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

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:

- 4.26 Policy 1 reinforces the guidance within the NPPF in that there should be a presumption in favour of sustainable development. Limited weight.
- 4.27 Policy 2 identifies the area as a Main Town. These areas will be the focus for substantial housing growth. Limited weight.
- 4.28 Policy 3 identifies that Main Town areas should receive around 40% of the Borough's total housing allocation. Limited weight.
- 4.29 Policy 8 sets out the requirements for the range of housing including the need for affordable housing. Limited weight.
- 4.30 Policy 14 seeks to promote sustainable transport within new developments. Limited weight.
- 4.31 Policy 17 seeks to consider the needs of cyclists within new developments. Moderate weight.
- 4.32 Policy 18 seeks to consider the needs of pedestrians within new developments. Moderate weight.
- 4.33 Policy 27 relates to the protection and enhancement of green infrastructure. Limited weight.
- 4.34 Policy 28 concerns the protection of open space and non designated open space. Limited weight.
- 4.35 Policy 29 deals with open space provision in new developments. Limited weight.
- 4.36 Policy 30 concerns the suitable protection of ecological networks. Limited weight.
- 4.37 Policy 31 deals with the need to value biodiversity. Limited weight.
- 4.38 Policy 33 states that the design process should consider woodlands, trees and hedgerows. Substantial weight.
- 4.39 Policy 40 deals with understanding and recording the historic environment. Moderate weight.

- 4.40 Policy 43 deals with the need for good urban design. Moderate weight.
- 4.41 Policy 46 deals with housing design standards and at criterion a) makes reference to ensuring all new housing should meet the Nationally Described Space Standards. Limited weight.
- 4.42 Policy 49 concerns the landscaping of new developments. Limited weight.
- 4.43 Policies 55 and 56 deals with pollution and on site contamination. Limited weight.
- 4.44 Policy 57 requires the need for satisfactory drainage including the use of SuDS. Moderate weight.
- 4.45 Policy 58 deals with the need to consider flooding. Limited weight.
- 4.46 Policy 66 deals with developer contributions. Moderate weight.

Other material planning considerations

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

Development Guidance and Requirements SPD (July 2015)

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

South Yorkshire Residential Design Guide SPD (2011)

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

Development and Flood Risk SPD (October 2010)

- 4.50 The Development and Flood Risk SPD has been produced to set out the Council's approach to managing flood risk and sets out the requirements for a sequential assessment.

- 4.51 Other Council initiatives include:

- The Doncaster Green Infrastructure Strategy 2014 - 2028
- Doncaster's Economic Growth Plan 2013-18
- Doncaster's Borough Strategy 2014
- Doncaster Health and Wellbeing Strategy 2016- 2021
- Doncaster Growing Together

- 4.52 The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A

written ministerial statement states that local planning authorities should take it into account when taking decisions.

5.0 Representations

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

5.2 36 representations have been received in opposition to the application. This incorporates initial objections to the submitted proposals and the application being re-advertised following a design review. The comments can be summarised as follows:

- Increase in traffic generation
- Location of substation
- High density of housing
- Lack of visitor parking
- Loss of wildlife habitat
- Increase in pressure on local services
- Noise and air pollution
- Development is too high in scale
- More litter
- Lack of green space
- Overlooking
- Noise from construction traffic
- Loss of trees
- Highway safety
- Speed of traffic on Lakeside Boulevard
- Comments on visitor behaviour around the lake

5.3 A number of residents have raised the potential loss of views over the lake as a consideration. Whilst visual amenity is taken into account, the right to a view is not protected in the planning system. Furthermore, some residents have expressed concern over the potential impact to property prices if the development was constructed. Given there are many factors which can affect property prices, this also cannot be a material planning consideration.

6.0 Relevant Consultations

6.1 **The Ecology Officer** has raised no objections in relation to the potential to impact on any significant wildlife habitats on site. The proposal does, however, result in a deficit in biodiversity and requests that a mitigation scheme proposed via a project from an environmental bank or via a commuted sum which would be put towards an offsite habitat creation / restoration project aiming to deliver the required units. This would be secured via a section 106 agreement.

6.2 **The Tree Officer** has noted pockets of B category trees would be removed to make way for the development however, this is an acceptable compromise in light of the design changes which retain the best key frontages to the site. A proportionate replacement strategy would involve the planting of 85 trees as a replacement, together with a target of 156 trees (one per dwelling). Given the constraints of

development, this is likely to be hard to achieve on site. It is suggested that a commuted sum for off site planting is agreed via a legal agreement. Suitable measures of tree protection and a method statement have been agreed.

- 6.3 **The Design Officer** – believes the revised scheme is much improved over previous iterations and there are some nice features, spaces and details which will raise the bar. Further details are required to fine tune the development and are to be reserved by condition.
- 6.4 **The Open Space Officer** agrees the central space is the only effective area for public open space and a commuted sum is proposed via a Section 106 to top up the deficiency. With regards to the design of the play space, the general presumption is that it provides a good outlook to the lake and can be used for picnics, informal meetings, etc. Banking the grassed area to create a platform is an interesting idea but efforts should be made to maintain openness and views of the lakeside along with the incorporation of any such imaginative play pieces. Overall, the Officer is pleased to see something a bit more unique and adventurous and the idea is entirely commendable, however further design points are made and the final layout of the open space area is to be reserved by condition.
- 6.5 **Transportation** have no objections following additional amendments/additional information being supplied and that the development is carried out in accordance with the contents of the approved Transport Assessment and Travel Plan.
- 6.6 **Strategic Housing Officer** says as this is a Council owned site, the development which takes place has to be of the highest standard that conforms to the Council's own design policy and guidance as well as meeting all Planning Policy and S106 requirements. The latest layout plan provides 16 x 2 bed apartments, 4 x 2 bed houses and 21 Richmond houses, which are a mixture of 3 and 4 beds. As some of these will be agreed as Shared Ownership units with a Housing Association, we would request that there is not many 4 beds offered up as rented as the demand for 4 beds is low compared to 2 and 3 bed properties. This can be resolved via negotiation.
- 6.7 **Planning Policy Officer** states this site is proposed as a housing allocation (Site 262) in the emerging Local Plan. It is a brownfield site which has been reclaimed for development as part of a long-standing, and largely completed, successful regeneration area.

The site is acceptable in principle for the proposed use subject to meeting other policy requirements of the development plan, including the need to provide affordable housing.

- 6.8 **Highways Development Control** have raised no objections. Conditions imposed.
- 6.9 **The Public Rights of Way Officer** has raised no objections.
- 6.10 **The Waste and Recycling Officer** has raised no objections.
- 6.11 **Environmental Health** have raised no objections subject to conditions.
- 6.12 **The Air Quality Officer** have raised no objections.
- 6.13 **The Contaminated Land Officer** have raised no objections subject to conditions.

- 6.14 **The Environment Agency** have no objections.
- 6.15 **Yorkshire Water** have raised no objections subject to conditions.
- 6.16 **The Drainage Officer** has advised that insufficient information has been provided. No response to further consultation.
- 8.17 **South Yorkshire Police Architectural Liaison Officer** states following amended plans, I have no further observations.
- 6.18 **Public Health** requested additional information and the applicant has responded with a Health Impact Assessment which sets out the merits of the proposal. The applicant has responded to further comment on the siting of affordable units, modal transport and green space.
- 6.19 **South Yorkshire Archaeology Service** have no objections.
- 6.20 **Yorkshire Wildlife Trust** have great concerns over the appropriateness of this proposal due to the presence of notable habitats, proximity to designated sites, loss of greenspace and ecological connectivity and potential impacts on protected species. Therefore, a sensitive landscape plan, advised by the biodiversity metric, and a sensitive lighting scheme, advised by transect surveys, would be required at a minimum prior to determination of the proposals.

7.0 Assessment

7.1 The principle issues for consideration under this application are as follows:

- Principle of development;
- Impact on the area as open space
- Ecology
- Trees and Landscaping
- Impact on the character and appearance of the area
- Impact on residential amenity
- Highway safety and traffic
- Flooding
- Archaeology
- Viability and S106 obligations
- Overall planning balance

7.2 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

- 7.3 The site is defined as a Mixed Use Regeneration Project area in the current adopted UDP. Housing is specified as an appropriate use along with various other leisure, recreation, tourism and employment uses. The site is also proposed as a Housing Site in the Local Plan which is currently going through the Examination in Public process. As such the proposal for housing on this site is acceptable in principle.
- 7.4 The Core Strategy May identifies that housing allocations will be phased as set out within Policy CS10. The plan requires that a five-year supply of deliverable housing land is to be maintained at all times. This proposal would directly contribute towards maintained a deliverable supply of housing.
- 7.5 The site is well related and close to other services with a wide range of facilities being within a reasonable walking distance to the site, such as local amenities at the leisure park, local schools, community buildings, public houses, restaurants and access to green spaces. The site is close to public transport. Frequent bus services are available on Lakeside Boulevard to provide regular access to the town centre and the train station.
- 7.6 The site will contribute towards the Council's housing requirement and will enhance a prominent site that has been left derelict for some years. The site is open to view on a main road into the town and its current derelict appearance does nothing to enhance the image of the town. The proposal is therefore acceptable in principle and considerable weight should be given towards its location within a housing policy area.

Sustainability

- 7.7 The NPPF 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
- 7.8 There are three strands to sustainability and these are 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 NPPF is a presumption in favour of sustainable development.

SOCIAL SUSTAINABILITY

Design

- 7.9 Policies CS1 and CS14 of the Core Strategy look at design components including the density and form of development to ensure it is functional as a place to live comfortably and with good standards of amenity. Further guidance is set out in the Doncaster Developer Requirements and Guidance and the South Yorkshire Residential Design Guide. A masterplan brief was prepared by the Council with the sale of the land and the applicant also sought pre-application advice.
- 7.10 Concerns were raised with the initial plans for the development, which although outwardly appeared acceptable, had a messy and car dominated internal layout. The

quality of the public realm required improvement and other concerns were raised including the siting of affordable housing, the proximity to trees worthy of retention, security issues and other design requirements under Policy CS14. These concerns were reflected in the advice of the Design Officer and were also picked up in representations by the general public and the Doncaster Civic Trust.

- 7.11 A design review with the Council and subsequent changes in house type provision by the applicant has resulted in a revised proposal which is considered to be an improved infill scheme. The scheme generally meets the Council's existing and emerging standards in terms of garden space, and parking standards and the Design Officer believes the layout is well-balanced with an attractive public realm and streetscapes. The proposals have been redesigned to take into account feedback with respect to hard and soft landscaping, alterations to elevation treatment, tree retention on Lakeside Boulevard, natural surveillance and social connectivity.
- 7.12 The outcome of these changes result in the support of the Design Officer who has been influential in the improved design of the layout overall and specifically the internal arrangement to create attractive infill courtyard areas which have good levels of connectivity and natural surveillance. The frontage both to the lake and Lakeside Boulevard provides a strong presence and will be key elevations in the street scene.
- 7.13 The applicant is keen to agree to high quality materials for these properties as this is considered a landmark site for the company. Various conditions with regards to the materials and external treatment of the buildings are recommended should planning permission be granted.
- 7.14 A landscape strategy has also been provided with the application which includes details hard and soft landscaping and boundary treatments. Further minor details regarding other surface treatments and planting will be reserved by condition.
- 7.15 It is noted that the siting of the sub-station is less than ideal but it has been repositioned in a manner which less obstructive. The final appearance will be reserved by condition.
- 7.16 During the course of the application, the design layout of the proposed open space was open to some negotiation. In general terms, it is the Council's aim to retain openness and views to the lake within this space whilst still allowing play equipment to be installed and to offer a range of functions and activities for all ages. The proposed layout is now considered to be acceptable in principle and a condition will require a detailed layout to be provided and agreed.
- 7.17 The proposal is considered to comply with Policies CS1 and CS14 of the Core Strategy in that it will deliver a development that complements the existing character, is attractive works functionally, is robustly designed and will make a positive contribution to the area. Some elements are subject to final detailed design reserved by condition.

Local amenity

- 7.18 Policies CS1 and CS14 of the Core Strategy states that proposals will be supported which contribute towards quality of life, in particular protecting local amenity and being well-designed, attractive and capable of achieving nationally recognised environmental, anti-crime and design standards.

- 7.19 The Council's Environmental Health Officer has been consulted and offers no objections but notes that suitable controls should be placed on noise insulation of the new properties and that existing properties should be protected from unreasonable levels of disruption during the construction phase. Suitably worded conditions have been imposed.
- 7.20 In terms of impact to adjacent land uses, the implications for traffic generation and noise are discussed elsewhere in the report. With regard to protecting residential amenity, the nature of the site means that existing residential neighbours are sufficiently distanced with respect to protection from any additional overshadowing, loss of privacy or visual amenity. The proposed dwellings enjoy decent standards of plot, internal standards, garden size, access and car parking provision.
- 7.21 The application is considered to provide suitable living conditions in compliance with Policies CS1 and CS14 of the Core Strategy which seek a good standard of amenity for all existing and future occupants of buildings. The compliance with these policies attracts neutral weight in the overall planning balance.

Provision of affordable homes

- 7.22 Policy CS12 of the Core Strategy requires that developments of 15 or more dwellings will normally include affordable housing on-site equal to 26% of the total development. 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 application complies Policy CS12 in that it includes 41 affordable units. The agreed plot numbers, mix and tenure, along with suitable trigger points, will be secured as part of a Section 106 agreement. Compliance with Policy CS12 attracts neutral weight.

Open Space

- 7.23 Policy CS17 of the Core Strategy states that proposals will be supported which have regard to local standards and opportunities, and help to address deficiencies, by making an appropriate contribution to sport, recreation and related community uses by providing suitable and appropriate, on-site (or an equivalent contribution towards off-site contribution). Policy RL4 of the UDP requires 10-15% of the total site area of larger developments to be laid out as public open space, except where the Council requires a commuted sum to enhance an existing area of open space in the vicinity of the site.
- 7.24 The applicant had hoped that multiple areas of land could be used as open space but realistically only the central undeveloped area remains viable. This equates to approximately 7.5% of the site being available for open space. Therefore, the developer has agreed to provide a commuted sum of £346,575 to 'top up' the remaining policy requirement in addition to providing the central area as formal open space. The commuted sum would then be used to fund equipment required to create or upgrade existing play area space to benefit the development and others in the area. This will be delivered through a Section 106 Agreement as detailed in the Heads of Terms at the end of the report.
- 7.25 Subject to this agreement, the application will comply with Policy CS17 and Policy RL4 in respect of delivering acceptable on site and off site provision of open space.

Local services

- 7.26 Policy CS1 of the Core Strategy attaches importance on providing opportunity for protecting and enhancing local provision of amenities and services. Concerns have been raised by local residents of the impact of the development on local services.
- 7.27 The Council's Education Officer has advised that the development will have an impact on school places. The local schools within this catchment area that will be affected by the development are Bessacarr Primary and Hall Cross Academy. Taking into account the development, an additional 31 places would be required at Bessacarr Primary and 22 places Hall Cross Academy too ensure the schools have capacity in the future. A total contribution of £778,967.00 is to be secured via a Section 106 agreement to comply with Policy CS1.
- 7.28 Turning to other local infrastructure, issues have been highlighted with regard to pressure on local services such as water, telecoms, broadband, schools and doctor's surgery places. However, no objections have been raised by the Water Authority nor have any of the other utilities providers objected. The impact on school places is addressed above and there is insufficient evidence to suggest that capacity would be reached at any nearby medical facility.
- 7.29 The proposal would therefore have an acceptable impact on local infrastructure in accordance with Policy CS1.

ENVIRONMENTAL SUSTAINABILITY

Highways & traffic management

- 7.30 Policies CS1 and CS14 of the Core Strategy and Policy PH11 of the UDP seek, amongst other things, to achieve ease of pedestrian movement, the protection of public safety and securing a functional highway network. Policy CS9 of the Core Strategy states that proposals will be supported where they make an overall improvement to travel choice and the transport network.
- 7.31 A key focus for objections against the application is the opinion that the Lakeside area suffers from high traffic and that the addition of further dwellings to the area will exacerbate this issue. Other concerns raised include speeding on Lakeside Boulevard and the provision of acceptable levels of private and visitor parking.
- 7.32 A Transport Assessment (TA) has been provided with the application to inform the highways assessment of the proposal. The TA includes:
- A review of the existing situation on the highway network in the vicinity of the site;
 - A review of the development proposal, including access arrangements, parking and internal layout;
 - An appraisal of the public transport connectivity to the site, i.e. by bus, walk and cycle;
 - Determination of the traffic generation of the proposed development; and
 - Consideration of the highway impact associated with the proposals.
- 7.33 The TA has given due consideration to the development proposals and concludes that there is no reason why planning permission should be refused on the grounds

of traffic or transportation issues. It is noted that the TA recognises the impact White Rose Way/Wilmington Drive/Carolina Way signalised crossroads and the Bawtry Road/Gliwice Way signalised T-junction and it is recommended that the operation of the signals are re-validated on occupation of the 100th dwelling. The cost of this to be borne by the developer and secured as part of a S106 Agreement.

- 7.34 Policy CS9 states that proposals will be supported which make a contribution to the improvement of travel choice and the transport network will be supported where they improve the number and quality of opportunities for cycling and walking and that new developments will provide transport assessments and travel plans to ensure the delivery of travel choice and sustainable opportunities for travel. The development will have excellent access to local facilities and public transport services.
- 7.35 A financial contribution to Travel Plan Monitoring and a Transport Improvement Bond is required to mitigate any traffic increase above what has been set out in the Travel Plan and will also be secured within the legal agreement.
- 7.36 The Highways Development Control Officer has considered the proposed development and no objections have been raised with regards to the layout of the highway, access or parking areas. One entrance point is proposed to be repositioned from the current position. The proposal has acceptable access and egress and the highway layout, subject to the imposition of conditions relating to the detailed engineering and highway drainage being submitted and agreed prior to the commencement of development.
- 7.37 There are well used footpaths within the vicinity of the site, one that runs along the western boundary adjacent to the lake and the public footpath that runs along Lakeside Boulevard. Furthermore, the area allocated to be open space is used as a walkthrough and for informal recreation. The Council's Public Rights of Way Officer confirms that there are no recorded Public Rights of Way affected by the development. The footpaths referred to are un-recorded footpaths and the development would not interrupt or inhibit these from being used. Moreover, the existing routes are likely to be used by new residents who would enjoy the easy access and location to local amenities.
- 7.38 It is considered that the proposal will have no adverse impact on the highway and that the proposal accords with Policies CS1 and CS14 of the Core Strategy and Policy PH11 of the UDP

Trees and landscaping

- 7.39 Policy CS16 of the Core Strategy and Policy ENV59 of the UDP attach importance to protecting trees and welcoming proposals that enhance the Borough's landscape and trees. A tree survey, arboricultural impact assessment, arboricultural method statement and an indicative landscaping plan have been submitted with the planning application. These submissions give advanced assurances to the Council that adequate tree protection measures have been considered in accordance with the BS 5837:2012 standard. There has been comment on the impact on trees in representations.
- 7.40 The design review of the scheme protects the avenue trees on Lakeside Boulevard with the exception of some localised removal to facilitate a repositioned main access to the site. The revised arrangement would respect the uniformity of the street scene and suitable replacements would be agreed with the Tree Officer.

- 7.41 It is noted that there will be tree removal on the site, with up to 57 category B trees removed in certain pockets where they would unavoidably sterilise sections of the site. In order to fully mitigate against this loss, it is proposed to plant at least 85 heavy standard trees as direct replacement together with a further 156 trees in line with SPD guidance. The final breakdown of what can be fully achieved on site shall be realised via a landscaping condition with an agreed formula per new tree to be planted by the Council for remaining stock to be agreed via a the commuted sum secured through the Section 106 Agreement.
- 7.42 In terms of the impact of the removal on the character of the area and the scheme overall, the revised arrangement protects the most important elevations along Lakeside Boulevard and the approach to the lake. It is recognised that the removal of Hornbeam adjacent to the open space area will reduce green cover, however a compromise had to be reached to reorganise development around retaining the best trees. It is proposed that the areas of soft landscaping surrounding the open space is to be replanted with appropriate species to 'frame' this space effectively.
- 7.43 Subject to appropriate conditions and securing funding for new planting via a legal agreement, the application will comply with Policy CS16 and Policy ENV59 in respect of seeking to protect natural infrastructure and offer appropriate mitigation and replacement as part of development proposals.

Ecology

- 7.44 Policy CS16 of the Core Strategy also seeks to protect and enhance Doncaster's natural environment. An Ecological Report has been submitted with the application. Objections have raised the impact on local wildlife and pressure on the wider ecological network overall.
- 7.45 The Council's Ecologist agrees with the findings of the report which says that the site reflects habitats that have been developing for several years to create fairly poor conditions. There are no protected species associated with the site and no statutory designations that would be impacted by the proposed development.
- 7.46 Paragraph 170 of the NPPF states that development should deliver and contribute towards a net gain in biodiversity. At present, there is no standardised approach, however the Government has reintroduced the Environment Bill, which is currently making its way through Parliament. Although the detail may be different when it comes into force, the draft provisions indicate that "biodiversity net gain" requires development to deliver at least a 10 per cent improvement in "biodiversity value".
- 7.47 In this case, the Metric assessment shows that the development would result in a net loss of 12.40 units. The Council's Ecologist has suggested that given the constraints of enhancement to the unbuilt parts of the site, appropriate mitigation can be secured via bio-diversity offsetting with a contribution through the environmental bank to deliver a scheme which provides a net gain contribution towards bio-diversity in line with the requirement of the NPPF. Alternatively, should the Council adopt a tariff approach towards delivering projects itself, then a financial contribution of equal or higher value to the unit loss is to be proposed. Either approach will be secured via a section 106 agreement. Regardless of who would deliver it, this would be put towards an offsite habitat creation / restoration project aiming to deliver the required units in order to meet the policy requirement.

- 7.48 A condition is to be imposed requiring the submission of an Ecological Enhancement Plan to be submitted prior to commencement of the development in order to provide as much on site bio-diversity mitigation as possible via landscaping and other measures. As noted above, the requirements to include bio-diversity offsetting will be delivered through the Section 106 Agreement. Subject to the above, the application will comply with Policy CS16 and the requirements to protect and enhance green infrastructure.

Design and impact upon the character of the area

- 7.49 The design credentials of the proposal have been discussed in section 7.9 - 7.17 of this report, however the scheme would also present an enhancement to the architectural character of the area in environmental terms. In this regard, the design aspirations of the development result in moderate weight being applied in favour of the application.

Flooding and drainage

- 7.50 Policy CS4 of the Core Strategy requires a proactive approach towards the management of flood risk and drainage. A Flood Risk Assessment have been submitted with the application.
- 7.51 Due to the high water table, it is proposed to discharge surface water into an appropriate outflow drains. There are no objections from Yorkshire Water to the outline drainage methods, conditions have been recommended to require full details.
- 7.52 The applicant is not required to carry out an assessment of sequentially preferable sites which are reasonably available as the area is appropriate for residential development in an area of low risk.
- 7.53 Considering the above factors, the development complies with Policy CS4 of the Core Strategy. The compliance with this policy attracts neutral weight in the overall planning balance.

Pollution

- 7.54 Policy CS18 of the Core Strategy states that proposals will be supported where they contribute towards protection and enhancement of the Borough's air, water and land resources.
- 7.55 The Pollution Control Officer has recommended that conditions are imposed requiring an assessment is undertaken to ensure there is no risk to human health from any contaminants via inhalation, ingestion and contact.
- 7.56 No objections have been raised from the Council's Air Quality Officer with regards to the proposal creating any significant air pollution. The site lies within a sustainable location with good access to public transport. The development also provides better linkages to adjacent sites to encourage occupants and visitors to walk or cycle. Slow charging electric vehicle charging points at each property will be reserved by condition.
- 7.57 The proposal complies with the principles of Policy CS18 that seek to ensure that Doncaster's air, water and land resources will be conserved, protected and

enhanced. The compliance with this policy attracts neutral weight in the overall planning balance.

Archaeology

- 7.58 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 puts a statutory duty on local planning authorities to pay special attention to preserving or enhancing historic assets. This approach is reflected in Policy CS15 of the Core Strategy which requires the quality of the historic environment, including archaeological features, to be conserved and enhanced. The South Yorkshire Archeology Service has been consulted and has raised no objections to the proposed development and the development otherwise complies with Policy CS15 of the Core Strategy. The compliance with this policy attracts neutral weight in the overall planning balance.

ECONOMIC SUSTAINABILITY

- 7.59 The proposed development will support construction and employment. Furthermore, disposing of the land to the applicant has the potential to lever in investment according to the Council's housing team; including Council Tax revenues, new homes bonus, removal of management and maintenance costs to the council whilst the site is vacant, the creation of local construction jobs/apprenticeships and opportunity for local supply chains. As some of these benefits would be temporary and may benefit areas other than Doncaster, moderate weight is applied in favour of the application.

Other matters

- 7.60 The proposal has been screened under the Environmental Impact Assessment (EIA) Regulations. The development is outside the scope of the regulations and is not Schedule 2 Development. As such, an EIA was not required.

8.0 Planning Obligations

- 8.1 Paragraph 54 of the NPPF states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.
- 8.2 In Paragraph 56, it is stated that planning obligations must only be sought where they meet all of the following tests
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.

These are the statutory tests as set out in the Community Infrastructure Levy Regulations 2010.

Affordable Housing

- 8.3 The development is to provide 26% per cent affordable housing, or 41 units.

Public Open Space

- 8.4 Given the shape of the site, it is unlikely that complete onsite provision can be secured with housing and so, in addition to approximately 7.5% of the site being given over to open space, a commuted sum of 7.5% is to be provided in order to improve a local green space. The value of this contribution is to be £346,575.

Ecology

- 8.5 The Metric assessment of the site shows that the development would result in a loss of 12.40 units. The NPPF requires planning applications to demonstrate a net gain in biodiversity and therefore either a scheme of equivalent or greater value is to be provided off site or a commuted sum will delivery an offsite habitat creation / restoration project aiming to deliver the required units.

Education

- 8.6 As noted in the report, the development will have an impact on the number of school places and it is proposed that £778,967.00 is to be paid by the applicant.

Trees

- 8.7 In view of likely on site constraints in providing suitable and appropriate planting, it is proposed to offset any shortfall via a commuted sum. For the contribution, it will be expected to cover the cost of the Council purchasing the trees, planting, protecting, establishing and initially maintaining the new tree. This is approximately £265 per tree.

Highways

- 8.8 A Travel Plan Monitoring and Transport Improvement Bond has been proposed to mitigate the impacts if Travel Plan targets are being missed. The purpose of the Bond is to ensure that the targets presented in the Travel Plan can be achieved relating to the mode shift towards sustainable travel (public transport, walk, cycle, car share etc.). If the Travel Plan targets are not met, the Council would introduce measures to encourage sustainable travel using the Bond. The costs associated with the Bond are £19,665.36.

- 8.9 The Legal Agreement will require some traffic monitoring will be done in accordance with the Transportation Assessment and Travel Plan. The agreement will include provision for the MOVA control on nearby traffic signals to be revalidated after the 100th occupation.

9.0 Planning balance & conclusion

- 9.1 The proposal will make a contribution to the delivery of housing (including affordable housing), open space and highway improvements, without having an adverse impact on planning interests including highway safety and residential amenity. The development of the site will make a significant visual improvement to the appearance of this prominent site on a main road into the town that has been left un-developed for many years. There will be some unavoidable loss of green infrastructure as a result of an underused site becoming developed, however this will be quantified and an equivalent level of infrastructure can be provided through the planning system.

9.2 The NPPF require a presumption in favour of sustainable development. This development will enhance and improve this prominent, sustainable area of the Borough making effective use of a deliverable site to deliver a wide choice of quality homes. It is on this basis that it is recommended that planning permission be granted subject to the relevant conditions and obligations.

10.0 RECOMMENDATION

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

- (A) THE PROVISION OF AFFORDABLE HOUSING WITH TRIGGERS ON COMMENCEMENT TO BE AGREED WITH THE LPA.**
- (B) THE PROVISION OF OPEN SPACE ON SITE WITH 7.5% OF THE LAND VALUE ALSO PROVIDED IN LIEU OF ON SITE OPEN SPACE SHORTFALL. TO BE PAID AT THE TRIGGER POINTS OF THE START OF CONSTRUCTION OF THE ROOFS OF PROPERTIES TO BE AGREED WITH THE LPA.**
- (C) THE PROVISION OF DETAILS AND MECHANISM TO DELIVER A SCHEME OF BIO-DIVERSITY NET GAIN EQUAL OR GREATER TO THAT IN MITIGATION OF THE DEVELOPMENT.**
- (D) TO PROVIDE FOR IMPROVEMENTS TO A SCHOOL WHERE CHILDREN FROM THE HOMES ON THE APPLICATION SITE WILL GO TO A SPECIFICATION STIPULATED BY DMBC EDUCATION TEAM OR AS A COMMUTED SUM OF UP TO £778,967.00 TO BE PAID AT A TIME TO BE AGREED WITH DMBC EDUCATION TEAM.**
- (E) THE SUM OF £265 PER NEW TREE PLANTING IN LIEU OF OFF-SITE TREE PLANTING BY THE COUNCIL.**
- (f) A TRANSPORT IMPROVEMENT BOND WOULD BE SET AT £19,665.36.**
- (G) A RETURNABLE MONITORING FEE (IF REQUIRED) AT A COST OF £5,000 PER ENTRANCE/ EXIT POINT**
- (I) PROVISION FOR THE MOVA CONTROL ON NEARBY TRAFFIC SIGNALS TO BE REVALIDATED AFTER THE 100TH OCCUPATION.**

THE HEAD OF PLANNING BE AUTHORISED TO ISSUE THE PLANNING PERMISSION ON COMPLETION OF THE AGREEMENT

Conditions / Reasons

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:

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:

Dwg. No. GL1393 SK2 Landscape Masterplan
Dwg. No. GL1393 SK1 Central Open Space Concept
Dwg. No. 2042-Y2-01-100 Rev A Boundary Treatment Plan
Dwg. No. 2042-Y2-04-01 Rev A Planning Layout
Dwg. No. 1927-APPT-1 A Ground Floor Layout (Plots 32-47 & 126-141)
Dwg. No. 1927-APPT-101 A First Floor Layout (Plots 32-47 & 126-141)
Dwg. No. 1927-APPT-102 A Second Floor Layout (Plots 32-47 & 126-141)
Dwg. No. 1927-APPT-103 A Third Floor Layout (Plots 32-47 & 126-141)
Dwg. No. 1927-APPT-104 A Elevation 1 (Plots 32-47 & 126-141)
Dwg. No. 1927-APPT-105 A Elevation 2 (Plots 32-47 & 126-141)
Dwg. No. 1927-APPT-106 A Elevation 3 (Plots 32-47 & 126-141)
Dwg. No. 1927-APPT-107 A Elevation 4 (Plots 32-47 & 126-141)
Dwg. No. 1927-APPT-200 A Ground Floor Layout (Plots 48-63)
Dwg. No. 1927-APPT-201 A First Floor Layout (Plots 48-63)
Dwg. No. 1927-APPT-202 A Second Floor Layout (Plots 48-63)
Dwg. No. 1927-APPT-203 A Third Floor Layout (Plots 48-63)
Dwg. No. 1927-ATEL-01 Atelier House Type
Dwg. No. 1927-APPT-100 Ground Floor Layout
Dwg. No. 1927-APPT-101 First Floor Layout
Dwg. No. 1927-APPT-102 Second Floor Layout
Dwg. No. 1927-APPT-103 Third Floor Layout
Dwg. No. 1927-APPT-104 Elevation 1
Dwg. No. 1927-APPT-105 Elevation 2
Dwg. No. 1927-APPT-106 Elevation 3
Dwg. No. 1927-APPT-107 Elevation 4
Dwg. No. 1927-APPT-200 A Ground Floor Layout (Plots 48-63)
Dwg. No. 1927-APPT-201 A First Floor Layout (Plots 48-63)
Dwg. No. 1927-APPT-202 A Second Floor Layout (Plots 48-63)
Dwg. No. 1927-APPT-203 A Third Floor Layout (Plots 48-63)
Dwg. No. 1927-APPT-204 A Elevation 1 (Plots 48-63)
Dwg. No. 1927-APPT-205 A Elevation 2 (Plots 48-63)
Dwg. No. 1927-APPT-206 A Elevation 3 (Plots 48-63)

Dwg. No. 1927-APPT-207 A Elevation 4 (Plots 48-63)
 Dwg. No. 1927-APPT-300 A Ground Floor Layout (Plots 110-125)
 Dwg. No. 1927-APPT-301 A First Floor Layout (Plots 110-125)
 Dwg. No. 1927-APPT-302 A Second Floor Layout (Plots 110-125)
 Dwg. No. 1927-APPT-303 A Third Floor Layout (Plots 110-125)
 Dwg. No. 1927-APPT-304 A Elevation 1 (Plots 110-125)
 Dwg. No. 1927-APPT-305 A Elevation 2 (Plots 110-125)
 Dwg. No. 1927-APPT-306 A Elevation 3 (Plots 110-125)
 Dwg. No. 1927-APPT-307 A Elevation 4 (Plots 110-125)
 Dwg. No. 1927-BRANT-01 Brantwood Balcony Version
 Dwg. No. 1927-RICH-V1 Richmond Version 1 (Lake View)
 Dwg. No. 1927-RICH-V2 Richmond Version 2 (Lakeside Boulevard View)
 Dwg. No. 1927-RICH-V3 Richmond Version 3 (Lakeside Boulevard View - 3 Bed)
 Dwg. No. 1927-BAM-01 Bamburgh
 Dwg. No. 1927-BRA-05 Brantwood Sheet 4
 Dwg. No. 1927-BRA-06 Brantwood Sheet 5
 Dwg. No. 1927-HAR-01 Hardwick
 Dwg. No. 1927-HAR-02 Hardwick & Bamburgh Sheet 1
 Dwg. No. 1927-HAR-03 Hardwick & Bamburgh Sheet 2
 Dwg. No. 1927-05 Location Plan
 Dwg. No. 1927-B-01 Boundary Treatment Details
 Dwg. No. 2042-Y2-01-100 A Boundary Treatment Plan
 Dwg. No. 13185 V3.1 ECUS Arboricultural Impact Assessment and Arboricultural Method Statement
 Dwg. No. 13185-ARB-03 A Tree Protection Plan
 Dwg. No. 13185-ARB-02 A Tree Removal Plan
 Dwg. No. 13185-ARB-01 A Tree Survey
 Dwg. No. LTP/20/2758 21/08/2020 LTP - Stage 1/2 Road Safety Audit
 Dwg. No. LTP/20/3825 A LTP - Supplementary Transport Assessment
 Dwg. No. LTP/20/3826 C LTP - Travel Plan
 2 STEN - Design & Access Statement
 Dwg. No. NIA/8589/19/8565/v3 -- ENS - Noise Assessment
 Dwg. No. 13185 V1.0 ECUS - Preliminary Ecological Appraisal
 Dwg. No. 44020-001 1 E&P - Flood Risk Assessment
 Dwg. No. 13185 V1 ECUS - Archaeological Desk-based Assessment

REASON

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

03.

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.

04.

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.

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

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

REASON

To ensure that highway safety is protected during the construction phase as required by Policy CS14 of the Core Strategy. The condition is required to be a pre-commencement condition in order to have a plan in place on how highway safety will be protected during the construction phase.

06. No development shall take place on the site until a detailed hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority.

The hard landscape scheme shall include details of all external hard surfacing materials including footpath treatments and carriageway finishes. It shall include confirmation of agreement to implementation of any offsite footpath connections with third parties, in order to ensure suitable connectivity with the adjacent lakeside public footpath, and details of boundary treatments and the proposed decorative railings to lakeside walk. A detailed design for the central area of Public Open Space, seating and activity areas, including details of proposed equipment and street furniture shall be submitted and agreed.

The soft landscape scheme shall include a soft landscape plan; a schedule providing plant and tree numbers and details of the species, which shall comply with section 8 Landscape, Trees and Hedgerows

of the Council's Development Guidance and Requirements Supplementary Planning Document, nursery stock specification in accordance with British Standard 3936: 1992 Nursery Stock Part One and planting distances of trees and shrubs; a specification of planting and staking/guying; a timescale of implementation; and details of aftercare for a minimum of 5 years following practical completion of the landscape works. Thereafter the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified in writing within 7 working days to approve practical completion of any planting within public areas or adoptable highway within the site. Soft landscaping for any individual housing plot must be implemented in full accordance with the approved scheme, prior to occupation of the home, which will be monitored by the Local Planning Authority. Any part of the scheme which fails to achieve independence in the landscape, or is damaged or removed within five years of planting shall be replaced during the next available planting season in full accordance with the approved scheme, unless the local planning authority gives its written approval to any variation.

The development shall be carried out in accordance with the approved details.

REASON

In the interests of protecting and enhancing the area in accordance with Policies CS14, CS15 and CS17 of the Core Strategy. The condition is required to be a pre-commencement condition in order to have a plan in place on how the site will be landscaped and be policy compliant prior to development taking place.

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. 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.

09. 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.

10. Details of electric vehicle charging provision shall be submitted to and approved in writing by the local planning authority. No dwellings shall not be occupied until the approved electric vehicle charging provision for that property has been installed and is operational. Following installation the electric vehicle charging provision shall be retained for the lifetime 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 Core Strategy.

11. Before the first occupation of any part of the development hereby approved, details of the vehicular access, parking and turning area for the site and how it is surfaced, drained and where necessary marked out shall be approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and shall remain available for access for the lifetime of the development.

REASON

To ensure adequate parking, delivery and turning provision in the interests of public safety as required by Policy CS14 of the Core Strategy.

12. Before the first occupation of any part of the development hereby approved, details of both vehicular crossings over the footpath/verge shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON

To avoid damage to the verge and to ensure the access is constructed to an appropriate standard in accordance with Policy CS14 of the Core Strategy.

13. Upon commencement of development details of measures to facilitate the provision of gigabit-capable full fibre broadband for the dwellings/development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the

Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON

To ensure that all new housing and commercial developments provide connectivity to the fastest technically available Broadband network in line with Paragraph 112 of the NPPF and Policy 22 of the Doncaster Local Plan.

14. 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 Policy CS4 of the Core Strategy.

15. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the local planning authority before development commences.

REASON

To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system which will prevent overloading in accordance with Policy CS4 of the Core Strategy.

16. Before the development hereby permitted is brought into use, that part of the site to be occupied shall be provided with parking as shown on the approved plans. 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 in accordance with Policy CS14 of the Core Strategy.

17. The details and appearance of the substation shall be submitted to and approved in writing by the Local Planning Authority along with any details of screening that may be deemed necessary. The development shall be carried out in accordance with the approved details.

REASON

In the interest of visual amenity and compliance with Policy CS14 of the Core Strategy.

Informatives

01. **INFORMATIVE**
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining

feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

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

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

02. The applicant should take into account advice received from the Council's Drainage Officer and South Yorkshire Police which can be viewed on the Council's Public Access website.

03. INFORMATIVE

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

The document can be found at the following web address:

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

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

04. INFORMATIVE

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

Doncaster Borough Council Permit Scheme (12th June 2012) - (Under section 34(2) of the Traffic Management Act 2004, the Secretary of State has approved the creation of the Doncaster Borough Council Permit Scheme for all works that take place or impact on streets specified as Traffic Sensitive or have a reinstatement category of 0, 1 or 2. Agreement under the Doncaster Borough Council Permit Scheme's provisions must be granted before works can take place. There is a fee involved for the coordination, noticing and agreement of the works. The applicant should make contact with Paul Evans - Email:

p.evans@doncaster.gov.uk or Tel 01302 735162 as soon as possible to arrange the setting up of the permit agreement.

Street lighting design and installation is generally undertaken by the Local Highway Authority. There is a fee payable for this service and the applicant should make contact with Fiona Horgan - Tel 01302 735097 or e-mail Fiona.Horgan@doncaster.gov.uk as soon as possible. Further information on the selected DNO / IDNO together with the energy supplier will also be required as soon as possible as they directly affect the adoption process for the street lighting assets.

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.

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.

05. INFORMATIVE

Birds may be nesting in trees and shrubs proposed for removal. It is an offence under the Wildlife and Countryside Act 1981 (as amended) to disturb nesting birds, and vegetation removal should be timed therefore to avoid the nesting season (March to August inclusive). Where this is not possible measures must be taken to ensure any nesting birds on site are identified and protected.

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

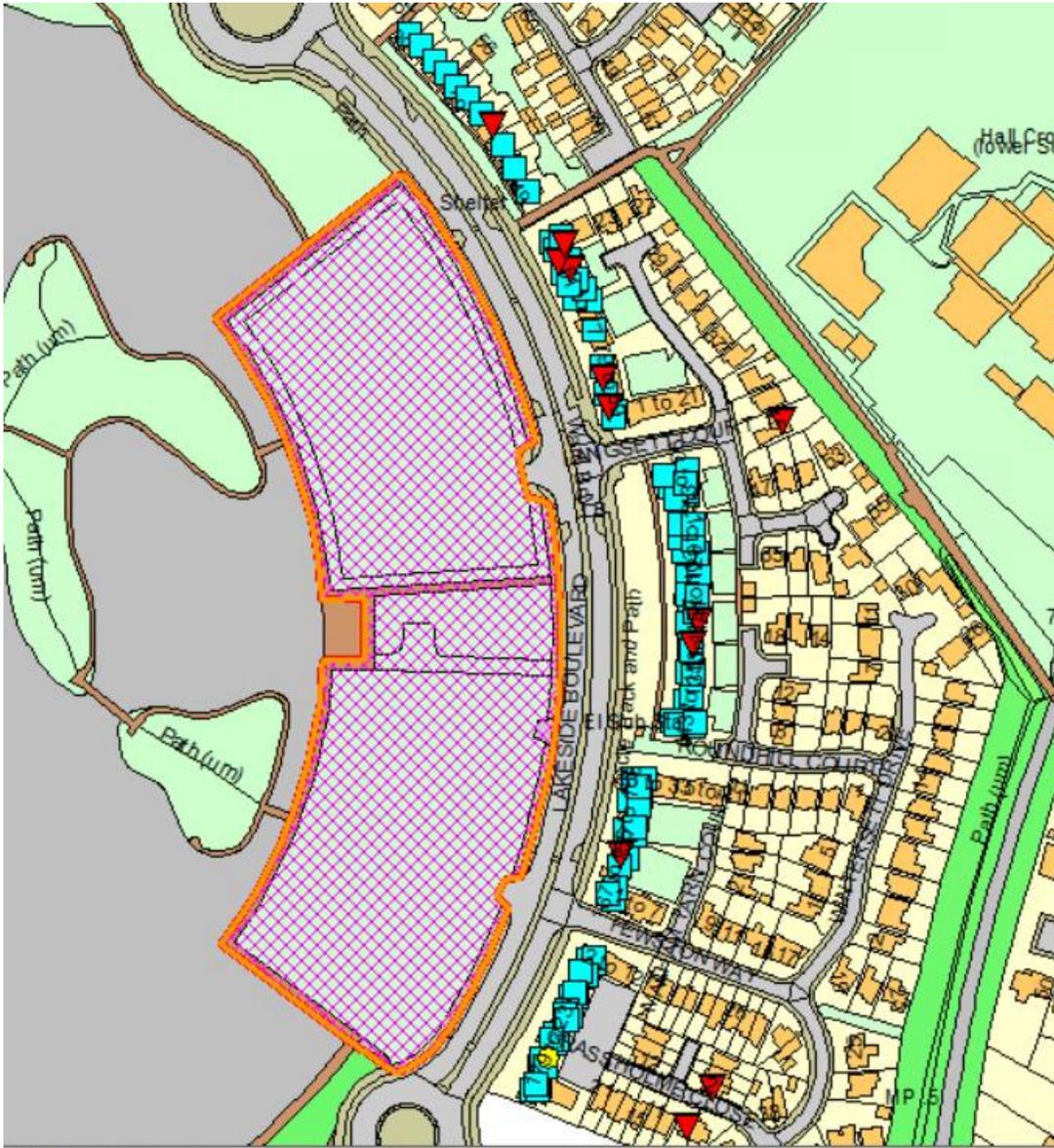
In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

Ecology
Trees
Character of the area
Open space
Highway safety

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

Appendices

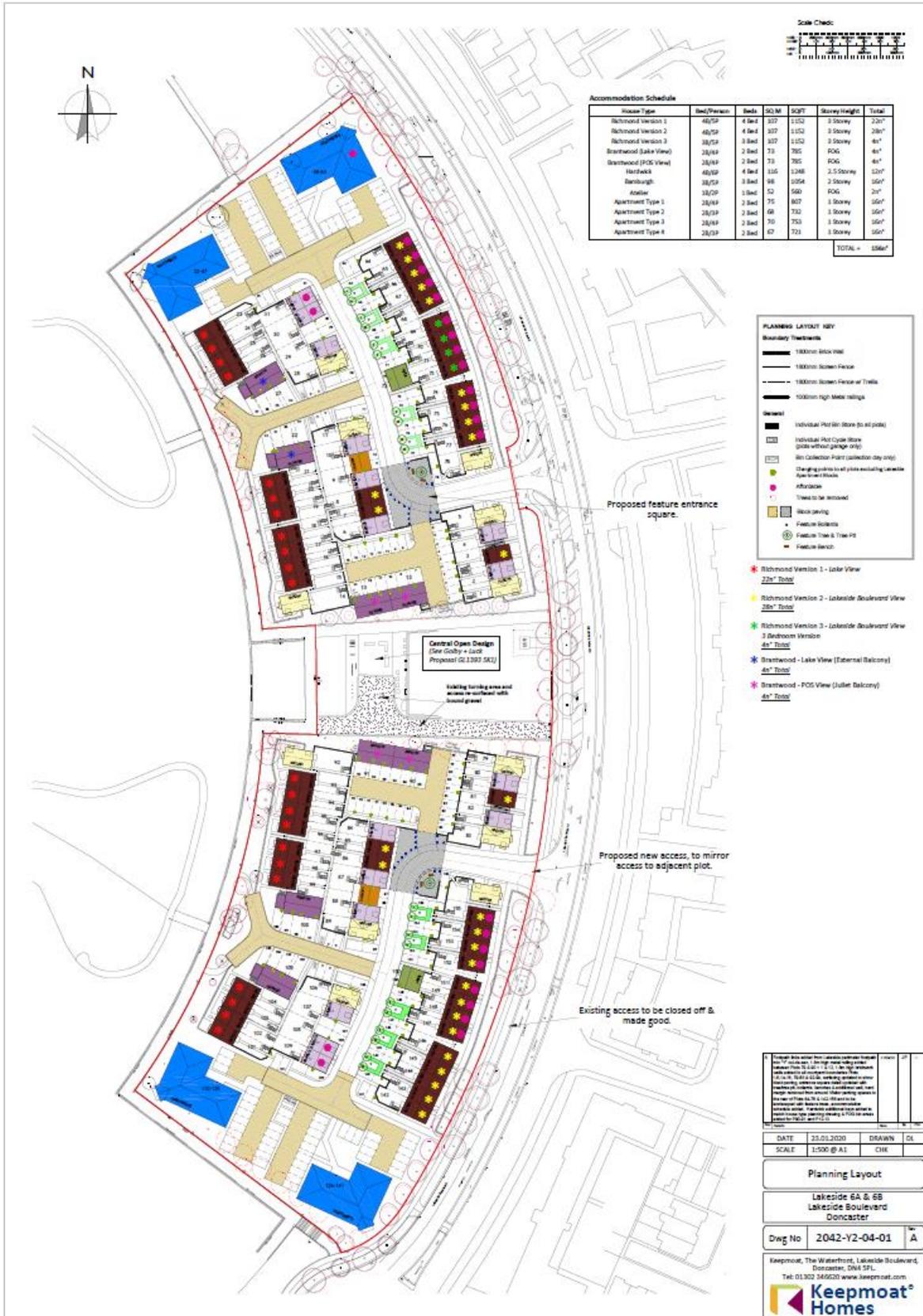
Appendix 1 – Neighbour Notification



Key

-  Neighbours notified
-  Representation

Appendix B – Site Plan



Appendix C – Visualisation of house type materials



STREET SCENE A-A @ 1:200



STREET SCENE B-B @ 1:200



STREET SCENE B-B (2) @ 1:200



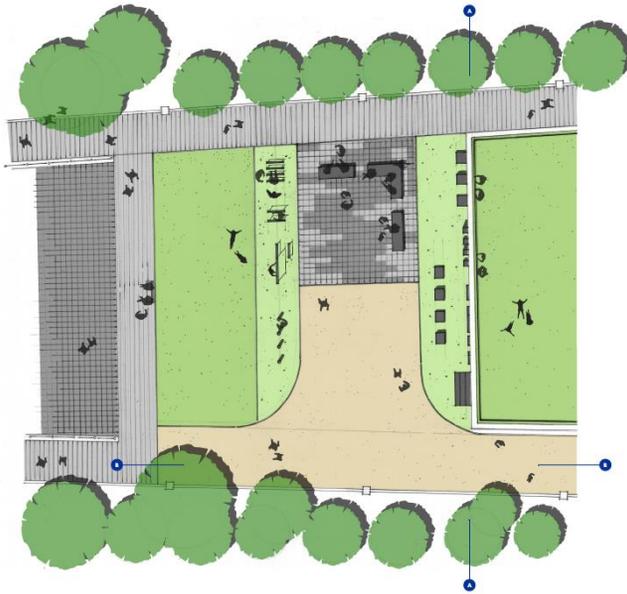
STREET SCENE C-C @ 1:200



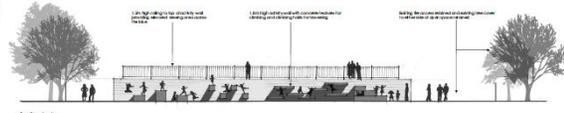
STREET SCENE KEY (NTS)



Appendix D – Open Space area



Key	Proposed landscape
[Green square]	Proposed landscape
[Grey square]	Proposed building
[Dark grey square]	Proposed building footprint
[Light green square]	Proposed lawn
[Dark green square]	Proposed lawn
[Light brown square]	Proposed paved area
[Dark brown square]	Proposed paved area
[Light green square]	Proposed lawn
[Dark green square]	Proposed lawn
[Light brown square]	Proposed paved area
[Dark brown square]	Proposed paved area



Section A - A



Section B - B

The overall goal of the open space design is to create a vibrant, active, and inclusive environment for the community. The design philosophy is based on the following principles: to create a safe and secure environment; to provide a variety of recreational and social opportunities; to enhance the aesthetic quality of the area; and to provide a space that is accessible to all. The design team has worked closely with the community to ensure that the open space meets their needs and expectations. The final design is a result of a collaborative process that has resulted in a plan that is both functional and beautiful.



LESLIE'S DESIGN
 ARCHITECTS
 CONSULTANTS
 1000
 BAMBURGH

Appendix E – House Types

Hardwick and Bamburgh



FRONT ELEVATION
 HARDWICK

BAMBURGH

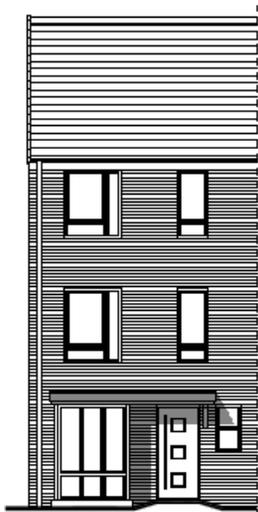
BAMBURGH

Lawton



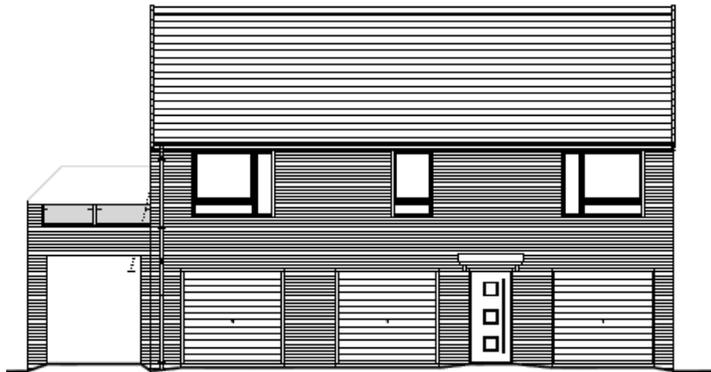
FRONT ELEVATION

Richmond



Front Elevation
(Lakeside Boulevard View - 3 Bed)

Brantwood



Front Elevation

Apartment elevations



Elevation 1

Appendix F – Indicative Masterplan



Green Space/Roads

Item	1990	1995	2000
Green Space	100	100	100
Roads	100	100	100

Residential

Item	1990	1995	2000
Residential	100	100	100
Commercial	100	100	100

Notes: The above figures are indicative only and should not be used for detailed planning purposes. The figures are based on the current planning application and are subject to change. The figures are based on the current planning application and are subject to change. The figures are based on the current planning application and are subject to change.

Residential

Item	1990	1995	2000
Residential	100	100	100
Commercial	100	100	100

Residential

Item	1990	1995	2000
Residential	100	100	100
Commercial	100	100	100

Residential

Item	1990	1995	2000
Residential	100	100	100
Commercial	100	100	100

Notes: The above figures are indicative only and should not be used for detailed planning purposes. The figures are based on the current planning application and are subject to change. The figures are based on the current planning application and are subject to change. The figures are based on the current planning application and are subject to change.

- Key**
- High quality green space
 - High quality green space

Appendix G – Tree Protection Plan

