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Application Number:	19/02434/FULM
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Application Type:	Planning FULL Major
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Proposal Description:	Construction of crematorium, associated car park, access road, gardens of remembrance and area for natural and traditional burials.
At:	Land East Of Armthorpe Lane Barnby Dun Doncaster DN3 1NA

For:	Mr Jamieson Hodgson
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Third Party Reps:	2 letters of objection.	Parish:	Barnby Dun /Kirk Sandall Parish Council
		Ward:	Stainforth And Barnby Dun

Author of Report:	Andrea Suddes
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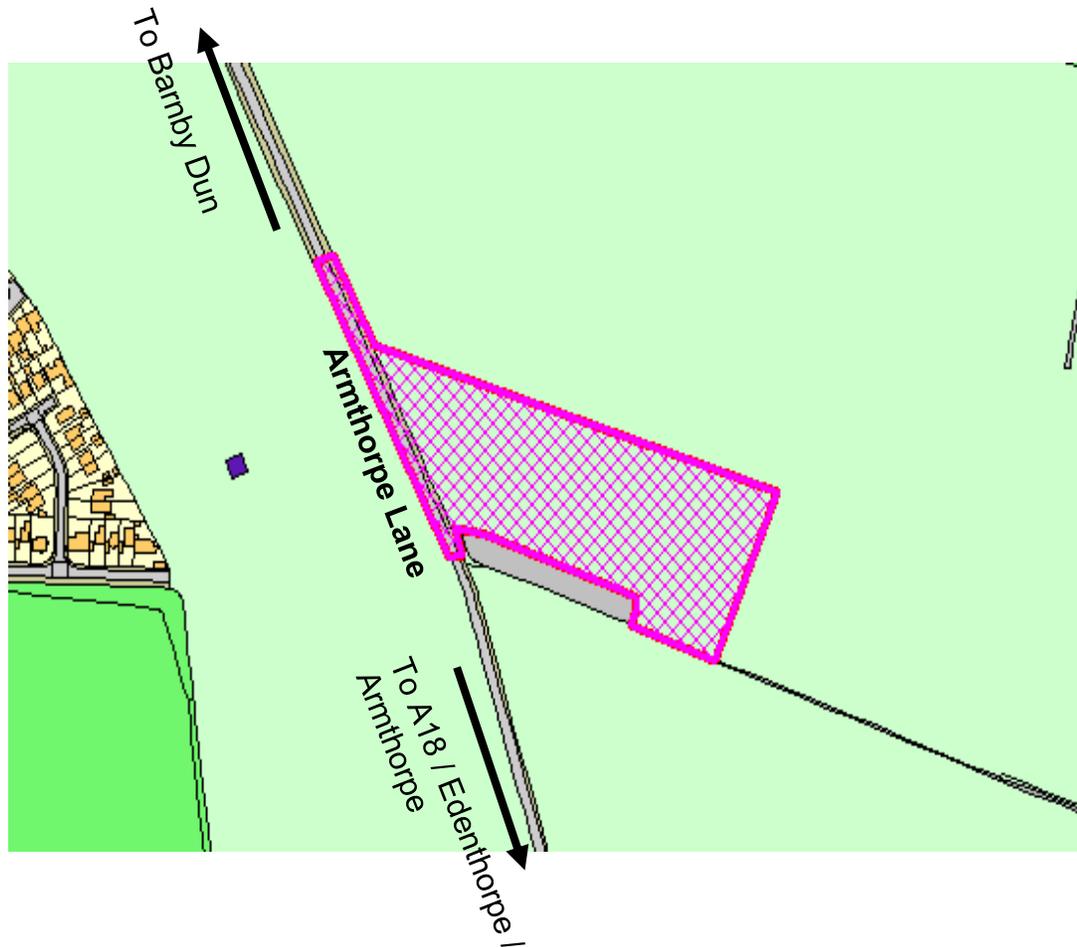
SUMMARY

Planning permission is sought in full for the construction of a crematorium, associated car park, access road, gardens of remembrance and area for natural and traditional burials on land allocated as Countryside Policy Area, as defined by the Doncaster Unitary Development Plan.

The proposal is acceptable in policy terms having a limited impact on the intrinsic character of the countryside and the highway network. The proposal is 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 outweigh the social, economic or environmental benefits of the proposal in this location. The development would not cause undue harm to residential areas, the highway network, ecological or arboricultural networks, or the wider character of the area. Whilst this application is considered on its individual merits, it has also been necessary to consider two other crematoria applications concurrently on account of the exceptional circumstance of having three applications for this rare form of development that all seek to meet the same need. An independent external consultant has fully considered the need for all three proposals and concludes that the Barnby Dun site would best impact on the current over capacity at Rose Hill. This weighs heavily in favour of this proposal and outweighs any harm to the character of the countryside, and as such, the proposal is recommended for approval.

RECOMMENDATION: GRANT planning permission with planning conditions.



1.0 Reason for Report

- 1.1 The application is being presented to Planning Committee for determination on account that the application site lies within an area designated as Countryside Policy Area and is therefore a departure from the Development Plan.

2.0 Proposal

- 2.1 Planning permission is sought in full for the construction of a crematorium, associated car park, access road, gardens of remembrance and area for natural and traditional burials.
- 2.2 The crematorium is proposed to be operational Monday to Friday between 0900 and 1700 (the last service starting at 1600), and on Saturdays from 0900 to 1200 noon.
- 2.3 This application is one of 3 applications submitted for crematoria in the Borough. They are submitted independently by three different operators, Dignity, Horizon and Memoria and in 3 different areas of the borough. The application should be considered concurrently with the other 2 crematorium applications and each should not be considered in isolation of the others. Each must be considered on its own merits but the consideration of need is common to all three. The map extract below shows the locations of the 3 proposed crematoria in red and the blue indicates the locations of the 3 existing crematoria.



3.0 Site Description

- 3.1 The site lies approximately 6 miles to the north east of Doncaster and comprises land to the east of Armthorpe Lane. The site which extends to approximately 3ha lies immediately to the east of the settlement of Kirk Sandall with Barnby Dun and comprises a relatively level agricultural field.
- 3.2 The site is largely open and level with field boundaries comprising a mix of hedgerows interspersed with trees. Open agricultural land lies to the north, south, east and west whilst the settlement of Kirk Sandall lies further to the west.
- 3.3 Armthorpe Lane runs north-south to the west of the site linking Kirk Sandall and Barnby Dun to the north with Armthorpe and the M18 motorway to the south.

4.0 Relevant Planning History

- 4.1 Application site;

Application Reference	Proposal	Decision
19/01420/PREAPP	Proposed crematorium.	Closed 19.06.2019

5.0 Site Allocation

- 5.1 The site is designated 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 54 - 56 state local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. The tests are:
 - 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.
- 5.7 Planning decisions should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new developments and avoid noise giving rise to significant adverse impacts on health and the quality of life (para 180).
- 5.8 Paragraph 84 states that planning decisions should recognise that sites to meet local community needs in rural areas may have to be found adjacent to or beyond existing settlement settlements.
- 5.9 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.
- 5.10 Paragraph 117 states that planning decisions should promote an effective use of land while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.11 Paragraph 127 states that good design criteria should ensure that developments function well and add to the overall quality of the area, are sympathetic to local character and history and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

- 5.12 Paragraph 170b of the NPPF requires that planning decisions should contribute and enhance the natural and local environment by ... recognising the intrinsic character and beauty of the countryside.
- 5.13 Core Strategy 2011 - 2028
- 5.14 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:
- 5.15 Policy CS1 of the Core Strategy is concerned with Quality of Life, covering a range of issues and criteria. Related to this application, the policy seeks to ensure that proposals are place specific in their design and protect and enhance the built and natural environment, are accessible by a range of transport modes, protect amenity and are well designed.
- 5.16 Policy CS 3 of the Core Strategy sets out the overarching policy for development in the countryside.
- 5.17 Policy CS4 requires all development to address the issues of flooding and drainage where appropriate. Development should be in areas of lowest flood risk and drainage should make use of SuDS (sustainable drainage) design.
- 5.18 Policy CS9 states that new developments will provide, as appropriate, transport assessments and travel plans to ensure the delivery of travel choice and sustainable opportunities for travel.
- 5.19 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.
- 5.20 Policy CS16 states that nationally and internationally important habitats, sites and species will be given the highest level of protection in accordance with the relevant legislation and policy. Proposals will be supported which enhance the borough's landscape and trees by including measures to mitigate any negative impacts on the landscape, include appropriate hard and soft landscaping, retain and protect appropriate trees and hedgerows and incorporate new tree and hedgerow planting.
- 5.21 Policy CS17 seeks to protect, maintain, enhance and where possible, extend Doncaster's green infrastructure.
- 5.22 Saved Unitary Development Plan (UDP) Policies (Adopted 1998)
- 5.23 Saved Policy ENV 4 of the UDP is the general development control policy for development within the Countryside Policy Area and states that development will not be permitted, except for purposes other than as set out in criteria a-f.

5.24 Saved Policy ENV 37 relates to sites of archaeological importance and with a presumption for their physical preservation.

5.25 Saved Policy ENV 38 acknowledges where development is to be allowed on an archaeological site opportunities for preservation can be achieved by conditions.

5.26 Local Plan

5.27 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 for each policy the level of outstanding objections has been assessed and the resulting appropriate weight noted against each policy:

- 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:

5.28 Policy 1 reinforces the guidance within the NPPF in that there should be a presumption in favour of sustainable development. This policy is considered to carry limited weight at this time.

5.29 Policy 2 focuses on delivering sustainable growth, appropriate to the size of individual settlements, meeting needs for new homes and jobs, regenerates places and communities, and supports necessary improvements to infrastructure, services and facilities. This policy is considered to carry limited weight at this time.

5.30 Policy 26 states that new development in the Countryside will be supported if in accordance with policy criteria. Part 4: Non Residential Development is relevant in the consideration of this application. This policy is considered to carry limited weight at this time.

5.31 Policy 14 seeks to promote sustainable transport within new developments. This policy is considered to carry limited weight at this time.

5.32 Policy 17 seeks to consider the needs of cyclists within new developments. This policy is considered to carry moderate weight at this time.

5.33 Policy 18 seeks to consider the needs of pedestrians within new developments. This policy is considered to carry moderate weight at this time.

- 5.34 Policy 30 seeks to deliver a net gain for biodiversity and protect, create, maintain and enhance the Borough's ecological networks. This policy is considered to carry limited weight at this time.
- 5.35 Policy 31 deals with the need to value biodiversity. This policy is considered to carry limited weight at this time.
- 5.36 Policy 33 seeks to protect the loss of woodlands, trees and hedgerows when considering new developments. This policy is considered to carry substantial weight at this time.
- 5.37 Policy 34 supports proposals that take account of the quality, local distinctiveness and the sensitivity to change of distinctive landscape character areas and individual landscape features. This policy is considered to carry limited weight at this time.
- 5.38 Policy 43 deals with the need for good urban design. Moderate weight can be attached to this policy.
- 5.39 Policy 49 seeks a high standard of landscaping in new developments. This policy is considered to carry limited weight at this time.
- 5.40 Policy 56 deals with the need to mitigate any contamination on site. This policy is considered to carry limited weight at this time.
- 5.41 Policy 57 requires the need for satisfactory drainage including the use of SuDS. This policy is considered to carry moderate weight at this time.

5.42 Neighbourhood Plan

5.43 There is no Neighbourhood Plan for this area.

5.44 Other material planning considerations

- The Community Infrastructure Levy Regulations 2010 (as amended)
- Development Requirements and Guidance Supplementary Planning Document (SPD) (2015)
- Supplementary Planning Document: Development and Flood Risk, Adopted Sept 2010
- South Yorkshire Residential Design Guide (SYRDG) (adopted 2015)
- National Planning Policy Guidance
- Cremation Act 1902

6.0 Representations

- 6.1 This application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 by means of site notice, press advertisement and being published on the Council's website.
- 6.2 2 individual letters of representation have been received in objection to the proposal. The following issues of concern have been raised;

- Increase in the volume of traffic will cause congestion on Armthorpe Lane at both ends of the main road
- Armthorpe Lane is populated with HGV traffic , and funeral related traffic will add to the traffic flow and congestion
- Facility would be better placed in the northern part of Doncaster where there is a need
- Site is one of open countryside, to approve this development will set a precedent for other residential development
- Proposed external materials not in character with the area
- Emissions from chimney due to furnaces being run until 8pm
- Facility should be operated by the Local Authority and not private sector

6.3 The Applicant has also carried out a public consultation in September 2019. The consultation was by way of an information leaflet with detachable Freepost comment card sent to over 5300 local properties, and was supported by a dedicated project website (www.northdoncastermemorialpark.co.uk) and Freephone community information line.

6.4 The public engagement saw good public participation, with 389 people returning comment cards or completing the online feedback form. Of those people who completed and returned comment forms, 70% offered complete support with a further 9% offering qualified support for the proposals. Of those who offered critique this mainly focused on the perceived suitability of the local road network and access to support a development of this nature, with the location of the proposals and consideration of alternative sites, pollution concerns and need also raised.

7.0 Parish Council

7.1 Barnby Dun with Kirk Sandall Parish Council have raised concern in relation to the speed of vehicles travelling on Armthorpe Lane and the position of the 30mph speed limit and are awaiting publication of the latest traffic survey. They have also commented that a right hand harbourage should be introduced for north bound traffic.

8.0 Relevant Consultations

8.1 **South Yorkshire Architectural Liaison Officer:** Advice provided on elements of the scheme's design of windows and doors, and an intruder alarm which have been given full consideration and as such advisory informative notes are included. Overall no objections in principle.

8.2 **Environment Agency:** Has raised no objections to the proposal.

8.3 **Ecologist Planning Officer:** Is satisfied with the submitted ecology report and associated biodiversity net gain assessment. As such recommends conditions for a Biodiversity Impact Assessment to be submitted along with a 30 year management and monitoring plan to be agreed.

8.4 **Trees and Hedgerows Officer:** Initially raised concerns on account of the loss of the hedgerow, however following discussion and agreement is now satisfied with the proposal subject to conditions for a hard and soft landscaping scheme and tree root protection measures to be agreed.

- 8.5 **Local Plans Policy Team:** This application is one of 3 applications submitted for crematoria in the Borough. They are submitted independently by three different operators. In summary, the application should be considered concurrently with the other 2 crematorium applications and that each should not be considered in isolation of the others. Each must be considered on its own merits but the consideration of need is common to all three.
- 8.6 **Highways Development Control:** No objections, subject to conditions.
- 8.7 **Transportation Team:** No objections raised.
- 8.8 **Design Officer:** Has raised no overall objections to the proposal and subject to conditions for details of external materials to be submitted and agreed, details of hard and soft landscaping and the building to meet BREEAM and renewable energy standards.
- 8.9 **Pollution Control (Land Contamination):** No objection raised subject to condition for a Phase 1 desktop study to be submitted and agreed.
- 8.10 **Pollution Control (Air Quality):** No objections are raised subject to condition for EV charging provision and an air quality mitigation plan to be submitted and agreed prior to the opening of the facility.
- 8.11 **South Yorkshire Archaeology:** The site has archaeological implications, however no objections are raised subject to a pre commencement condition for a Written Scheme of Investigation that sets out a strategy for archaeological investigation.
- 8.12 **Doncaster East IDB:** No objections raised.
- 8.13 **Yorkshire Water:** No objection raised subject to conditions for details of surface water discharge and measures to protect the public water supply infrastructure laid within the site boundary.
- 8.14 **Internal Drainage:** No objection raised subject to a condition for full details of the proposed on-site drainage to be submitted and agreed prior to any works commencing on site.
- 8.15 **Coal Authority:** Standing advice for developments within a coal mining area which may contain unrecorded coal mining hazards.
- 8.16 **National Grid:** No objections raised but have advised an informative advisory note be included for the applicant as there is gas apparatus identified on the site
- 8.17 No comments have been received from **Local Ward Members, Severn Trent Water**, or the **Area Manager**.

9.0 Assessment

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

- Principle of development
- Need for the development

- Impact on residential amenity
- Landscape Visual Impact Assessment
- Agricultural Land Classification
- Design and Appearance
- Impact on highway safety and traffic
- Air pollution and contaminated land
- Ecology
- Flood risk and drainage
- Trees and landscaping
- Archaeology
- Overall planning balance

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 site lies within an area designated as Countryside Policy Area (CPA) as designated within the Doncaster Unitary Development Plan. As such it is also considered to lie within the broad extent of the Core Strategy defined Countryside Protection Policy Area (CPPA). Although the CPPA is not defined on a Proposals Map, the area of the CPPA will, with some necessary amendments, taking account of approved development and proposed allocations, be similar to that of the CPA (see CS 3 Part B 1&2).
- 9.4 As such the proposal should be primarily assessed against UDP Policies ENV 2 / ENV 4 and CS Policies CS2 / CS3. Policy ENV 2 sets out the purposes of Countryside Policy Area and its protection whilst policy ENV 4 sets out a list of criteria a) – f) of acceptable development within the CPA. Crematoria development is not an acceptable development included within this policy criteria. As such the proposed development is not consistent with the purposes for the designation of Countryside Policy Area in UDP ENV2 or the stated purposes of appropriate development in such areas given in UDP ENV4.
- 9.5 In terms of the Core Strategy, policy CS 2 sets out the Growth and Regeneration Strategy for the borough in terms of new housing and employment. This application would contribute to neither of these aspects. Policy CS 3 seeks to protect and enhance the countryside and sets out criteria that echoes policy ENV 4 but also includes new urban extension allocations; however these are confined to those necessary to deliver the Growth and Regeneration Strategy; minor amendments to settlement boundaries; and development appropriate to a countryside location that would protect its intrinsic character and beauty. This crematorium proposal is not consistent with CS2 and CS3 Part B.

- 9.6 NPPF policy in paragraph 170b requires that planning decisions should contribute and enhance the natural and local environment by ... recognising the intrinsic character and beauty of the countryside. Weight should therefore be given to protecting the intrinsic character of the countryside of the proposal's location.
- 9.7 The development would provide some, albeit limited, employment (4 full time staff), so it could be argued that the proposal supports economic growth. The NPPF at paragraph 84 states that planning decisions should recognise that sites to meet local community needs in rural areas may have to be found adjacent to or beyond existing settlement settlements. The accompanying planning statement provided for this application (as well as those for the Green belt proposals) propose that need is demonstrated over quite extensive catchment areas. This is not so much a 'local' need but a wider need and which can be considered that paragraph 84 is less relevant. However, it is accepted that the particular requirement of crematoria proposals do require locations that are difficult (but not necessarily always impossible) to find within settlements.
- 9.8 In summary, the proposal is inconsistent with local planning policy. NPPF policy considerations require a balance between recognising the intrinsic character of countryside and meeting community need for crematoria. Unlike Green Belt there is no requirement to demonstrate 'very special circumstances' to overcome countryside policy. Nevertheless, the proposal is inconsistent with countryside policy and therefore should demonstrate a need for the development to override the harm which would allow a departure from the local development plan.
- 9.9 The applicant asserts that there is a 'need' for another crematorium in the Borough and has submitted an assessment of the need which it is argued supports a departure from the development plan. The issue of 'need' is discussed in the section below.
- 9.10 Need for the Development
- 9.11 There is no national planning policy or guidance, or local (Doncaster) development plan policy, specific to the consideration of planning applications for crematoria. However the NPPF at paragraph 92 (e) requires that planning decisions should 'ensure an integrated approach to considering the location of housing, economic uses and community facilities and services'. Crematoria are clearly essential cultural facilities and services and planning decisions should be taken with the aim of supporting proposals that meet identified demand. Crematoria are a rare form of development with specific unique requirements. It is therefore particularly unusual that three independent proposals have been submitted concurrently.
- 9.12 The need for crematoria is therefore a material consideration and which has been accepted by all 3 applicants as evidenced with the need assessments submitted to accompany the respective applications. All three applications claim there is both a quantitative and qualitative need for a new crematorium to meet existing and future demand for cremations in Doncaster. They claim that there is insufficient capacity provided by the Borough's existing facility at Rose Hill, Cantley, and by other crematoria in neighbouring local authority areas.
- 9.13 The Council instructed an expert to carry out an assessment of Doncaster's current need in order to establish whether there was an existing unmet need within the borough. The consultant was also tasked with assessing where this need was best met and to evaluate the need assessments of the three separate planning applications for new crematoria.

- 9.14 The resultant report concludes that there is a compelling quantitative and qualitative need for a new crematorium in Doncaster. Between the years of 2016-2019 the existing Rose Hill Crematorium in Doncaster operated at 155% of practical capacity in peak months. A crematorium operating above 80% of its practical capacity makes it difficult to offer a cremation service that meets an acceptable quantitative standard, which in turn adversely affects a crematorium's ability to offer a quality service to bereaved families. Rose Hill is clearly working well above their capacity to provide funerals at the core times generally preferred by bereaved people, particularly during periods of high demand. Evidence from the Office for National Statistics (ONS) indicates a significant and sustained growth and ageing in the population, leading to increased numbers of deaths within the local authority areas served by the existing crematoria. Annual deaths in Doncaster are projected to increase by 23% between 2020 and 2043.
- 9.15 In terms of where the most suitable location would be, the consultant advises that any one of the 3 application sites would bring a benefit to residents by;
- Proximity- reducing their funeral travel times.
 - increasing capacity - reducing delays between death and being able to hold a funeral at a convenient time and date.
 - providing new capacity and choice of crematorium - reducing demand and thus reducing congestion at Rose Hill Crematorium.
 - contemporary design and longer funeral services - giving more privacy to each group of mourners.
- 9.16 The consultant's report provides a summary of conclusions based on the drive-time catchment analysis undertaken and which indicates that:
- Within a constrained 45-minute drive-time catchment, the development of any of the three new crematoria does not increase overall calculated cremations (10,162) within the wider area, apart from the Barnby Dun site, which brings in an extra 64 cremations per year.
 - Within a constrained 30-minute drive-time catchment, all three sites attract more than the minimum 800 cremations per year required for viability.
 - Within a constrained 45-minute drive-time catchment, the Barnby Dun site attracts the highest number of cremations (1,210), albeit only 34 more than the Brodsworth site (1,176) and 123 more than the Conisbrough site (1,087).
 - Within a constrained 45-minute drive-time catchment, the Barnby Dun site diverts the highest number of cremations away from Rose Hill: 806 compared with 526 at the Brodsworth site and 546 at the Conisbrough site.
 - Within a constrained 45-minute drive-time catchment, the Conisbrough site diverts less cremations away from Rose Hill, but diverts more cremations from Rotherham, reflecting its location about halfway between Doncaster and Rotherham.
 - 30-minute drive-time catchment calculated cremations at the Brodsworth site (1,160) do not significantly increase within its constrained 45-minute drive-time catchment (1,176).
 - 30-minute drive-time catchment calculated cremations at the Conisbrough site (1,058) do not significantly increase within its constrained 45-minute drive-time catchment (1,087).
 - However, 30-minute drive-time catchment calculated cremations at the Barnby Dun site (825) do significantly increase within its constrained 45-

minute drive-time catchment (1,210), reflecting fewer constraining catchments of other crematoria in that particular area leading to a larger overall catchment.

- 9.17 The report advises that any one of the proposed crematoria potentially diverts cremations away from existing crematoria. This is a desirable outcome in terms of reducing overcapacity working and enabling improvements in qualitative provision at existing crematoria, including the Council operated Rose Hill.
- 9.18 Whilst a 30-minute drive-time population is often seen as evidence of need, in reality people living beyond that limit still require cremation facilities and will travel up to 45 minutes or more to reach their nearest crematorium. Purely in terms of its location relative to both population and to existing crematoria, the Barnby Dun site would be the consultant's preferred choice as it has a larger constrained 45-minute drive-time catchment than the other two sites.
- 9.19 The consultant's preference is based purely upon current and potential future drive-time catchments and potential cremations at existing and proposed crematoria. It is not influenced by detailed consideration of any other planning related factors, nor any appraisal of each site, including the design and layout of buildings and grounds.
- 9.20 The planning considerations for the application are whether the benefits of the scheme as detailed in paragraph 9.15 would be sufficient by developing Barnby Dun to outweigh harm to the countryside to overcome conflict with policy ENV 4. The consultant's report clearly sets out the benefits of the Barnby Dun site.
- 9.21 The report assesses a number of scenarios for comparison of each of the 3 proposed crematoriums; for instance if they were operational individually ie just one crematorium was developed, and alternatively more than one crematorium ie two or all three crematoriums were developed.
- 9.22 The report evidences that the majority of areas within Doncaster with higher population densities lie within a 30-minute drive-time of Rose Hill or Barnby Dun. If only Barnby Dun was operational it would bring the highest number of people within a 30 minute drive time of a crematorium for the first time (33,123). Developing this site would also result in the greatest population loss to Rose Hill at 64,926 or -32% of the current population for Rose Hill. Developing this crematorium alone would therefore provide the greatest impact on the current over capacity at Rose Hill. This would improve the qualitative service at Rose Hill, without affecting its viability. It would also bring the highest number of people within a 30 minute drive time catchment of a crematorium for the first time.
- 9.23 The report is clear in that there is an overall need for another facility in Doncaster and in the consultant's opinion, by developing this site at Barnby Dun would meet most of that need. Nevertheless any one of the 3 sites would impact on the current over capacity at Rose Hill.
- 9.24 With regard to the planning policy considerations; this application site at Barnby Dun is located within a designated Countryside Policy Area (CPA) and as such this crematorium proposal is inconsistent with countryside policy. Unlike with Green Belt policy there is no requirement to demonstrate 'very special circumstances' to overcome countryside policy. However need must be demonstrated to override that harm. The benefits of developing this Barnby Dun site are substantial as it would provide the greatest impact on the current over capacity at Rose Hill and bring the highest number of people within a 30 min drive time. This is deemed to outweigh

policy harm defined by policy ENV4 and justify a departure from the development plan.

- 9.25 In terms of the suitability of the Conisbrough or Brodsworth sites as alternative sites, these two sites are both located within the Green Belt where NPPF policy is clear that inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. The NPPF further states that 'when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.' The consultant's report advises that developing Barnby Dun, not Brodsworth or Conisbrough would bring the greatest impact, if only one is to be developed, on the current over capacity at Rose Hill. Therefore, as the Barnby Dun site has the greatest positive impact on need and it is not constrained by Green Belt policy, that site is to be preferred over the Brodsworth site or the Conisbrough site.
- 9.26 In summary, there is a clear and expected need for another crematorium within the borough which could be met by any one of the 3 proposed application sites. However 2 of those sites are located within the Green Belt whereby crematoria development is by definition harmful to the Green Belt. Great weight must therefore be attached to this harm and whether or not there are any other issues that would count as very special circumstances to outweigh that harm. The 'need' for another facility could count as very special circumstances. The consultant's report however concludes that from the 3 proposed sites, the Barnby Dun site would best impact on the current over capacity at Rose Hill and bring the greatest number of people within a 30minute drive time of a crematorium. As Barnby Dun is best able to address the need for a new crematorium, and is less constrained in planning policy terms, it is to be preferred over the proposals at Brodsworth and Conisbrough.
- 9.27 The proposed crematorium development is therefore acceptable in principle. The benefits of developing this Barnby Dun site are substantial as it would provide the greatest impact on the current over capacity at Rose Hill. The need for another crematorium is deemed to outweigh policy harm defined by policy ENV4 and justify a departure from the development plan.

Sustainability

- 9.28 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.
- 9.29 There are three strands to sustainability, social, environmental and economic. Para.10 of the NPPF states that in order sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

9.30 SOCIAL SUSTAINABILITY

9.31 Impact on Residential Amenity

9.32 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'.

9.33 With regards to the impact on any neighbouring land use or properties; there are key standards set out for new crematoria development within the 1902 Cremations Act. This Act prevents a crematorium being located within 200 yards of any dwelling house (except with the consent of the owner) nor within 50 yards of a public highway. As such, the proposed siting of the building has taken this into due consideration and there are no residential dwellings within 200 yards of the proposed building therefore no loss of residential amenity for any nearby residents. In terms of any negative effects on the environment this is discussed later in the report under consideration of other issues including landscape visual impact, ecology, air pollution and trees/landscaping.

9.34 The application is thereby deemed to accord with policy CS14

9.35 Conclusion on Social Impacts.

9.36 In conclusion of the social impacts of the development, it is not considered that the impact of residential amenity will be adversely affect by the proposal.

9.37 ENVIRONMENTAL SUSTAINABILITY

9.38 Landscape Visual Impact Assessment

9.39 In terms of the landscape character, a Landscape Visual Impact Assessment (LVIA) has been submitted by the applicant as part of the submitted documents and which states that the site comprises the south-western quarter of a large flat arable field. The Armthorpe Road boundary comprises a low native hedgerow with a single tree, marking the sites north-western corner. The pond, ditch and associated trees and woodland lie adjacent to the site's southern boundary. The visible edge of modern housing in Kirk Sandall and adjacent pylons are notable urbanising influences to the west of the application area. To the north, Park Hill on the edge of Barnby Dun, has a wooded parkland setting. It summaries the existing visibility of the site as having 'a very limited visual envelope.' Stating that the surrounding landscape is relatively flat with views contained by adjacent woodland, hedgerow and layers of vegetation within the wider landscape.

9.40 The LVIA takes into account the objectives of the scheme design and landscape proposals and assesses the predicted effects of the proposal at year 0 and then at year 10 following establishment of the proposed landscape mitigation. The assessment concludes that the potential landscape and visual effects associated with the proposed crematorium and memorial park on Armthorpe Lane would primarily be localised, though permanent, and given the very limited public viewpoints into the site, there is little potential for the proposals to significantly impact upon visual amenity. New tree planting and landscaping within the site will complement existing woodland adjacent to the site and enhance local landscape character.

- 9.41 An external Landscape consultant has been employed by the Council to independently assess the landscape visual impact of the proposed development. The consultant has identified that the LVA provides no assessment of the proposed development at year 1 however concludes that the effects of the proposed development at year 1 planting will be immature and the effects similar or slightly greater than year 0. Overall the consultant has commented that due to the nature of the low-lying landform, successive lines of hedgerow field boundaries and the lack of an elevated vantage point, the assessment of visual effects within the LVIA are considered to be consistent with the findings of the consultants site visit.
- 9.42 In summary, the consultant concludes Armthorpe Lane is bordered by intact hedgerows which restricts direct views into the site, and is most closely associated with an existing settlement. The development would have less than minor adverse effects on the character of the landscape. This therefore carries significant weight in favour of the development.
- 9.43 Agricultural Land Classification
- 9.44 Policy CS 18 of the Doncaster Council Core Strategy is concerned with conserving, protecting and enhancing Doncaster's air, water and land resources, both in terms of quantity and quality. Part C relates to agricultural land and states that proposals will be supported which facilitate the efficient use of Doncaster's significant agricultural land and soil resources, including proposals which protect high quality agricultural land (grades 1, 2 and 3a) in so far as this is consistent with the Growth and Regeneration Strategy (as set out in Policy CS 2).
- 9.45 The applicant has submitted an Agricultural Land Classification Report with the application and within this document it is stated that a soil resource and agricultural land classification survey has been carried out on the land. It is stated that the land comprises of two distinct soil types, sandy loams within the top 25 cm of the soil and heavy clay loams soils. The detailed ALC survey assesses the approximately half the site as Grades 3b and remaining half as 3a at the site, with soil wetness, soil droughtiness, topsoil depth, topsoil stone content and gradient the relevant limitations.
- 9.46 The ALC states that soil wetness limitations exists where the soil water regime adversely affects plant growth or imposes restrictions on cultivations or grazing by livestock. It further states that the importance of this limitation is reflected by the widespread use of and dependence on field drainage in both arable and grassland areas and excessive soil wetness can affect seed germination and survival. It also inhibits development of good root system. The severity of the situation is assessed using a soil wetness grading for the site and on account of the grading for wetness of the site at Grade 1 the overall classification of the site is classed as Grade 3b.
- 9.47 Therefore, it is not considered that the proposal is contrary to policy CS 18.
- 9.48 Design and Appearance
- 9.49 Policy CS 14 of the Doncaster Council Core Strategy sets out the Council's policy on the design of new development. It states that all proposals in Doncaster must be of high quality design that contributes to local distinctiveness, reinforces the character of local landscapes and building traditions, responds positively to existing site features and integrates well with its immediate and surrounding local area. This will be achieved through a set of design principles and quality standards as set out.

- 9.50 The siting and design of the building and associated car park and access road has sought to respond to the sites setting in the countryside and landscape context, and also the requirements of the Cremation Act that dictates required distances from dwellings and roads. (See Appendix 1 for an illustrative masterplan of the site layout and landscaping).
- 9.51 The scheme proposes a low design to the scale and height of the building together with extensive natural screen planting which is proposed to both the boundaries of the site and within the setting of the gardens. The building itself provides a gross external area of 445 sqm, is divided into 3 elements; The chapel building forms the focal structure on the site; An administrative area which comprises the waiting area, office, an interview room, lobby and toilet facilities; To the west of the chapel is the main crematory containing the crematory equipment. An outside service yard enclosed by fencing lies further to the west of building.
- 9.52 The height to the underside of the eaves of the building is approximately 3.18 metres from finished floor level within the building. The chimney to the cremator will rise approx. 0.9 metres above the main roof level (approx. 8.5m above the external ground level next to the building). In terms of materials, the building will be finished in render interspaced with the use of local stone buttresses and a coursable local stone plinth to the entrance porch. Roof materials will have a natural slate dark grey finish and timber cladding will be used on the gable front features of the building. The accompanying Design and Access Statement states that the use of white render, local stone, timber boarding and a slate grey roof will reflect the architecture style of the area. A 3D visualisation of the proposed building can be seen at Appendix 2.
- 9.53 The grounds will be both formal and informal in their layout responding to their individual function which include replacing the existing hedgerow to be lost with a mixed native hedgerow, boundary hedge and tree planting, limited formal and ornamental shrub planting, orientate the building so that it affords views from the main chapel over open countryside towards woodland and trees at Park Hill. Provision of an informal memorial garden to the east of the building. A circular pool would provide a focal feature. Informal paths would lead out from the chapel to the burial areas and gardens around the site.
- 9.54 All lighting to paths and access roads will be generally low lying with higher lighting columns to the car parking areas. The details of the lighting scheme will be agreed by condition.
- 9.55 The Council's Urban Design Officer has made comment on the proposed scheme and overall has no issues with the proposal. However has advised to 'consider the need for further landscaping and tree planting around the edges of the site which would be beneficial in reducing the building's impact on the wider landscape, which should not be significant given the size and scale of the crematorium.' The Urban Design Officer further comments that 'The eastern boundary adjacent Armthorpe road will likely require more substantive screen planting so the car park is less dominant and this should have high hedges and trees around it as indicated.' A condition for a full landscape scheme has therefore been included for these details to be agreed.
- 9.56 With regards to the proposed materials of render and stone, the Urban Design Officer considers the render would be at odds with the landscape character whereby the use of brick for isolated agricultural buildings such as the nearby

farmstead, and suggests consideration of materials more characteristic of the area. A condition is therefore included for details of final external materials to be agreed via condition.

- 9.57 The Urban Design Officer is therefore satisfied with the scheme subject to conditions relating to final materials, details of a hard and soft landscaping scheme to be agreed and 10% renewable energy requirement.
- 9.58 The South Yorkshire Police Architectural Liaison Officer has also been consulted on the application and has recommended that all windows and doors comply with Secured by Design standards. It is also recommended that a suitably designed intruder alarm is fitted. An advisory informative note is therefore included.
- 9.59 As such, the proposed redevelopment is therefore considered to meet with policy CS14 and the NPPF.
- 9.60 Impact upon Highway Safety and Traffic
- 9.61 'Quality, stability, safety and security of private property, public areas and the highway' and 'permeability - ease of pedestrian movement with good access to local facilities and public transport services' are listed as qualities of a successful place within policy CS 14 (A). The NPPF in para 109 states that 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on road safety, or the residual cumulative impacts on the road network would be severe'.
- 9.62 Part (G) of policy CS 9 states that 'new development will provide, as appropriate, transport assessments and travel plans to ensure the delivery of travel choice and sustainable opportunity for travel. A Transport Assessment has therefore been submitted in support of this application.
- 9.63 The Council's Transportation Officer initially requested the traffic data be re surveyed on account that it was carried out when Armthorpe Lane was closed and the schools were on holiday and also modelling for the proposed new access to be carried out. This was duly carried out and the revised Transport Statement states that surveys were undertaken at 5 comparable sites across the country and results show an average of 26 vehicles attending per service. As it is the applicants' company policy to operate an hourly service cycle this will reduce the potential overlap of mourners departing and arriving on site.
- 9.64 For the proposed access a worst case scenario of 100 vehicles per service was modelled for the AM and PM peak hours. The results show no capacity problems at the junction.
- 9.65 The Council's Transportation Officer has summarised that the level of additional traffic is not considered severe and as such no objections are raised and the development is in accordance with para 109 of the NPPF and CS 9.
- 9.66 With regard to the layout of the scheme and the design of the access, the Highways Development Control Officer raises no objection to the scheme following clarification of details and subject to conditions. There is a single point of vehicular access proposed via Armthorpe Lane and with a proposed ghost right hand turn into the site for vehicles. See the proposed access arrangement at Appendix 4.

- 9.67 The scheme provides car parking for 100 vehicles to include 60 main car park spaces and an additional 40 overspill spaces. The site is therefore easily accessible by car.
- 9.68 The proposal is therefore considered to meet with policies CS 14 and CS 9 of the Doncaster Council Core Strategy.
- 9.69 Air Pollution and Contaminated Land
- 9.70 Policy CS 18 (A) states that 'proposals will be supported which contribute to improvements in air quality'. The size of development is sufficient to trigger the need for an Air Quality Assessment (AQA) and as such this has been submitted to accompany the application.
- 9.71 The Pollution Control (Air Quality) Officer has commented that the development will not have the potential to result in an exceedance of the existing air quality objectives or unduly exacerbate existing conditions. Whilst the proposal will not result in an exceedance, the AQA does acknowledge there will be an increase in concentrations. Therefore the Officer recommends a condition for electric vehicle charging provision and an air quality mitigation plan via conditions as compensation mitigation.
- 9.72 The Contaminated Land team have also been consulted on the proposal and have commented that as the development is not a sensitive end use, not on a former industrial site, with no closed landfills in the vicinity therefore no issues of concern are raised.
- 9.73 It is worthy to note that the cremation of human remains must be undertaken in compliance with an environmental permit issued by this Authority under the Environmental Permitting (England & Wales) Regulations 2016 (as amended). It is also worthy to note that the crematorium must be operated in accordance with the DEFRA Technical Guidance note PG 5/2 (12).
- 9.74 As such, there are no issues on air quality or contaminated land grounds that weigh against the development that cannot be dealt with by condition.
- 9.75 Ecology
- 9.76 The NPPF at paragraph 170 d) where it states that planning policies and decisions should contribute to and enhance the natural local environment by "minimising impacts on and providing net gains for biodiversity." This is reflected in Policy CS 16 states that Doncaster's natural environment will be protected and enhanced in accordance with a number of principles. Part (A) states that "proposals will be supported which enhance the borough's Ecological Networks by (1) including measures that are of an appropriate size, scale and type and have regard to both the nature of the development and its impact on existing or potential networks; (2) maintaining, strengthening and bridging gaps in existing habitat networks".
- 9.77 An Ecological Appraisal has been submitted along with a Great Crested Newt (GCN) survey and the findings conclude that the site has limited ecological value for flora and fauna as the site is agricultural. The GCN surveys also exclude their presence on site. It is concluded therefore that no further surveys are required. However, paragraph 170 of the NPPF requires development to deliver a net gain in biodiversity. A biodiversity net gain assessment has been provided and following some discussion and amendments a final approach has been agreed with the applicant. All will be

delivered on site with habitat and hedgerow creations/enhancements delivering a 10% increase in bio diversity. The delivery of an agreed Biodiversity Impact Assessment (BIA) is therefore recommended by condition to demonstrate how a 10% net gain in biodiversity will be delivered on the site. The BIA will set out proposed habitats in accordance with the detailed landscaping plans and will set target conditions values that these habitats will be expected to meet within 30 years. As such, the proposal is considered to accord with policy CS 16 and the NPPF in relation to ecology and more specifically bio diversity matters.

9.78 Flood Risk and Drainage

9.79 The site falls within a Flood Risk Zone 1 (FRZ1) area on the latest Environment Agency Flood Map. National planning policy, and Policy CS4 of the LDF Core Strategy, normally requires that for proposals in Flood Risk Zone 1 and over 1 hectare in size should consult with the Environment Agency. As this site is well over 1 hectare at 3 hectares the Environment Agency has been consulted and has raised no objections or issues of concern.

9.80 With respect to the drainage of the site, an outline drainage strategy has been submitted and the Council's Drainage Officer has requested full foul surface water and land drainage details via condition. As such, the proposal is considered to accord with policy CS 4 and the NPPF in relation to drainage and flood risk matters.

9.81 Trees and Landscaping

9.82 Policy CS16 of the Core Strategy states that Doncaster's natural environment will be protected and enhanced. As part of the submitted documents, an illustrative landscape masterplan comprises part of the LVIA submission along with a Tree Survey Report and Arboricultural Impact Assessment to accompany the application. The scheme proposes a memorial garden to the east of the site with memorial pond and a SUD's drainage basin in the south eastern corner of the site. Replacement hedge planting along the site frontage is proposed, the southern hedgerow is to be retained and native tree and shrub planting proposed within and around the site.

9.83 The Council's Trees and Hedgerows Officer initially raised objection to the proposal on account of the loss of 194m of the hedgerow fronting Armthorpe Lane which is deemed an ancient hedgerow, and queried whether the need of the length of removal was necessary. The loss of the hedgerow is to provide the required visibility splay for the proposed access. Following discussion and negotiation with the applicant and the Council's Highways DC Officer to explore the potential for re-locating the access to a position where there would be less impact on the hedgerow; the existing location is determined to be the best location to accommodate highway safety requirements. Highway safety is a priority and the Council's Tree Officer has agreed this after further investigation and evidence of significant damage to the hedgerow as a result of HGV's travelling on Armthorpe Lane.

9.84 Overall, the Trees and Hedgerows Officer is now satisfied with the proposal and raises no objection, and notwithstanding the illustrative landscape masterplan suggests a number of conditions including tree protection fencing, and a landscape scheme to be submitted and agreed. The proposal is therefore deemed to accord with policy CS 16.

9.85 Archaeology

- 9.86 The NPPF at paragraph 189 states “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting...Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.” UDP Policies ENV 37 and ENV 38 also requires consideration of archaeological sites of significant interest.
- 9.87 The South Yorkshire Archaeology Service (SYAS) has commented on the application, stating that there are potential archaeological implications. An archaeological desk-based assessment, by Thames Valley Archaeological Services, was submitted as supporting information for the proposal. This identified evidence from cropmarks relating to the Iron Age and Romano-British landscape surrounding the proposed application area. A few of the cropmarks extend to the edges of the proposed application area and partly within it rather than crossing the whole area. The reason for this is unclear-possibly different geological conditions or previous ground disturbance. Previous evaluation near the site identified three banks of possible medieval date rather than the expected Iron Age or Romano-British features. However, the possibility of archaeological remains cannot be ruled out and there remains potential for hitherto unrecorded archaeological remains to exist within the application area. Groundworks associated with this scheme could, therefore, destroy finds and features of archaeological importance and as such, a scheme of archaeological investigation is required. Given the small footprint of the development and potential to preserve any important remains *in situ*, SYAS recommend that the necessary investigation be secured by attaching a condition for a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation. The proposal is therefore deemed to accord with policies ENV 37 and ENV 38.

9.88 **Energy Efficiency**

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

9.90 **Conclusion on Environmental Issues**

- 9.91 Para.8 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.
- 9.92 In conclusion of the environmental issues, it is considered that there has been no significant issues raised which would weigh against the proposal that cannot be mitigated by condition. The need for another crematorium is considered to outweigh the harm to the countryside to justify a departure from the development plan. The harm to the character of the countryside has been independently assessed and is deemed negligible subject to implementation of a full landscape scheme.

9.93 ECONOMIC SUSTAINABILITY

9.94 As part of the submitted information it is stated that there will be 4 full time employees at the crematorium; therefore there is some economic long term benefit. It is also anticipated that there would be some short term economic benefit to the development of the site through employment of construction workers and tradesmen connected with the build of the project however this is restricted to a short period of time and therefore carries limited weight in favour of the application.

9.95 Conclusion on Economy Issues

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

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

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 outweigh the benefits identified when considered against the policies in the Framework taken as a whole. The development would not cause undue harm to residential areas, the highway network, ecological or arboricultural networks, or the wider character of the area. Whilst the scheme is not in accordance with the development plan (ENV2 and ENV4, and CS2 and CS3), those conflicts are only slight and therefore given moderate weight. On the other side of the balance, there are material considerations that indicate the development should be granted. The material consideration is that this scheme will best meet the need of the borough for a new crematorium. That must be a given substantial weight in favour.

10.2 Whilst this application is considered on its individual merits, it has also been necessary to consider two other crematoria applications concurrently on account of the exceptional circumstance of having three applications for this rare form of development that all seek to meet the same need. An independent external consultant has established that there is a clear and expected need for another crematorium within the borough which could be met by any one of the 3 proposed application sites. However 2 of those sites are located within the Green Belt whereby crematoria development is by definition harmful to the Green Belt. Great weight must therefore be attached to this harm

10.3 The external consultant has fully considered the need for all three proposals and concludes that the Barnby Dun site would best impact on the current over capacity at Rose Hill. This weighs heavily in favour of this proposal and outweighs any harm to the character of the countryside defined by policy ENV4. As such, the need for another crematorium is deemed to outweigh policy harm and justify a departure from the development plan. The proposal is therefore recommended for approval.

11.0 RECOMMENDATION

11.1 GRANT planning permission with the following conditions:

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:
Proposed Site Plan Dwg No HDA 5
Yard Plan Dwg No 16 Rev P1
Proposed Floor Plan Dwg No 02 Rev P1
Proposed Elevations Dwg No 03 Rev P1
Proposed Access Arrangement Dwg No 5319/008 Rev B
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 building shall be erected within 8.0 metres of the piped water course which passes through/runs adjacent to the site. (The approximate position of the watercourse is shown on the attached plan, the precise location shall be ascertained by investigation on site).
REASON
To ensure adequate access at all times and to protect the culvert from damage.
05. All surface water run off from the site, excepting roof water, shall be discharged to the public surface water sewer/land drainage system or Highway Drain via a suitable oil/petrol/grit interceptor. Details of these arrangements shall be approved by the Local Planning Authority prior to the commencement of the development and they shall be fully operational before the site is brought into use.
REASON
To avoid pollution of the public sewer and land drainage system.

06. Details of the foul drainage disposal shall be submitted to and agreed in writing with the Local Planning Authority prior to the occupation of the development.
REASON
To ensure that the site is adequately drained in accordance with Core Strategy Policy CS 4: Flooding and Drainage.
07. Prior to the operation/opening of the development hereby approved, an air quality mitigation plan shall be submitted to and approved in writing by the local planning authority. This plan shall demonstrate how the damage costs will be disbursed to offset emissions during 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 Doncaster Council Core Strategy.
08. Prior to the building of the care home above ground level, details of electric vehicle charging provision shall be submitted to and approved in writing by the local planning authority. Installation shall comply with current guidance/advice. The development shall not commence to operate until the approved connection has been installed and is operational and shall be retained for the lifetime of the development. The development shall be carried out in accordance with the approved details.
REASON
To contribute towards a reduction in emissions in accordance with air quality objectives and providing sustainable travel choice in accordance with policies CS9 and CS18 of the Doncaster Council Core Strategy.
09. Prior to the commencement of the development hereby granted a scheme for the protection of the root protection areas of all of the retained trees that complies with clause 6.2 of British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction - Recommendations shall be submitted to and approved in writing by the Local Planning Authority. Tree protection shall be implemented on site in accordance with the approved details and the local planning authority notified of implementation to approve the setting out of the tree protection scheme before any equipment, machinery or materials have been brought on to site for the purposes of the development. Thereafter, all tree protection shall be maintained in full accordance with the approved details until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.
REASON
To ensure that all trees are protected from damage during construction in accordance with core strategy policy CS16: Valuing our natural environment.

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

REASON

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

11. Prior to the opening of the development hereby approved, an air quality mitigation plan shall be submitted to and approved in writing by the local planning authority. This plan shall demonstrate how the damage costs will be dispersed to offset emissions during 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 Doncaster Council Core Strategy.

12. 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).

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.

13. Prior to the commencement of development a Biodiversity Impact Assessment (BIA) shall be submitted to the Local Planning Authority for approval in writing. Using the Defra Metric the BIA shall demonstrate how a 10% net gain in biodiversity will be delivered on the site. The BIA will set out proposed habitats in accordance with the detailed landscaping plans and will set target conditions values that these habitats will be expected to meet within 30 years. Accompanying the BIA two GIS shape files mapping the site, its habitats and their condition prior to development and as proposed post development once agreed shall also be submitted.

REASON

To ensure a net gain in biodiversity is delivered on the site in line with Paragraph 170 of the NPPF.

14. Prior to the commencement of development a 30 year adaptive Management and Monitoring Plan for proposed onsite habitats shall be submitted to the Local Planning Authority for approval in writing. The Management and Monitoring plan shall detail the following:

- A 30 year adaptive management plan for the site detailing the management measures to be carried out in order to achieve the target conditions proposed for each habitat parcel in the BIA.
 - Objectives relating to the timescales in which it is expected progress towards meeting target habitat conditions will be achieved.
 - A commitment to adaptive management that allows a review of the management plan to be undertaken and changes implemented if agreed in writing by the LPA and if monitoring shows that progress towards target conditions is not progressing as set out in the agreed objectives.
 - That monitoring reports shall be provided to the LPA on the 1st November of each year of monitoring (Years 1, 2, 3, 5, 10, 15, 20, 25 and 30) immediately following habitat creation. GIS files showing the current habitat condition of each habitat parcel will accompany each monitoring report.
 - The detailed scope of proposed monitoring reports including (but not exclusively), presence of any target species, date stamped photos accompanied by detailed site notes on the extent of growth and condition of habitats, notes on factors that could be hindering the progress towards proposed target condition, detailed recommendations on changes to the management actions for parcels where progress is not as planned.
- Once approved in writing the management measures and monitoring plans shall be carried out as agreed.

REASON

To ensure the habitat creation on site and subsequent management measures are sufficient to deliver a net gain in biodiversity as required by the NPPF paragraph 170.

15. Prior to the relevant works commencing, details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority.
- REASON**
- In the interests of preserving the character of the area in accordance with Core Strategy Policy CS 3 and Doncaster UDP Policies ENV 2 and ENV 4.
16. No development shall take place in implementation of this permission until a statement has been submitted to the local planning authority and approved in writing from them, explaining how CO2 emissions from the development will be reduced by providing at least 10% of the development's energy through on-site renewable energy equipment or improvements to the fabric efficiency of the building. The carbon savings, which result from this, will be above and beyond what is required to comply with Building Regulations. The development shall then proceed in accordance with the approved report. Before any building is occupied or sold, the local planning authority shall be satisfied that the measures have been installed. This will enable the planning condition to be fully discharged.
- REASON**
- In the interests of sustainability and to minimize the impact of the development on the effects of climate change.

17. 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 and boundaries. 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. 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.
- REASON
In the interests of environmental quality and core strategy policy CS16: Valuing our natural environment
18. Before the development commences, a BREEAM pre-assessment, or equivalent assessment, shall be submitted for approval demonstrating how BREEAM 'Very Good' will be met. The development must take place in accordance with the approved assessment. Prior to the occupation of any building, a post construction review should be carried out by a licensed assessor and submitted for approval. This will enable the planning condition to be fully discharged. Advice should be sought from a licensed BREEAM assessor at an early stage to ensure that the required performance rating can be achieved. A list of licensed assessors can be found at www.breeam.org.
- REASON
In the interests of sustainability and to minimise the impact of the development on the effects of climate change.
19. 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
20. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.
- REASON

To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network.

21. No construction works in the relevant area (s) of the site shall commence until measures to protect the public water supply infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times.

REASON

In the interest of public health and maintaining the public water supply.

01. **INFORMATIVE: SuD's**
The Developer should be aware that a Sustainable Drainage System (SuDS) is the LPA's preferred option. A detailed explanation of any alternative option and reasons for rejecting a SuDS solution will be required.

The sustainable drainage scheme shall be designed, managed and maintained in accordance with the Non-statutory technical standards and local standards.

02. **INFORMATIVE: Considerations in relation to gas pipeline/s identified on site:**

Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

Email: plantprotection@cadentgas.com Tel: 0800 688 588

03. **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

04.

INFORMATIVE: DESIGNING OUT CRIME

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

It is also recommended that a suitably designed, fit for purpose monitored intruder alarm is installed. For police response the system must comply with the requirements of the Security Systems Policy which can be found at the Secured by Design website above. System designers may wish to specify certain components certificated to the following standards.

- o LPS 1602 issue 1.0. 2005 Requirements for LPCB approval and listing of Intruder alarm detectors.
- o LPS 16003 issue 1.0.2005 Requirements for LPCB approval and listing of Alarm Control Indicating equipment.

05.

INFORMATIVE: YORKSHIRE WATER

Waste Water

1) No objections are raised to the submitted Drainage Strategy dated 08th October 2019, prepared by Cemetery Development Services is acceptable. In summary, the report states that there will be no proposed foul water flows from the proposed crematorium and that surface water will discharge to the watercourse to the south east of the site.

Clean Water

1) On the Statutory records, there is a 9" diameter water main crossing the proposed site entrance. During the construction phase of the development, adequate protective measures must be implemented to ensure that the pipe is not damaged from heavy plant machinery. The exact position and depth of the apparatus can only be determined by excavation and, in the event of a conflict between the position of the water main and the construction phase (plant vehicular access), the developer can apply for a mains diversion at: <https://www.yorkshirewater.com/developers/water/water-main-diversion/>

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

APPENDIX 1: Proposed Layout Masterplan



APPENDIX 2: Proposed 3D visualisation

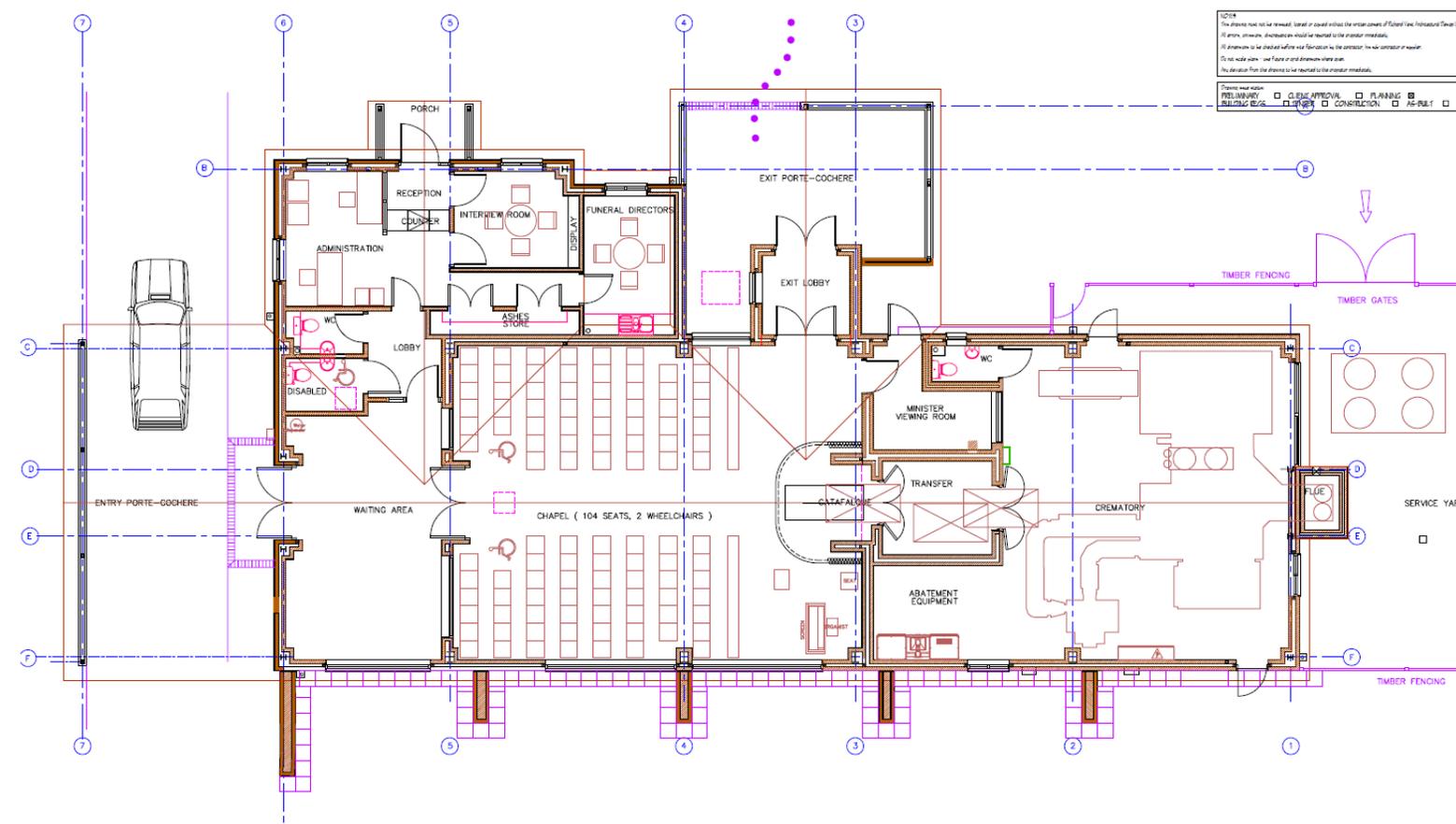


CLIENT: Mitsubishi Ltd	
PROJECT: Armthorpe Lane, Kirk Sandall	
TITLE: Aerial Perspective	
SCALE/AS: Not to Scale	DATE: August 2019
506.49 / 06C	
<small>Based on information for the proposed site, subject to approval of the Transport Infrastructure Office. © Northwood Architects Ltd 2019 This Work is the property of Northwood Architects Ltd. All Rights Reserved. 2019/08/06</small>	

APPENDIX 3: Elevations and Floor

The elevation from the streets is to be revealed to the greater materials.

Planned and noted:
 PRELIMINARY CLIENT APPROVAL PLANNING
 BUILDING REGS TENDER CONSTRUCTION



APPENDIX 4: Proposed Access Arrangement



B	Minor Amendments	1	2	1
A	Revised from client	1	1	1
	Authorised	1	1	1
 DONALD BELAMY COVER HOUSE WINDYBANK LANE COBBLEH HEMPTON, ROSE 1TU Tel: 01256 732255 Email: info@belamynobels.co.uk				
Memoria Doncaster Crematorium Proposed Access Arrangement				
DATE	BY	DATE	BY	DATE
25/12/19	ARM	ARM	ITR	
1 APR 20 21		5319/008	B	