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Application Number:	20/00725/FULM
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Application Type:	Planning FULL Major
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Proposal Description:	Erection of 55 dwellings including areas of open space and associated infrastructure.
At:	Land Off Doncaster Road Hatfield Doncaster

For:	Mr Tate - Barratt And David Wilson Homes
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Third Party Reps:	0	Parish:	Hatfield Parish Council
		Ward:	Hatfield

Author of Report	Mark Sewell
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SUMMARY

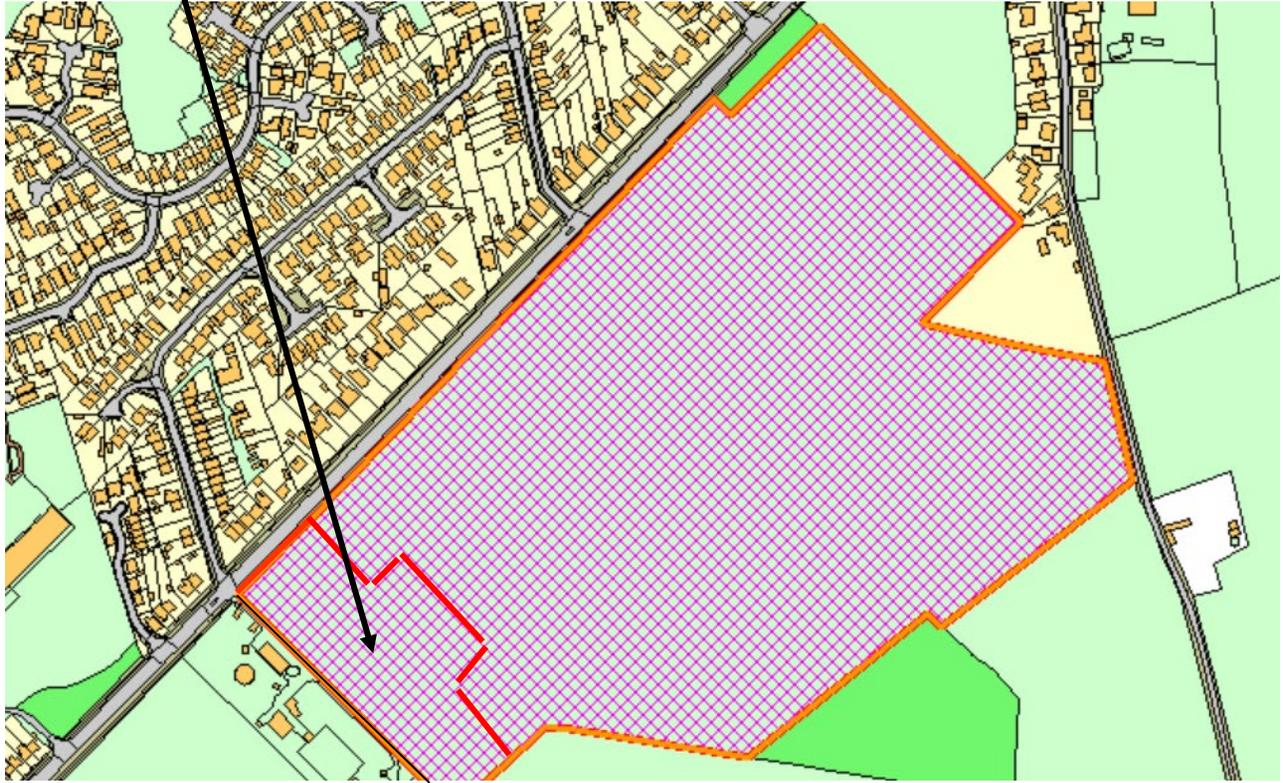
The application seeks full planning permission for the erection of 55 dwellings on land which is allocated as Countryside Policy Area. The application site is however within the boundaries of an already approved housing site which is currently under construction, and seeks additional properties within that site, rather than encroaching further into the Countryside. As such, whilst technically a departure, the principle of development on this site has already been assessed and accepted, and indeed the site is shown as an allocated housing site within the forthcoming Local Plan.

The proposal will deliver the 14 affordable units which equates to the policy requirement of 26%, as well as the required financial contribution towards primary school places, as well as onsite Public Open Space, and therefore is considered to be an acceptable and sustainable form of development in line with paragraph 7 and 8 of the National Planning Policy Framework (NPPF, 2019).

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

RECOMMENDATION: GRANT subject to a s106 agreement

Application site



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.

Proposal and Background

- 2.1 The application seeks full planning permission for the erection of 55 dwellings (14 of which are affordable) on a development site to the eastern side of Doncaster Road, Hatfield. The land is allocated as Countryside Policy Area under the saved Unitary Development Plan inset maps and policy ENV2. The application site is rectangular in shape, and comprises approximately 1.5ha in area, and forms part of a wider development site which is currently under construction.
- 2.2 Outline permission was originally granted under 16/00998/OUTM for the wider site for up to 400 dwellings, with reserved matters permission granted and construction underway for 211 dwellings on the northern half of the site, carried out by Linden Homes. The applicants Barratt David Wilson Homes have gained reserved matters permission for 189 dwellings on the southern part of the wider site, which means that the 400 total dwellings allowed under the outline consent have been approved. The density and approved site layout for the southern part of the site has resulted in additional capacity within the wider site, which has resulted in this full planning application for 55 dwellings at the southern end. This would result in 455 dwellings across the whole of the site, rather than the envisaged 400. The outline permission included an approved Design and Access Statement, within which were development principles that have gone on to inform the context of this full planning application, including the provision of the envisaged Public Open Space, drainage strategy and street hierarchy.
- 2.3 The proposal itself shows 55 dwellings located to the southern end of the development site, being a mixture of predominantly two storey properties of detached, semi-detached and terraced types. The A18 Doncaster Road is adjacent to the west, with the residential edge of Hatfield on the opposite side. A water tower and Yorkshire Water works are located adjacent to the south, with agricultural fields to the east.

3.0 Site Description

- 3.1 The application site is rectangular in shape, and comprises approximately 1.5ha in area and is located on land currently used for agriculture. The site is bound by the A18 Doncaster Road and the urban edge of Hatfield to the north and west, and new housing currently under construction as part of the first phase of development to the north. The existing fields forming the development site are predominantly flat and open and defined by managed native hedgerows. The site includes some individual mature trees, these are mainly located within the site's perimeter hedgerows. Round Plantation borders the site to the south west, and a smaller belt of trees lies alongside Doncaster Road to the north.
- 3.2 To the western side of the application site on the opposite side of Doncaster Road are residential properties, being a mixture of bungalows and two storey dwellings and predominantly mid to late 20th century. These properties are typically set back from the road frontage in fairly generous plots. To the east of the site is Lings Lane, again characterised by a mixture of dwelling types on the rural edge of the

settlement. A triangular shaped field on the eastern side of the site belonging to a property on the Lings has recently received planning permission for the erection of 9 detached dwellings. The Lings Windmill (Grade II Listed) is also situated on Lings Lane. Beyond Lings Lane to the east is further agricultural land and the M18 motorway. To the south west corner of the site is a water treatment works and water tower, and further to the south Hatfield merges into the settlement of Dunsville along Doncaster Road. Woodhouse Lane runs east to west to the south of the site, with Duncroft Quarry on its southern side.

4.0 Relevant Planning History

Application Reference	Proposal	Decision
14/01789/OUTM	Outline application for residential development (Class C3) with open space, landscaping and associated access on approx 17.72 ha of land	REFUSED 02.10.2015 - APPEAL WITHDRAWN
16/00998/OUTM	Outline application for residential development (Class C3) with open space, landscaping and associated access on approx 17.72 ha of land (Approval being sought for access) (being resubmission of application ref 14/01789/OUTM, refused on 02/10/2015)	GRANTED (S106) 03.11.2016
18/01338/REMM	Details of the appearance, landscaping, layout and scale for the erection of 211 dwellings (Being matters reserved in outline application previously granted under ref 16/00998/OUTM on 03/11/2016)	GRANTED 22.10.2018
20/00724/REMM	Details of appearance, landscaping, layout and scale (being reserved matters for outline application 16/00998/OUTM, granted on 03/11/2016) for the erection of 189 dwellings	GRANTED 03.09.2020

- 4.1 There have been two previous applications on the site immediately to the north for 60 dwellings, both of which have been refused by the Planning Committee.

4.2 17/03067/FUL - Erection of nine detached dwellings, including the construction of detached single garages to plots 4 - 9 - GRANTED 27.06.2018 (ADJACENT SITE TO THE EAST)

5.0 Site Allocation

5.1 The site is located within Countryside Policy Area as defined by Doncaster's Unitary Development Plan.

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 Paragraphs 7 - 11 establish that all decisions should be based on the principles of a presumption of sustainable development.

5.6 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).

5.7 Paragraph 54 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.

5.8 Paragraph 56 states that planning obligations must only be sought where they meet all of the following tests:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

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

including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.

5.10 Paragraph 59 states:

'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'.

5.11 Paragraph 68 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.

5.12 Paragraph 109 states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

5.13 Paragraph 127 states planning decisions should ensure developments will function well and add to the overall quality of the area, are visually attractive and optimise the potential of the site.

5.14 Paragraph 170 states that planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

5.15 Core Strategy 2011 – 2028

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

5.17 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:

5.18 Policy CS1 of the Core Strategy 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.

5.19 Policy CS2 of the Core Strategy sets out the Councils growth and regeneration strategy which includes the settlement hierarchy. It identifies Thorne as a principal town and identifies within Table 1 of Criterion A) an indicative housing allocation number between 646 -923 dwellings over the plan period.

- 5.20 Policy CS3 of the Core Strategy sets out the Council's position in relation to development in the countryside and Green Belt. Policy CS3 states that Doncaster's countryside will be protected and enhanced. It cites a number of examples of development that would be acceptable in the countryside and these do not include major housing schemes. Proposals which are outside of development allocations will only be supported where they would: retain and improve key green wedges; not be visually detrimental; not create or aggravate highway or amenity problems and preserve the openness of the Countryside Protection Policy Area.
- 5.21 Policy CS4 of the Core Strategy sets out the Authorities approach to dealing with Flood Risk in line with National Policy. Criterion A, B and C of Policy CS4 are applicable which looks to steer development away from the highest areas of flood risk, ensure that developments will be safe for the lifetime of the development and apply the Sequential Test and Exceptions tests where appropriate.
- 5.22 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.
- 5.23 Policy CS14 of the Core Strategy require development to be of a high quality design that contributes to local distinctiveness and that integrates well with its immediate surroundings.
- 5.24 Policy CS 15 of the Core Strategy sets out to preserve, protect or enhance Doncaster's historic environment in accordance with a set of principles, including;
(B) Proposals will be supported which protect or enhance the heritage significance and setting of locally identified heritage assets such as buildings of local architectural or historic interest
- 5.25 Policy CS16 of the Core Strategy seeks to protect and enhance Doncaster's natural environment.
Doncaster's natural environment will be protected and enhanced, in accordance with the principles set out below.
A) Proposals will be supported which enhance the Borough's Ecological Networks;
D) Proposals will be supported which enhance the Borough's landscape and trees by:
1. being appropriate to the landscape's character, sensitivity and capacity;
2. including measures to mitigate any negative impacts on the landscape;
3. ensuring designs are of high quality, include appropriate hard and soft landscaping, a long term maintenance plan and enhance landscape character while protecting its local distinctiveness; and;
4. retaining and protecting appropriate trees and hedgerows, and incorporating new tree, woodland and hedgerow planting.
- 5.26 Saved Unitary Development Plan (UDP) Policies (Adopted 1998)
- 5.27 Saved Policy ENV2 is a general planning policy setting out that the borough council will maintain a countryside policy area in the eastern part of the borough covering all countryside outside the Green Belt and sets out specific criteria for protecting the countryside.
- 5.28 Saved Policy ENV4 is a general development control policy and sets out the generally acceptable uses within the Countryside. The proposal for residential

development is not listed as an acceptable use within ENV4 and consequently the proposal represents a departure from the development plan.

- 5.29 Saved Policy ENV 37 seeks to protect sites of local archaeological significance.
- 5.30 Saved Policy ENV53 sets out that the scale and appearance of new development must have regard to its wider visual impact. Development will not normally be permitted if it would have a significant adverse visual impact on b) views across open countryside. Whilst scale and appearance are a reserved matter, consideration should be given to the principle of development is material consideration to which this policy should be applied.
- 5.31 Saved Policy RL 4 sets out how the Borough will seek to remedy local public open space deficiencies within existing residential areas and will require the provision of local public open space, principally of benefit to the development itself, within new residential developments in accordance with a number of standards.
- 5.32 Local Plan
- 5.33 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 emerging Local Plan identifies the site as Countryside Policy Area.

- 5.34 The Council has now carried out its examination in public (Regulation 24 stage) and is aiming to adopt the Local Plan by summer 2021. 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:
- 5.35 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.
- 5.36 Policy 2 identifies Duncroft, Dunsville, Hatfield & Stainforth as a main town, which will be a focus for new development. This policy is considered to carry limited weight at this time.

- 5.37 Policy 3 sets out that at least 40 per cent of the borough's total housing should be within the main towns such as Duncroft, Dunsville, Hatfield & Stainforth. This policy is considered to carry limited weight at this time.
- 5.38 Policy 6 sets out the Housing Allocations (Strategic Policy) and identifies sites that will help to deliver the housing requirement of which this site is one (Site 970 - Land off Doncaster Road, Hatfield). This policy is considered to carry limited weight at this time.
- 5.39 Policy 8 sets out the requirements for the range of housing including the need for affordable housing. This policy is considered to carry limited weight at this time.
- 5.40 Policy 14 seeks to promote sustainable transport within new developments. This policy is considered to carry limited weight at this time.
- 5.41 Policy 17 seeks to consider the needs of cyclists within new developments. This policy is considered to carry moderate weight at this time.
- 5.42 Policy 18 seeks to consider the needs of pedestrians within new developments. This policy is considered to carry moderate weight at this time.
- 5.43 Policy 26 deals with development in the countryside setting out the circumstances in which development in the countryside is acceptable. This policy is considered to carry limited weight at this time.
- 5.44 Policy 29 deals with open space provision in new developments. This policy is considered to carry limited weight at this time.
- 5.45 Policy 31 deals with the need to value biodiversity. This policy is considered to carry limited weight at this time.
- 5.46 Policy 33 states that the design process should consider woodlands, trees and hedgerows. This policy is considered to carry substantial weight at this time.
- 5.47 Policy 43 deals with the need for good urban design. This policy is considered to carry moderate weight at this time.
- 5.48 Policy 55 requires the need to take into account air and noise pollution. This policy is considered to carry limited weight at this time.
- 5.49 Policy 56 deals with the need to mitigate any contamination on site. This policy is considered to carry limited weight at this time.
- 5.50 Policy 57 requires the need for satisfactory drainage including the use of SuDS. This policy is considered to carry moderate weight at this time.
- 5.51 Policy 58 deals with the need to consider flooding. This policy is considered to carry limited weight at this time.
- 5.52 Policy 59 deals with low carbon and renewable energy within new developments. This policy is considered to carry moderate weight at this time.
- 5.53 Policy 61 requires the need to protect the best and most versatile agricultural land. This policy is considered to carry limited weight at this time.

5.54 Policy 66 deals with developer contributions. This policy is considered to carry moderate weight at this time.

5.55 Other material planning consideration

- Community Infrastructure Levy (CIL) Regulations (2010)
- Town and Country Planning (Environmental Impact Assessment) Regulations (2017)
- Development Requirements and Guidance Supplementary Planning Document (SPD) (2015)
- South Yorkshire Residential Design Guide (SPD) (2015)
- National Planning Policy Guidance

6.0 Representations

6.1 This application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 by means of site notice, council website, press advertisement and neighbour notification. No representations have been received.

7.0 Parish Council

7.1 No response has been received from Hatfield Town Council.

8.0 Relevant Consultations

8.1 Yorkshire Water - no objections, subject to conditions to ensure groundwater is protected.

8.2 DMBC Built Environment - no objection following amendments, subject to conditions to agree materials and detailed landscaping

8.3 Environment Agency - no objections

8.4 DMBC Pollution Control - no objections subject to conditions for gas protection and imported materials.

8.5 DMBC Ecology - notes that there are no significant ecological constraints arising, and that the scheme will need to demonstrate biodiversity net gain - condition added on this basis, as well as a management plan for created habitats.

8.6 DMBC Tree Officer - considers trees not to be an issue on the site, given all are to be retained, condition for tree protection. Also condition for detailed landscaping and management.

8.7 DMBC Transportation - no objections to the scheme, recommends conditions for EV charging and cycle storage

8.8 DMBC Highways - no objections to the scheme following amendments.

8.9 DMBC Internal Drainage - no objections, suggested conditions to agree detailed drainage design.

8.10 Doncaster East Internal Drainage Board - advisory notes provided.

8.11 DMBC Education -request financial contribution to provide additional local primary places

9.0 Assessment

- 9.1 The proposal seeks full planning permission for the erection of 55 dwellings on the site. The main issues for consideration are;
- The impact on the character of the area
 - The impact on neighbouring residential properties
 - The internal highway layout
 - The impact on the existing trees and hedgerows
 - The impact on the ecology of the site
 - Flooding and Drainage issues
 - Financial contributions
- 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
- No

Principle of development

- 9.3 The principle of residential development on this site has already been established by the approval of the outline consent for the wider development site. As such, the loss of countryside is not for consideration here, as this issue has already been assessed and agreed by way of the outline permission.
- 9.4 Within the Core Strategy, Hatfield is grouped together with Stainforth, Dunscroft and Dunsville as a Potential Growth Town whereby "significant housing growth could be sustainably accommodated ... as part of economic developments of regional/national significance, which provide opportunities for major new infrastructure provision and job creation."
- 9.5 The proposal for an additional 55 dwellings on a site which already has the benefit of an outline permission, and is shown as a proposed allocation within the forthcoming Local Plan, is considered to be acceptable. The site can comfortably accommodate these additional units without providing a scheme which is overly dense, meets the normal separation distance requirements, provision of open space and parking standards.

Sustainability

- 9.6 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.
- 9.7 There are three strands to sustainability, social, environmental and economic. Para.10 of the NPPF states that in order sustainable development is pursued in a

positive way, at the heart of the Framework is a presumption in favour of sustainable development.

SOCIAL SUSTAINABILITY

Impact on Residential Amenity

- 9.8 Policy CS14 of the Core Strategy seeks to ensure that proposals have no unacceptable negative effects upon the amenity of neighbouring land uses or the environment. The application site has residential properties to the west on the opposite side of Doncaster Road. As such, the new properties are located an ample distance away so as not to raise concerns of overlooking or overshadowing of existing properties - 50m at the closest point. The Development Guidance and Requirements SPD make clear that 2-3 storey properties should have back to back distances (between facing habitable rooms) of no less than 21m. This distance is maintained between the rears of new properties within the proposed development. A 12m separation distance is maintained between side and rear elevations of the new properties, again in accordance with guidance.
- 9.9 The Councils Environmental Health officer has assessed the proposal, and has recommended a condition to ensure that a Construction Management Plan is in place to ensure that residents amenity is protected during the construction phase, in terms of issues such as noise, dust and working hours. A condition is also suggested to ensure that the proposed new dwellings are adequately insulated from road traffic noise, as per the recommendations within the submitted noise assessment,
- 9.10 As such it is considered that the proposal would not adversely affect neighbouring properties in terms of excessive levels of overlooking, over dominance, loss of privacy or overshadowing. This weighs positively in favour of the application carrying moderate weight.

Conclusion on Social Impacts.

- 9.11 In conclusion of the social impacts of the development, it is not considered that residential amenity will be adversely affect by the proposal in accordance with policy CS14. The proposal has been able to adequately demonstrate that residential development can be achieved on the site without adversely affecting the residential amenity of neighbouring properties through overlooking, over dominance or loss of privacy.
- 9.12 It is anticipated that the proposal would lead to some noise and disturbance being generated whilst construction is taking place, however this is considered to be short term when considered against the lifetime of the development. Notwithstanding this, planning conditions should mitigate this harm through the submission of a Construction Method Statement (already imposed on the outline consent) and as such this is considered to carry limited weight against the proposal.

ENVIRONMENTAL SUSTAINABILITY

Impact upon the character and appearance of the surrounding area

- 9.13 Policy ENV2 makes clear that the countryside should be protected in order to safeguard it from encroachment.

- 9.14 Policy ENV4 goes onto to make clear that developments should be sited, designed and, where necessary, screened so as to minimise its impact on and wherever possible enhance the character, landscape and nature conservation value of the local environment. Core Strategy Policy CS3 makes clear that development in the Countryside should protect and enhance the character of the countryside.
- 9.15 Policy ENV 53 of the UDP states that the scale and appearance of new development must have regard to its wider visual impact. Development will not be permitted if it would have a significant adverse visual implication on (a) views from major transportation routes; or (b) views across open countryside; or (c) views from important landmarks. The site will obviously be visible from Doncaster Road to the west, however it will have no greater wider visual impact than that already assessed as part of the wider outline consent for the site, which proposed dwellings of this scale in this location. An area of open space is also shown on the western site boundary with Doncaster Road, which provides a greened frontage to this main thoroughfare. As already stated, the majority of dwellings are to be two storeys in height which is consistent with the other properties on the wider site.
- 9.16 As such, it is not considered that there is any conflict with policy ENV 53, to which moderate weight should be afforded in favour of the development.

Highways and parking

- 9.17 The Highways Development Control team have been consulted as part of the application process. The main access into the application site is from the west from Doncaster Road, from an estate road approved as part of the adjacent reserved matters consent. A spur to the south of this road leads into the application site, serving the main estate road which runs east to west across the development parcel from which the individual plots are accessed. A private drive serving 5 dwellings is located at the western end of the main estate road, providing a more informal residential setting adjacent to the area of Public Open Space.
- 9.18 Policy CS 14 lists quality, stability, safety and security of private property, public areas and the highway; and permeability as qualities of a successful place. The NPPF makes clear at paragraph 109 that 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.
- 9.19 The application has been assessed by Highways Development Control, who following amendments to the scheme have raised no objections. Initially, concerns were raised over the level of visitor parking throughout the site, as well as various technical requirements including turning areas, speed restraint and visibility. The applicants have amended the site layout, including widening carriageways in order to accommodate the required level of visitor parking throughout the site
- 9.20 The applicants have also provided a Transport Assessment to demonstrate the impact of the proposal upon the local highway network, in particular the anticipated vehicle flows from the site access on to the A18 Doncaster Road. The assessment shows that the extra 55 dwellings proposed on this site are forecast to generate 32 and 35 2-way movements in the AM and PM Peaks respectively. The Transportation team have confirmed that they have no objections to the proposal and that the additional traffic would not have a severe impact upon the local road

network. Conditions are recommended to ensure that details of EV charging and cycle storage are agreed as part of the development.

Design

9.21 Paragraph 124 of the NPPF states that 'the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'

9.22 Paragraph 127 of the NPPF states that 'planning policies and decisions should ensure that developments:

- a) 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;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) 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; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

9.23 Policy CS 14 of the Core Strategy sets out a series of design principles and quality standards intended to ensure that all proposals are of high quality design that integrates with its immediate and surrounding local area. The design closely follows the principles agreed as part of the outline approval indicative layout for the wider, therefore on the whole the layout and scale of development is acceptable.

9.24 As described above, the main access into the application site is from the west from Doncaster Road, from an estate road approved as part of the adjacent reserved matters consent. A spur to the south of this road leads into the application site, serving the main estate road which runs east to west across the development parcel from which the individual plots are accessed. A private drive serving 5 dwellings is located at the western end of the main estate road, providing a more informal residential setting adjacent to the area of Public Open Space. The development faces outwards on its western and eastern boundaries, which is a positive design feature. The outline permission for the wider site showed a green frontage to Doncaster Road, which has been provided within the submission. The space along the highway boundary retains the existing mature trees and planting along Doncaster Road, providing a significant green corridor along the frontage.

9.25 A significant area of POS is also positioned to the western side of the site, which is in line with the original outline consent. This area of POS is proposed to be more of an informal space, with a larger area serving the wider development and providing a LEAP located to the south eastern side of the overall site. A condition to secure

the detailed landscaping and layout of the POS, together with maintenance arrangements, will be subject to a condition.

- 9.26 The proposed dwellings themselves are a mixture of detached, semi-detached and terraced dwellings of 2 and 2 ½ storeys, and of a traditional appearance utilising red brick and dark tiles. Internal separation distances between dwellings are acceptable, and the properties all provide for an appropriate amount of private amenity space, as well as meeting the relevant internal space standards.
- 9.27 Overall the Council's Built Environment officer considers that the scheme follows the principles established by the outline consent, however raised issues in terms of the lack of detailed landscaping. The applicants have provided a landscaping masterplan which better illustrates the level of new planting around the site, and as a result no objections are raised, subject to a detailed landscaping and management plan being agreed. No objections are raised in terms of the design and appearance of the dwellings, or the site layout.
- 9.28 Overall, the scheme is considered to be acceptable in design terms, and in accordance with the relevant Development Plan policies

Flooding and Drainage

- 9.29 The application site lies within an area designated as Flood Risk Zone 1 and has a low probability of flooding. The Environment Agency, local drainage board, Yorkshire Water and the Council's Drainage Officer have also been consulted as part of the application process.
- 9.30 No objections have been received from consultees in terms of drainage issues. It is proposed that surface water drainage is dealt with by way of sustainable drainage principles (i.e. to attenuation and discharge at appropriate rates) in line with the drainage strategy for the approved wider site. The Council's Drainage team have confirmed they have no objections, reiterating their comments for the wider outline permission and requiring the detailed drainage design to be agreed prior to the commencement of development. Yorkshire Water have similarly raised no objections, however have requested conditions to ensure that the development does not impact upon their apparatus immediately to the south of the site, which includes water supply boreholes, or the groundwater Source Protection Zone which the development site lies within. These conditions were added also to the outline consent, and have been discharged by Yorkshire Water for the development to the north which is under construction. The Environment Agency have raised no objections to the scheme,
- 9.31 As such, in accordance with policy CS 4 and the NPPF, it is not considered that there are any flooding or drainage issues which would prevent approval of the application, which carries moderate weight.

Trees and Landscaping

- 9.32 Policy ENV 59 of the Doncaster Unitary Development Plan states that in considering proposals for new development the Borough Council will attach considerable importance to the need to protect existing trees and hedgerows and other natural landscape features and will require that new developments do not cause unnecessary loss of tree, nor imperil trees by building works. Policy CS 16 (D) in part states that proposals will be supported which enhance the Borough's

landscape and trees by ensuring designs are of high quality, include appropriate hard and soft landscaping and retaining and protecting appropriate trees and hedgerows, and incorporating new tree, woodland and hedgerow planting.

- 9.33 A new Tree Survey was carried out for this application and assessed by the Council's Trees and Hedgerows Officer. The proposal does not seek to remove any of the existing trees within the site, with them being integrated into the design, being retained in proposed green corridors and areas of open space. On this basis, the tree officer has confirmed that the impact upon trees within this site is not an issue, simply requiring adequate braced and secured impact resistant protective barriers in accordance with BS5837 around the category B oak tree shown for retention. The applicants have provided an updated landscaping masterplan to show additional plot frontage planting in response to concerns raised by both the Tree Officer and Urban Design officer. This is deemed to be acceptable, however a condition requiring a detailed landscaping scheme and management plan is requested

Ecology and Wildlife

- 9.34 Policy CS 16 seeks to protect and enhances the Borough's ecological networks, avoiding harm where possible and ensuring that any unavoidable harm is appropriately mitigated and compensates.
- 9.35 In line with Paragraph 170 of the NPPF, planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 9.36 The site predominantly consists of agricultural land, and the submitted ecology survey shows that the proposal will not impact upon protected species. No evidence of reptiles or great crested newt were found, whilst the site was found to be of limited value to bats and birds, being restricted to the existing boundary field hedgerows, which are shown to be retained. Doncaster's Ecologist has been consulted during the course of the application and raises no objection to the proposal, noting that there were no significant ecological constraints arising from the proposed development. The ecologist has noted that the scheme will require to demonstrate biodiversity net gain. A condition was imposed upon the wider outline consent to agree these details, and it is considered appropriate to apply that condition also to this application, together with a requirement to demonstrate the future management of all retained and created habitats on the site.

Pollution issues

- 9.37 Matters relating to ground contamination on this part of the site have been previously assessed under the outline consent and appropriate conditions were included within that permission. The applicants have provided an updated geotechnical report, and the Council's Pollution Control team have raised no objections to the scheme. The submitted report concludes that no remediation is required, pending gas risk assessment results. On this basis, a condition is recommended to ensure that gas protection measures are incorporated into all dwellings and structures on the site.

Conclusion on Environmental Issues

- 9.38 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.
- 9.39 In conclusion of the environmental issues, it is considered that issues in relation to trees, ecology, landscaping, highways, flood risk and drainage and pollution have been overcome subject to suitably worded conditions. Collectively these issues weigh significantly in favour of the application. Overall therefore, the proposal is considered to balance positively in relation to environmental matters.

ECONOMIC SUSTAINABILITY

- 9.40 It is anticipated that there would be some short term economic benefit to the development of the site through employment of construction workers and tradesmen connected with the build of the project however this is restricted to a short period of time and therefore carries limited weight in favour of the application.
- 9.41 On a wider level, additional housing will increase spending within the Borough which is of further economic benefit in the long term.

Planning Obligations and Viability

- 9.42 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.
- 9.43 Paragraph 56 states that planning obligations must only be sought where they meet all of the following tests
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
- 9.44 These are the statutory tests as set out in the Community Infrastructure Levy Regulations 2010. In the event that planning permission is granted, the following contributions would be required.
- 9.45 The applicants will be required to enter into a s106 agreement to provide the following, in line with adopted policy and consultation responses;
- Education (policy CS1) - commuted sum of is £145,716.00 for the provision of primary places at Dunsville Primary.
 - Affordable Housing (NPPF, policy CS 12) - 26% on site provision.

Conclusion on Economy Issues

- 9.46 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.

- 9.47 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, the proposal is considered in the context of the presumption in favour of sustainable development. Officers have identified no adverse economic, environmental or social harm that would significantly or demonstrably outweigh any benefits identified when considered against the policies in the NPPF taken as a whole. The application seeks permission of the details reserved by an earlier application allowed on appeal and it is considered that subject to the recommended conditions, there are no material considerations which indicate the application should be refused.
- 10.2 The proposed layout offers adequate protection of residential amenity as a result of its design and layout, and will be of a design which sits sympathetically with existing development, following the principles established by the wider outline consent for the site.
- 10.3 Matters relating to trees, ecological, drainage and archaeological have been taken into account and are not considered to weigh against the development. The proposal is therefore recommended for approval.

RECOMMENDATION

Planning Permission GRANTED (Sec106) subject to 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. 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.
03. 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. 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 dwelling, which will be monitored by the Local Planning Authority. Any part of the scheme which fails to achieve independence in the landscape, or is damaged or removed within five years of planting shall be replaced during the next available planting season in full accordance with the approved scheme, unless the local planning authority gives its written approval to any variation.

REASON

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

04. Gas protection measures shall be incorporated into all dwellings and structures on the site, unless an alternative scheme is submitted in writing and agreed with the local planning authority (LPA). The installation and verification of the gas protection measures shall be under taken in accordance with a remediation strategy and verification plan submitted to the LPA for approval prior to works progressing. Upon completion of the works a verification report shall be submitted to the LPA for approval. The reports required by this condition shall be written in accordance with the requirements of the guidance document; YALPAG Technical Guidance for Developers, Landowners and Consultants, Verification Requirements for Gas Protection Systems. The site shall not be brought into use until such time as the verification report has been approved by the LPA.

REASON

To ensure that gas protection measures are appropriate for the development and provide the required level of protection to demonstrate that, in terms of gas risk, the development is suitable for use.

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

contamination testing shall then be carried out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.

REASON

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

06. The development hereby granted shall not be commenced nor materials or machinery brought onto the site until the trees which it has been agreed shall be retained are fenced off to the satisfaction of the Local Planning Authority. A scheme of fencing shall be submitted to and approved in writing by the Local Planning Authority. The scheme of fencing shall comply with B.S. Specification No. 5837 'Trees in relation to Construction (1991)', with the Council's 'Code of Practice in Relation to Trees on Development Sites' and with the Council's illustrated guidelines 'Protection of Trees on Development Sites'. The satisfactory implementation of the scheme on the site shall be confirmed in writing by the Local Planning Authority before any works are begun.

REASON

To ensure that all trees are protected from damage during construction.

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

REASON

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

08. The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and/or visitors to the development have been submitted to and approved in writing by the local planning authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

REASON

To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy CS9 of the Doncaster Core Strategy.

09. 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.

10. Prior to the commencement of development for each phase, an ecological enhancement scheme shall be submitted to the local planning authority for approval in writing for that phase. The DMBC Biodiversity Offsetting metric shall be applied to verify that there is a positive gain in biodiversity throughout the site. This plan shall include details of the following measures, all of which shall be implemented prior to the first occupation of the site or an alternative timescale to be approved in writing by the local planning authority;
- The native species planting to be incorporated in the landscaping of the site.
 - The provision for amphibians and reptiles on that would sustain populations of these groups within the site.
 - Detailed ecological measures to enable the SUDS water body to function as an ecological habitat or the provision of an alternative water body to function as such.
 - The provision of appropriate linear landscaping to improve the commuting corridor for bats and terrestrial mammals within and along the outer boundaries of the site.
 - The location and design of a series of bee and wasp banks.

REASON

To ensure the ecological interests of the site are maintained in accordance with Core Strategy Policy 16

11. Prior to the commencement of development for each phase, an ecological management plan shall be submitted to the local planning authority for approval in writing for that phase. This plan shall include details of how all the retained and created habitats on the site will be managed to maximise their wildlife value. The habitats shall thereafter be managed in accordance with the ecological management plan.

REASON

To ensure the ecological interests of the site are maintained in accordance with Core Strategy Policy 16.

12. 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
- viii) operational construction hours

REASON

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

13. Before any construction works are started on the application site, a Construction Impact Management Plan, indicating measures to be taken to mitigate the effects of the construction activity and associated vehicle movements upon the living conditions of neighbouring residents and highway safety shall be submitted to and approved by the Local Planning Authority. The mitigation measures shall include provision for the following: the limitation of noise, the means of enclosure of the construction sites, and any proposed external security lighting installation; the control of dust emissions; the control of deposition of mud or debris on the highway, and the routing of contractors' vehicles. The mitigation measures so approved shall be carried out at all times during the construction of the development hereby approved.

REASON

To safeguard the living conditions of neighbouring residents.

14. Development shall not begin until a scheme for protecting residents in the proposed dwellings from noise from road traffic has been submitted to and approved in writing by the local planning authority. The scheme should include measures outlined in the noise impact assessment, reference 14/0084/R01-3, submitted with the application. All works which form part of the approved scheme shall be completed before occupation of the permitted dwellings, unless otherwise agreed in writing by the Local Planning Authority. The protection measures in the agreed scheme shall be maintained throughout the life of the development

REASON

To safeguard the living conditions of future residents

15. No development shall take place until a site specific Construction Environmental Management Plan (CEMP) based on the submitted and approved Interpretive Report on Ground Investigation , Report no: G16262-IR, Nicholls Colton Dec 2016) and Flood Risk Assessment , Drainage Design Strategy, and Hydrogeological Risk Assessment (Fairhurst, March 2016) and relevant to all phases of the construction of the proposed development , is submitted to and approved by the Local Planning Authority. The CEMP shall outline the potential impacts from all construction activities on all controlled waters and identify the appropriate mitigation measures which shall then be implemented to the satisfaction of the Local Planning Authority . It shall include, but not be exclusive , to the following matters :-
a) the means by which the underlying aquifer shall be protected during piling operations ;

- b) the means of construction of any foul or surface water structure designed to store or pump waste water or to provide access into the infrastructure ;
- c) storage and use of fuels and other chemicals on the site ;
- d) assurance that no excavations shall take place within groundwater SPZs until the ground has been assessed for presence of contaminated land . If contamination is found an appropriate methodology to mitigate the risk of pollution shall be agreed in writing with the Local Authority ;
- e) construction site drainage to include the means of sediment control and preventing build-up of standing water in excavations ;
- f) all plant and equipment shall be checked each day for signs of leakage of fuel or other fluids and any equipment found to be leaking shall be removed from the site immediately ; and
- g) design & management of on-site facilities including welfare units and vehicle washing etc , particularly in relation to disposal of waste water / effluent.

REASON

In the interest of public health , to minimise risk to the public water supply during the construction and operational phases of the development is effectively mitigated)

16. No development, including the construction of foul and surface water sewers , shall take place within 70 metres of the adjacent Hatfield water supply boreholes . No discharge from the development within Source Protection Area 1 of either surface water (other than from roofs and down pipes) or foul water shall take place to soakaways or other Sustainable Drainage Systems that require a direct discharge to the ground . Furthermore:
- a) no foul sewerage shall be constructed until details of the proposed means of disposal of foul water drainage, including details of any balancing works off -site works and the points of connection to the existing public foul sewerage , have been submitted to and approved by the local planning authority . All foul sewers shall be lined with an impermeable liner that extend a minimum of 20 metres into foul sewers located within the area designated as SPZ 2; and
 - b) occupation of any part of the development shall not commence until the approved drainage works have been fully constructed in accordance with the approved plans and there shall be no temporary storage of foul sewage .

REASON

To ensure that the water environment and public water supply is protected from the risk of pollution

17. No development shall take place until details of the mode of construction and operation of the surface water drainage methodology for all phases of the development , including attenuation infrastructure and the point of connection to the existing public sewer or other drainage network , have been submitted to and approved in writing by the Local Planning Authority . The surface water drainage strategy for the development shall be based on an assessment of the hydrological and hydro-geological context of the development . The details shall include appropriate measures to ensure there is no risk of contamination of groundwater arising as a result of either the

construction or operation of the means of attenuation .
Discharge to public sewer shall be limited to the existing greenfield
run-off or to 3.5 litres a second, whichever is the lowest rate .
Furthermore, no surface water discharge from the development shall
commence until the approved scheme has been implemented.

REASON

To ensure that the water environment and public water supply is
protected and to mitigate the risk of flooding

18. 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 in writing by the Local Planning Authority. The details
shall include but not be exclusive to evidence that the location of the
14 inch and 600mm diameter water mains have been located via a
site survey , protection measures during construction of any
development in the vicinity of the water main and 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.
Furthermore, no new tree planting, shall be permitted over or within
5.0 (five) metres either side of the centre line of the water main (s),
which cross the site .

REASON

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

19. 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 and specifications.

REASON

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

20. Details of wheel washing facilities for construction traffic connected
with the development hereby permitted shall be submitted to and
approved in writing by the local planning authority and shall be
installed before the development hereby approved is commenced and
once installed shall be used to prevent mud and other debris being
deposited on the highway during the construction of the development.

REASON

In the interests of road safety.

21. Prior to the commencement of development, full details of the layout,
landscaping and any equipment to be laid out on the approved Public
Open Space, together with a scheme for the long term management
and maintenance of said Public Open Space, shall be submitted to
and agreed in writing by the Local Planning Authority. The
development shall be carried out in accordance with the approved
details.

REASON

To provide an appropriate area of public open space for the
community

APPENDIX 1 Satellite View of site



APPENDIX 2 Application site in context of surrounding approved development



APPENDIX 3 Site Layout

Proposed Residential Development at Doncaster Road, Hatfield



Proposed Site Layout

APPENDIX 4 Site Layout in detail



APPENDIX 4 Typical housetypes

