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Application Number:	22/00230/3FUL
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Application Type:	Full Planning Application (Being application under Regulation 3 Town & Country Planning (General) Regulations 1992)
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Proposal Description:	Proposed vehicle and pedestrian road/footway connection between Askern Leisure Centre and Campsall Country Park car parks on Church Field, Campsall. Works to include the closure of the existing vehicular access at the Leisure Centre, engineering operations and reinstating the car park surfacing.
At:	Askern And Campsall Sports Centre Churchfield Road Campsall Doncaster DN6 9LN

For:	Andy Maddox Civic Office Waterdale
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Third Party Reps:	2 letters of support	Parish:	Norton
		Ward:	Norton and Askern

Author of Report:	Dave Richards
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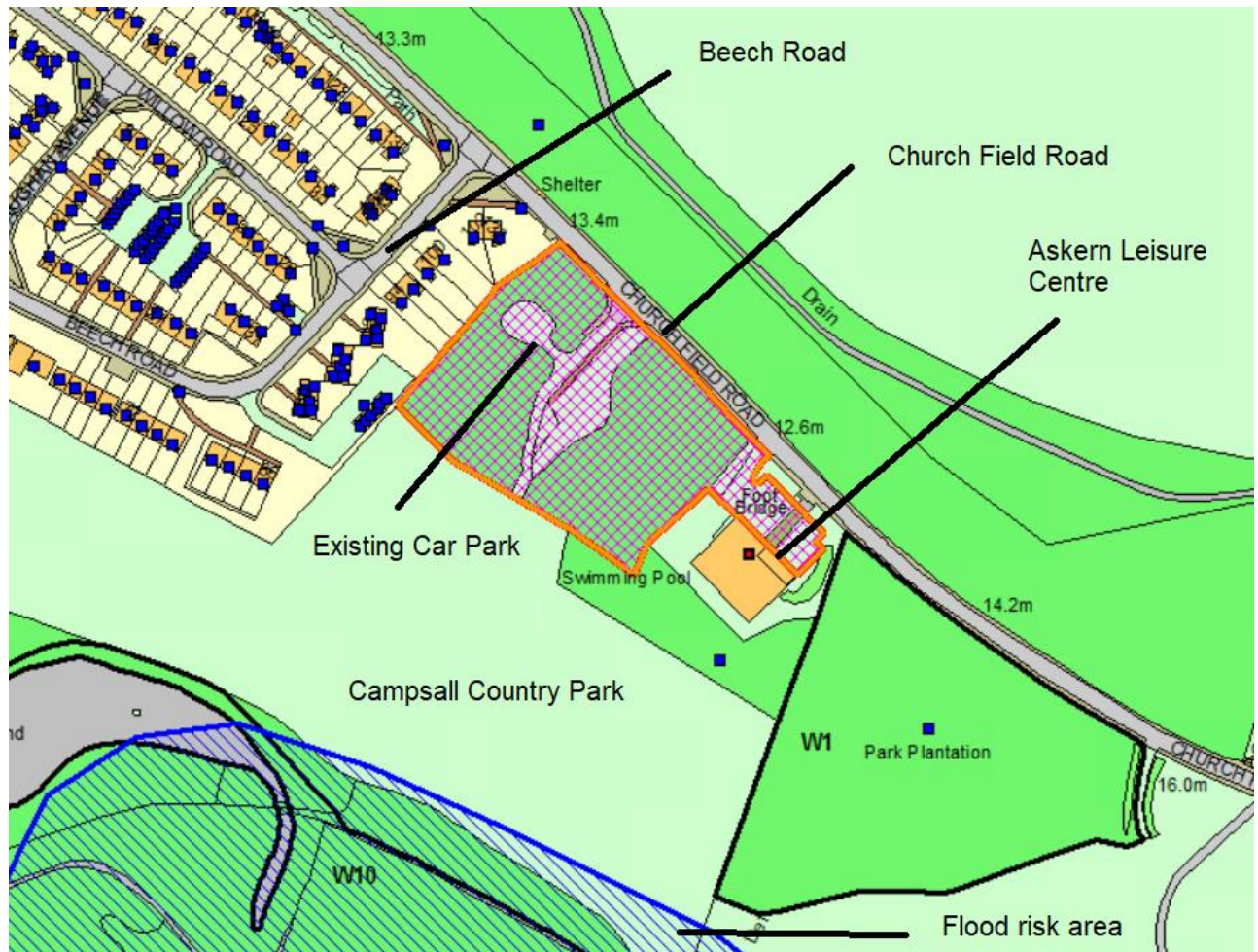
SUMMARY

The proposal seeks planning permission for a road connection linking Campsall Park with Askern Leisure Centre, in addition to other more minor alterations. Although sited within the South Yorkshire Green Belt and locally designated areas, the proposal is considered to be acceptable in policy terms being an appropriate form of development which will assist in providing linkages in sport and recreation between the two leisure uses. The application is therefore considered to be an acceptable and sustainable form of development in line with paragraph 7 and 8 of the National Planning Policy Framework (NPPF, 2021).

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. It is acknowledged that there will be some immediate and tangible loss of green infrastructure to the site once implemented, but the application is accompanied by a good quality landscaping scheme which will mitigate the loss of trees through replanting on a 2 to 1 basis and provide at least a 10% minimum biodiversity net gain.

RECOMMENDATION: GRANT planning permission subject to conditions

Site Layout



1.0 Reason for Report

- 1.1 The application is being presented to Members as the scheme is submitted by the Council and is not considered to be routine minor development.

2.0 Proposal and Background

Proposal

- 2.1 The main part of this planning application is to seek planning permission for a link road to connect the existing car parks associated with Askern Leisure Centre and Campsall Country Park.
- 2.2 The application includes other operational development associated with the general maintenance and improvement of the site including:
- The closure of the existing leisure centre vehicular access
 - The provision of 13 6m lighting columns within the country car park
 - General vegetation clearance and relaying of aggregate within the car park
 - A small plant compound of approximately 4sqm
 - The creation of a drainage swale within the site to assist with surface water from the proposed roadway
 - Provision has been made for additional cycling storage and 2 electric vehicle charging points
- 2.3 Due to the typography of part of the site, the works will involve engineering operations to create a development platform for the roadway. This will involve the importation of approximately 3,215 tonnes of inert fill material.
- 2.4 The roadway would consist of a two way asphalt platform measuring approximately 73m in length, 7.5m in width. A new footpath would run parallel to the road and link with the pavement on Church Field Road.
- 2.5 6m lighting columns would be located in strategic positions to provide illumination. These would have integral intelligent photo cell sensors so they can be dimmed when sufficient daylight is available. All luminaires will be warm white LEDs and unnecessary light spill will be controlled through a combination of directional lighting and hooded/shielded luminaires.

Background

- 2.6 Doncaster Council is one of 12 areas awarded Local Delivery Pilot status from Sport England, to test new ways to increase activity levels within Doncaster. This has enabled the creation of the 'Get Doncaster Moving' team which is a partnership of people, groups, organisations and businesses who work together to support Doncaster's communities to be physically active, healthy and vibrant.
- 2.7 The proposal is subject to funding by Sport England under this initiative. The connection will see the car parks used by visitors to both the country park and leisure centre and provide a shorter route for pedestrians between the two. The proposals are part of a wider masterplan for the area to reinterpret the leisure centre as a hub for Campsall Country Park so visitors can make use of both facilities.

- 2.8 The application has been subject to pre-application advice with the planning team. The potential impacts in terms of potential harm to ecological assets and the loss of trees were considered from the outset and a number of routes were considered and rejected. The preferred route is that presented through the planning application. This route targets an area of the woodland which is relatively poor with little ground flora and presents the most logical connection for the existing car parks.
- 2.9 It was recognised that the application would involve the loss of approximately 55 trees and scrub to make way for the roadway and the associated embankment. The applicant has carefully considered this impact and proposed a landscaping strategy which will replace what is lost on a 2 for 1 ratio. The submitted landscaping scheme replants native tree species of oak, birch and wild cherry with an understorey of hazel, hawthorn, field maple, wild privet, spindle and dog rose. A similar mix of native species is proposed for the wet woodland adjacent to the proposed drainage swale includes alder, downy birch and oak trees along with dogwood, hazel, hawthorn and field maple. In total, 110 trees will be replanted within the immediate site area, within Campsall Country Park itself and suitable locations within the Norton and Askern Ward under the Council's control. This is to be conditioned as part of the approval and controlled through a 30 year adaptive management and monitoring plan.
- 2.10 The application is accompanied by various plans and supporting documents including:
- Design and Access Statement
 - Transport surveys
 - Ecology Reports
 - Tree Survey including replacement planting strategy, arboriculture report, constraints plan and trees to be removed/retained plan
 - Site and Location plans
 - Proposed site alteration plans
 - Landscape Details
 - Lighting details
 - Topographical Report

3.0 Site Description

- 3.1 Askern Leisure Centre and Campsall Country Park are located on the south side of Church Field Road which links Askern with Campsall. The site generally lies to the east of Campsall village itself.
- 3.2 Askern Leisure Centre is currently closed whilst it undergoes major works and improvements to replaces the old coal heating to a more environmentally and sustainable water heating solution. Once it reopens, it will provide a health and fitness gym, sports hall and swimming pool offering a variety of health benefits for residents.
- 3.3 Campsall Country Park is a popular attraction having won Green Flag Awards in 2020 & 2021. It has a junior play area with great facilities including a rope spider-web climbing frame and a zip-wire and toddler play area. The scenery includes meadows, ponds, woodland and wildflower areas and it provides picnic areas and playing fields. The park formed an important space to residents during the Covid 19 Pandemic evidenced by increased numbers using its amenities for recreation, walking and cycling.

3.4 The main development area forms a parcel of woodland which generally separates the two car parks associated with the above uses. The woodland wraps around the leisure centre to the south and east and physically encloses this part of the park. The species mix in the woodland is majority Sycamore with a single Ash trees within the area affected by the development. The Tree Officer agrees that the individual amenity value of the trees is low.

4.0 Relevant Planning History

4.1 The only relevant planning application to the proposal is a recent approval for a scheme of refurbishment works to the Centre as mentioned above.

Application Reference	Proposal	Decision
21/02104/3FUL	Refurbishment of Askern Leisure Centre as part of de-carbonisation project, replacing windows, doors, high-level cladding and roof coverings. Extension of existing plant compound, alterations to landscape to improve escape routes and proposed new substation.	Granted 06.10.2021

5.0 Site Allocation

5.1 The site is subject to a number of key Local Plan allocations. These include:

- The whole site is located within the Green Belt.
- Campsall Country Park is within an Open Space area protected under Policies 26 and 27.
- Askern Leisure Centre is designated as a Community Facility under Policy 51.

5.2 National Planning Policy Framework (NPPF 2021)

5.3 The National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions and the relevant sections are outlined below:

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 47 reiterates that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

- 5.7 Paragraph 84 states that planning policies and decisions should enable, amongst other things, the retention and development of accessible local services and community facilities, including sports venues and open space.
- 5.8 Paragraph 92 states planning policies and decisions should aim to achieve healthy, inclusive and safe places including developments which enable and support healthy lifestyles. This includes where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities and layouts that encourage walking and cycling.
- 5.9 Paragraph 98 states access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.
- 5.10 Paragraph 99 seeks to protect open space unless criteria are met, including that the development is for alternative sports and recreational provision and the benefits of which clearly outweigh the loss of the current or former use.
- 5.11 Paragraph 103 states policies for managing development within a Local Green Space should be consistent with those for Green Belts.
- 5.12 Paragraph 106 states planning policies should provide for attractive and well-designed walking and cycling networks with supporting facilities.
- 5.13 Paragraph 110 ensures that:
- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
 - b) safe and suitable access to the site can be achieved for all users;
 - c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and
 - d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 5.14 Paragraph 111 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.
- 5.15 Paragraph 130 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.
- 5.16 Paragraph 137 states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

- 5.17 Paragraph 138 lists the five purposes that Green Belt serves;
- a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 5.18 Paragraph 147 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 5.19 Paragraph 148 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.
- 5.20 Paragraph 150 states that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
- a) mineral extraction;
 - b) engineering operations;
 - c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
 - d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
 - e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
 - f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order
- 5.21 Paragraph 174 states planning policies and decisions should contribute to and enhance the natural and local environment including the protection and enhancement of valued landscapes, trees and woodland and minimising impacts on and providing net gains for biodiversity.

Local Plan

- 5.22 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Doncaster consists of the Doncaster Local Plan (adopted 23 September 2021). The following Local Plan policies are relevant in this case:
- 5.23 Policy 1 sets out the Settlement Hierarchy for the Borough. It states the general extent of the Green Belt will be retained. Within the Green Belt, national planning policy will be applied including the presumption against inappropriate development except in very special circumstances.
- 5.24 Policy 13 relates to sustainable transport within new developments. Part A.6 states that proposals must ensure that the development does not result in an unacceptable impact on highway safety, or severe residual cumulative impacts on the road

network. Developments must consider the impact of new development on the existing highway and transport infrastructure.

- 5.25 Policy 16 states cycling provision in Doncaster (including new routes and improved links to existing networks and to existing and new development) will be sought in line with some key principles.
- 5.26 Policy 17 states walking will be promoted as a means of active travel as well as for recreation. Improvements will be sought to walking connectivity throughout the Borough in line with a number of key principles.
- 5.27 Policy 26 requires the Council to protect, maintain, enhance and, where possible, extend or create Doncaster's green infrastructure.
- 5.28 Policy 29 states proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the Borough's ecological networks by:
- A) being of an appropriate size, scale and type in relation to their location within and impact on the ecological network;
 - B) maintaining, strengthening and bridging gaps in existing habitat networks;
 - C) planting native species and creating new, or restoring existing, national and local priority habitats and/or species; and
 - D) working with strategic partnerships to deliver conservation projects at a landscape scale where appropriate.
- 5.29 Policy 30 requires all applications to be considered against the mitigation hierarchy in accordance with national policy. In line with best practice, the provision of compensation to account for residual biodiversity impacts will not be allowed unless the prior steps of the mitigation hierarchy have been followed, and all opportunities to avoid and then minimise negative impacts have first been pursued. The Council use the DEFRA biodiversity metric to account for the impacts of a proposal on biodiversity and demonstrating that a net gain will be delivered. A minimum 10% net gain will be expected unless national standards increase this in the future.
- 5.30 Policy 32 states proposals will be supported where it can be demonstrated that woodlands, trees and hedgerows have been adequately considered during the design process, so that a significant adverse impact upon public amenity or ecological interest has been avoided. There will be presumption against development that results in the loss or deterioration of ancient woodland and/or veteran trees.
- 5.31 Policy 33 supports proposals that take account of the quality, local distinctiveness and the sensitivity to change of distinctive landscape character areas and individual landscape features.
- 5.32 Policy 41 states imaginative design and development solutions will be encouraged.
- 5.33 Policy 42 supports high quality development that reflects the principles of good urban design.

- 5.34 Policy 46 sets out specific design requirements in relation to non-residential and commercial developments. It requires all non-residential and commercial developments, including extensions and alterations to existing properties, to be high quality, attractive, and make a positive contribution to the area through a number of key principles.
- 5.35 Policy 48 states development will be supported which protects landscape character, protects and enhances existing landscape features, and provides a high quality, comprehensive hard and soft landscape scheme.
- 5.36 Policy 55 states proposals will be required to mitigate contamination or land stability.
- 5.37 Policy 56 states that development sites must incorporate satisfactory measures for dealing with their drainage impacts to ensure waste water and surface water run-off are managed appropriately and to reduce flood risk to existing communities.

Other material planning considerations and guidance

- 5.38 - Town and Country Planning (EIA) Regulations (2017)
- Development Requirements and Guidance Supplementary Planning Document (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.
- 6.2 The application was initially submitted on the 01 February 2022 and advertised via site notice/neighbour letter and press notice within the first week. Following this publicity, two letters of support were received noting that improved access and parking would benefit the local area.

7.0 Parish Council

- 7.1 Norton Parish Council fully support the application.

8.0 Relevant Consultations

- 8.1 **DMBC Tree Officer** – Notes that the area is heavily constrained by a section of woodland trees. The species mix in the woodland is majority Sycamore with just one Ash tree within the proposed development area. The trees are established and visible from the main road when entering and exiting Campsall.

The proposed development will have a significant impact on the appearance of the site when viewed from the road due to the tree loss and this change will be noticeable for some time despite the proposed replacement planting. This is because the size and age range of the replacement planting will be noticeably different to the surrounding trees/woodland that is to be retained.

However, the woodland area affected by the proposal is low quality and the proposed removals are tolerable providing that comprehensive replacement planting is implemented. This is because once implemented in the long term the woodland area at the site will be of much higher quality than what is there at the moment in terms of structure and species mix. However, as above in the short to medium term the site irrespective of the proposed planting will change significantly in appearance due to the proposed works and tree loss.

Overall, there are no objections subject to conditions.

8.2 DMBC Ecology – Given the small impact area it was agreed that a DEFRA metric 3.0 or Small Sites Metric would not be required but a clear assessment of losses should be undertaken. It has been agreed that the process of replacement habitats will utilise the principle of two trees planted for each one lost.

The planting plan is comprehensive and detailed providing a clear indication of how losses to woodland will be compensated for and how additional habitat enhancements and creations will add to that compensation. I can see that such a planting plan will fully compensate for the losses of woodland as a qualitative approach to the existing woodland habitats and new woodland proposals clearly indicates that the habitats would be significantly improved. There is ample Council land in the immediate vicinity of the site which can be utilised for any further planting.

The presence or otherwise of protected species has been given full consideration through a range of surveys and data consultation with the LRC. Bats were considered to have a low potential in respect of roosting sites within the trees to be impacted by the development. Surveys carried out using current best practice methods identified a low potential and hence no further surveys are required.

The presence or otherwise of great crested newts (GCN) has been assessed through data records and field assessments of nearby waterbodies. It was determined that although there is a low potential for GCN to be on the site; there is still a potential. It is proposed that the site is registered in the Natural England District Level Licencing scheme.

Badgers are considered to be present on the site following data records and field surveys. However as badgers are a mobile species and it can never be ruled out that they could turn up at any time. A construction environmental management plan can be used to ensure that any potential hazards to badgers are minimised.

The potential presence of hedgehogs on the development site will be given consideration and the CEMP will be used to minimise any impacts. I am of the opinion that the habitat improvements proposed will be of benefit to a range of invertebrates and enhance opportunities.

Although there is some woodland loss potentially through this development the quality of the woodland is relatively poor with little ground flora. I am sure that a replacement woodland scheme on the site will deliver a high quality habitat with long term management and monitoring.

Overall, there are no objections subject to conditions.

- 8.3 DMBC Highways Development Control** – No objections in principle although asked for clarification on the visibility of the access, tracking within the site and legibility of parking spaces. Further details were requested and an update on these points will be provided verbally to members.
- 8.4 DMBC Transportation** – No objections. Have requested that any improvements to the existing car parks should include secure cycle parking and capability for EV Charging, if there is no existing provision.
- 8.5 DMBC Waste and Recycling** – No objections.
- 8.6 DMBC Internal Drainage** – No objections in principle were expressed at the outline stage. The use of a positive drainage system and swale were accepted although, depending on the final scheme, further on site attenuation may be required.
- 8.7 DMBC Open Space Officer** – The land in question has three designations; part community facility; part open space; and all of it is Green Belt. There is also the matter of the loss of trees, for which I will defer to my colleagues.

With regards to open space, this is generally the area where the country park car park is located. Any loss of open space as part of this would have to be justified in line with Policy 27. This arguably would fall under Policy 27 Section A, as the proposal is said to be enhancing a sport and recreation facility, and there is no loss of playing fields or sports pitches.

With regards to the community facility, this must be judged against Policy 52. As there is no loss to the community facility, and it is argued that this will enhance and benefit the leisure centre, the proposals are also in accordance with this as the use is related to the community facility.

With regards to development in the Green Belt, the car park already exists, but there would have to be some assessment of whether the proposals will cause any harm to the Green Belt and its purposes (NPPF para 138 and 147 - 150) and whether very special circumstances exist. A statement on this from the applicants would aid understanding of the proposals and their policy compliance.

8.8 Yorkshire Water – No comments.

8.9 Ward Members – No comments.

9.0 Assessment

9.1 In considering the proposal the main material planning considerations are outlined below:

- The appropriateness of the proposal in the South Yorkshire Green Belt
- Impact on the character of the area and any resultant harm to openness
- Impact on trees and any ecological assets
- Any other issues

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

Appropriateness of the proposal

Green Belt

- 9.3 The site is located outside the development boundary for Askern and Campsall in the South Yorkshire Green Belt. Policy 1 sets out the Settlement Hierarchy for the Borough and it states the openness and permanence of Doncaster's Green Belt (as indicated on the Key Diagram) and defined on the Policies Map will be preserved. Policy 1 reiterates national planning policy will be applied including the presumption against inappropriate development except in very special circumstances.
- 9.4 Paragraphs 149 and 150 of the NPPF set out the categories of development which may be regarded as not inappropriate in the Green Belt, subject to certain conditions. Furthermore, other forms of development are also not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. This includes engineering operations which are presented in the application as reforming the land profile to level the area subject to the new roadway.
- 9.5 The proposal is to construct an access route to connect the leisure centre with the existing car park. The access would comprise a length of asphalt measuring approximately 73m in length and 7.5m in width accounting for a footpath running parallel to the road. It is proposed to reinstate some areas of the country car park which have become overgrown via appropriate vegetation management and carry out localised resurfacing with Cell pave (Gravel filled recycled plastic grid) and crushed graded limestone.
- 9.6 Campsall Country Park is an established outdoor recreation facility which is listed as an appropriate facility within the Green Belt and the use of the land and operational development associated with the proposal would be in connection with this existing use. This operational development therefore would not automatically conflict with the purposes of including land within the Green Belt as it would facilitate and promote access to this facility as a destination for outdoor sport and recreation.
- 9.7 Paragraph 150 of the NPPF details that engineering operations that are not inappropriate must preserve its openness and not conflict with the purposes of including land within it. A fundamental aim of Green Belt policy, as set out in Paragraph 137 of the NPPF, is to keep land permanently open.
- 9.8 It is inevitable that the proposed development would have some impact on the surrounding area and the openness of the Green Belt in the short term. The immediate impact will be through the clearance of part of the site and activity associated with the tipping of material and the formation of the formal asphalt surface. This would result in the immediate change in character of the land.

- 9.9 However, the development would facilitate the existing permitted use of the site rather than result in an intensification or physical expansion of a new use. Once established, the physical works to create the roadway and its subsequent use, would be substantially screened from public view other than when travelling along Church Field Road and using the car park areas. From these views, the change will be noticeable for some time because of the size and age range of the replacement planting being different to the surrounding trees/woodland. Nevertheless, in time, the replacement landscaping (which is managed and supplemented where required) will take hold and the physical development will slowly ameliorate into the landscape. There would be no other public views of the proposal from other viewpoints or the wider area. This would include small areas of plant equipment and general resurfacing to the car park areas, which are reasonably required and would have a neutral impact on openness and the Green Belt.
- 9.10 As a result, whilst the proposal would likely require a large amount of physical works to the landform of the site, I find that the majority of these works would be screened and would have a very localised impact on the openness of the Green Belt or the purposes of including land within it. Therefore, having regard to the above, I find that the proposal would comply with the requirements of Policy 1 and the relevant policy within the NPPF concerning the protection of the Green Belt. Compliance with this policy is a national requirement and provides limited weight in support of the proposal.

Open Space

- 9.11 Campsall Country Park is designated as being sited within an Open Space Policy area according to Policy 27 of the Local Plan. Within these areas, the policy states that proposals for the creation and enhancement of sports and recreation facilities will be supported. This is based on the requirement that there is no loss of open space such as playing fields or sports pitches, visual amenity is retained and enhanced and the environmental and ecological value is retained and enhanced.
- 9.12 In this case, it is proposed to instate some areas of the car park which have become overgrown via appropriate vegetation management and carry out localised resurfacing with cell pave (gravel filled recycled plastic grids) and crushed graded limestone to ensure a more durable surface for vehicles. The impact on visual amenity would be acceptable and, notwithstanding the greater impact of the roadway, this localised resurfacing would not result in environmental or ecological harm. This aspect of the proposal is therefore considered to comply with Policy 27. The Council's Open Space Policy Officer agrees with this approach and offers no objections. The marginal improvements in facilities within the car park would provide a safer and more robust environment to visit which results in modest weight being supplied in support of the proposal.

Community Facility

- 9.13 Askern Leisure Centre is designated as being a Community Facility under Policy 51 of the Local Plan. The policy protects against the loss or land allocated within it unless a number of strict criteria are met. This is because community facilities, such as leisure centres, contribute to sustainable communities. They play an important part in ensuring a good quality of life by supporting the needs and healthy lifestyles of residents in the Borough. In this particular case, the linking of the leisure centre

would also foster social cohesion and public health, which is a key objective of the Local Plan.

Section D) of the policy states that development will be accepted if the current use will be retained and enhanced by the development of a small part of the site. In the context of the overall site area, it is considered that the proposal to link the leisure centre with the existing country park space would present an enhancement to the existing use as it would encourage footfall and users to the leisure centre and the associated benefits in terms of improving accessibility and public health. The merits of enhanced sustainable means of transport at the leisure centre are also discussed later in the report. In terms of the principles of development however, the proposals would enhance the current use at the site in line with Policy 51 and modest weight can be provided in support. The Council's Open Space Policy Officer agrees with this approach and offers no objections.

Summary on Appropriateness

- 9.13 In summary, the topography and characteristics of the land means that the proposed development would not be visible from any other vantage points other than adjacent views from Church Field Road. It is acknowledged there would be an initial stark contrast in views as a result of the initial tree loss, however the proposed replacement planting would, in time, soften the appearance of development to that of an engineered roadway and parking areas but development which is still subservient to its surroundings. The development would be retained against a background of the remaining woodland and would remain heavily enclosed from other vantage points. The development overall would not be inappropriate and it would comply with Policies 1 and 27 of the Local Plan and the relevant guidance within the NPPF concerning the protection of the Green Belt. In terms of other appropriate policies, the proposals would enhance the attractiveness of visiting the site and would retain the two uses for recreation and sports provision. This would be in accordance with Policies 27 and 51 of the Local Plan and a degree of weight can be provided in support of the application.

Sustainability

- 9.14 The NPPF 2021 sets out at paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 9.15 There are three strands to sustainability, social, environmental and economic. 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

Potential Health Benefits

- 9.16 The Council's vision for the centre is that it is better integrated into the park and effectively repurpose it with provision of swimming and exercise facilities. The proposals would provide a single point of arrival to the park that connects with the

leisure centre. By doing so, the Council will have opportunity to engage a wider audience that wish to take part in informal or formal activity.

- 9.17 Currently, Askern Leisure Centre sits adjacent to Campsall Country Park, and is traditionally seen as a standalone facility. Through its refurbishment, the opportunity has been made available through external funding to refocus the facility and connect with the park. The final intention is to establish a facility that is both a leisure and parks building for Campsall Park. This development would be enabled via funding from Sport England.
- 9.18 Engagement and consultation with the local community in Askern and Campsall has indicated support for the proposals. The Council has carried out an enquiry process undertaken by 'By Well Doncaster' which concluded that the community valued community spirit/pride, green space and to promote local activities. Customer feedback received by Doncaster Culture and Leisure Trust has identified access to Askern leisure centre as a concern for users, this includes mobility impaired access being poor, lack of cycling facilities and poor parking.
- 9.19 In terms of planning policy, Doncaster's Health and Wellbeing Strategy sets out priorities for improving health in Doncaster. By guiding the use of land, planning decisions influence the link between the physical and social environment and help create opportunities for improving both physical and mental health, in the ways we live, work and play. This policy states the Council will improve and promote strong, vibrant and healthy communities by ensuring a high quality environment is provided with local services to support health, social and cultural wellbeing. The application would contribute directly towards the aims of this policy and its benefits attract moderate weight in the overall planning balance.

Impact on nearby land uses

- 9.20 The nearest residential properties are located adjacent to the existing car park on Beech Road. These neighbours may notice increased activity in the site, however it is considered that that amenity would not be impacted by the proposals. Lighting columns are proposed to be sited within the car park, however the closest column would face away from neighbouring land and all would be down lit to strategic points within the parking area rather than spill light outside the site. The Council's Environmental Health Officer has been consulted and no objections have been received. It is considered that the proposals protect neighbouring amenity as required by Policy 46 A.2. This is an expectation of planning policy and neutral weight is attracted to this requirement as a result.

9.21 Conclusion on Social Impacts.

- 9.22 In conclusion of the social impacts of the development, it is not considered that residential amenity will be adversely affected by the proposal in accordance with Policy 46 of the Local Plan. Moderate weight can be provided in support of the social benefits of the proposal.
- 9.23 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, as such this is considered to carry limited weight against the proposal. Notwithstanding this, planning conditions have sought to mitigate this harm as far as possible by the submission of a Construction Method Statement and Construction Traffic

Management Plan to ensure that the impacts from construction activities are minimised in terms of amenity impact and to ensure the safe operation of the local highway network.

ENVIRONMENTAL SUSTAINABILITY

Impact upon the character and appearance of the surrounding area

- 9.24 As the site and proposed access route is largely screened from surrounding views by the remaining woodland and vegetation, the proposal would result in a localised visual impact only when viewed from Church Field Road. It is acknowledged that drivers using the roadway would be visible along this stretch of road. However, such views would be fleeting and, having regard to the car parking areas for the leisure centre and the country park respectively, this activity would not appear out of keeping with the particular setting.
- 9.25 It is acknowledged that the bulk proposals would result in the removal of a number of trees and vegetation in the immediate area relating to the proposed roadway and that the land will take on an engineered and man-made form of development. Even so, the backdrop to the parking areas for the leisure centre and country park would remain that of the remaining woodland and therefore the loss of this section of green character would not significantly impact on the surrounding area. As such, the application complies with most aspects of Policies 41 and 46 of the Local Plan, although there will be an impact in the short to medium term until mitigation becomes established after the development is completed. Appropriate mitigation is an expectation of planning policy and neutral weight is attached to this consideration as a result.
- 9.26 As noted elsewhere, a landscape strategy has been provided with the application which includes details of hard and soft landscaping treatments. This is to be implemented in accordance with an agreed schedule by planning condition. Any subsequent changes regarding other surface treatments and planting can also be dealt with effectively via condition under compliance with Policy 48 of the Local Plan.

Highways/Access

- 9.27 The proposals would see the country park access forming a single access to the country park and leisure centre with an existing access reinstated and landscaped.
- 9.28 The proposals would see the re-establishment of a combined total of approximately 53 parking spaces. This includes some spaces which have become overgrown with vegetation. This presents an improvement over the existing situation where shortages in car parking provision for the leisure centre has historically led to on street parking on Church Field Road itself. The parking requirement is in accordance with Policy 13 and the parking standards set out in Appendix 6 of the Local Plan.
- 9.29 It has previously been identified that pedestrian and cycle links to the leisure centre could be improved. A footpath complements the roadway which links the country park car park with the leisure centre at a grading suitable for a range of users, including those with impaired mobility. Increased cycle parking facilities and up to two electric vehicle charging bays can be provided within the leisure centre car park. These enhancements are secured by planning condition and would be compliant with Policy 13. These benefits would provide moderate weight in support.

- 9.30 The Council's Highway Officer has considered the proposed development and no objections have been raised in principle with regards to the layout of the highway, access or parking areas. Some areas of clarification regarding the visibility splay of the access on to Church Field Road, the safety record nearby and clarification on parking space size was requested. Further details were provided which demonstrate that there are no road safety concerns near the site and that adequate parking provision has been provided. Given the Council owns the entirety of the site, the use of appropriate conditions will ensure that suitable visibility splays and correctly sized parking spaces can be provided, along with tracking showing how maintenance/delivery/refuse vehicles can safely access the site in line with the Highway Officer's advice. Taking all matters into account, no significant highway safety concerns have been raised in accordance with Policies 13 and 46 of the Local Plan. This is an expectation of planning policy and neutral weight is attracted to this requirement as a result.
- 9.31 The Highway Officer had raised a query as to how the car park for the leisure centre would be altered. It was clarified that the car park would remain as approved under planning permission 21/02104/3FUL as part of refurbishment works to the building. No changes are proposed by the current application other than the connection to the new proposed roadway and the insertion of cycle storage and electric vehicle charging points agreed under planning conditions.
- 9.32 It is important to consider how the site will operate and remain open to the public whilst ensuring public safety and retaining a sufficient number of parking spaces, without the construction activities spreading beyond reasonable boundaries. It is therefore proposed that a Construction Method Statement and Construction Traffic Management Plan is imposed via condition to ensure these matters can be adequately addressed before development commences.

Flooding and Drainage

- 9.32 The site lies within Flood Zone 1 according to the Environment Agency's maps. These areas comprise land assessed as having a low risk of flooding from a watercourse and/or sea with less than a 1:1000 annual probability. Therefore, there are no concerns regarding the potential flooding of the site from these sources. The application complies with Policy 57 of the Local Plan.
- 9.33 In terms of drainage, surface water from the proposed road will be drained into a sustainable drainage system, with a high level overflow which will discharge to a positive drainage system. A swale is proposed to form part of the strategy and is to be sown with a meadow seed mix for wetlands and includes eighteen species of wildflowers including meadowsweet, oxeye daisy, common knapweed.
- 9.34 No objections in principle were expressed at the outline stage by the Council's Drainage Team. The use of a positive drainage system and swale were accepted although, depending on the final scheme, further on site attenuation may be required. A planning condition will ensure that the system can be designed as such that no additional or increased rate of flow of surface water will drain to adjacent land and that there is capacity to contain the run-off from a 1 in 100 year rainfall event plus 30% on stored volumes as an allowance for climate change. The application is considered to comply with Policy 56 of the Local Plan. This is an expectation of planning policy and neutral weight is attracted to this requirement as a result.

Trees and Landscaping

- 9.35 A tree survey has been submitted with the planning application. It is recognised that the proposed development is heavily constrained by a section of woodland trees, the majority being Sycamore. The Tree Officer agrees that the individual quality of trees affected by the proposal is poor, however a total of around 55 trees will be lost to the development and this will have an immediate visual impact.
- 9.36 The proposals include a comprehensive landscaping plan to enhance the area around the roadway post development. Such planting has been considered by the Council's Ecologist and Tree Officer to offer betterment in terms of enhancing biodiversity. It is acknowledged that the immediate loss of woodland trees will mark a stark contrast in a portion of the site as it is being cleared and developed, however the proposed landscaping scheme will make a much more positive contribution to biodiversity than the existing landscaping present which is generally poor quality with little ground flora and neglected. This would be in accordance with Policies 26, 33, 41, 46 and 48 of the Local Plan and the betterment provided to biodiversity provides substantial benefits to the application.

Ecology and Wildlife

- 9.37 A Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment has been submitted with the application. To ensure there are no wider impacts, the survey area is wider than the immediate development area. The Council's Ecologist agrees with the findings of the report, which gives full consideration through a range of surveys and data consultation with other bodies.
- 9.38 In terms of protected species, bats were considered to have a low potential in respect of roosting sites within the trees to be impacted. Surveys were carried out using current best practice methods identified a low potential and hence no further surveys are required. A sensitive lighting scheme is to be conditioned for the avoidance of doubt.
- 9.39 The presence or otherwise of great crested newts (GCN) has been assessed through data records and field assessments of nearby waterbodies. It was determined that although there is a low potential for GCN to be on the site; there is still a potential. The Ecologist has recommended that the site is registered in the Natural England District Level Licencing scheme which provides a degree of protection if GCN are encountered through the registration of the site through the DLL scheme and the payment of a fee. This is to be secured by planning condition.
- 9.40 Badgers are considered to be present on the site following data records and field surveys. However, as badgers are a mobile species, it is recommended that a construction environmental management plan can be used to ensure that any potential hazards to badgers are minimised.
- 9.41 The potential presence of hedgehogs on the development site will be given consideration and the CEMP will be used to minimise any impacts.
- 9.42 In summary, there is limited potential that protected species would be affected by the development and no statutory or non-statutory designations would also be impacted. This is compliant with Policies 26 and 29 of the Local Plan. This is an expectation of planning policy and neutral weight is attracted to this requirement as a result.

- 9.43 Given the small impact area it was agreed that a DEFRA metric 3.0 or Small Sites Metric would not be required but a clear assessment of losses should be undertaken and delivered through the compensatory planting scheme. The Council's Ecologist agrees that the replacement planting proposed would increase the biodiversity value of the site to at least the minimum 10% net gain required by Policy 30. As noted elsewhere, the enhancements to biodiversity provides substantial benefits for the application.

Pollution

- 9.44 As part of the proposal, it is required to infill certain land sections to ensure an acceptable gradient to the roadway. This would be done via inert material to be imported and deposited near the void where it will readily be formed into the site. This material is already within the Council's possession and has been tested and certified to be safe for disposal. Taking a precautionary approach, planning conditions will ensure that the material remains suitable to ensure that there is no risk to human health or to groundwater resources in accordance with Policy 54 of the Local Plan. This is an expectation of planning policy and neutral weight is attracted to this requirement as a result.

9.45 Conclusion on Environmental Issues

- 9.46 Paragraph 8 of the NPPF (2021) 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.
- 9.47 In conclusion of the environmental issues, the development would not be inappropriate but there will be an immediate and stark contrast in the appearance of the site once development commences. This has been addressed through the form of a structured landscaping plan agreed which replaces in part what has been lost immediately and to soften the appearance of the development.
- 9.48 The application makes provision for a replanting scheme on a 2 for 1 basis which positively contributes towards tree planting in the Borough. The Tree and Ecology Officer's agree this to be a policy compliant approach and will likely offer an enhancement to the biodiversity of the site. Surveys have identified that protection species are unlikely to be affected by the development and the proposals will not affect local statutory and non statutory ecological areas. Further conditions will ensure that the impact from construction works are taken into account and the replacement ecological and planting measures are secured.
- 9.48 It is considered that the proposals have made appropriate provision for access by sustainable modes of transport to protect the highway network from residual vehicular impact. The parking areas remain as they were previously but will benefit from a better maintained approach and surface. More importantly, the application includes provision for increased use of cycling to and from the site and improves pedestrian links between the two assets.
- 9.49 In terms of pollution control, the proposals make use of sustainable urban drainage to ensure that surface water can be dealt with on site. The proposed use of screened infill material would replace the use of virgin material, therefore protecting resources.

The provision of electric vehicle charging points will promote the use of electric cars, making a small contribution to preserving air quality and reducing carbon footprint.

- 9.50 In summary, the environmental considerations have been addressed through the planning application in line with the adopted planning policies. Compliance with these policies attracts neutral weight with substantial weight being given towards an enhanced planting scheme providing tangible improvements to the biodiversity of the area.

9.48 ECONOMIC SUSTAINABILITY

- 9.49 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. There may be other uplifts to economic development as a result of increase used of the leisure centre or amenities and events within the country park, however the direct benefits cannot be identified at this stage. Therefore, the economic considerations carry limited weight in favour of the application.

9.50 Conclusion on Economy Issues

- 9.51 Para 8 a) of the NPPF (2021) 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.
- 9.52 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 (2021) the proposal is considered in the context of the presumption in favour of sustainable development. It is considered that the proposal is not inappropriate development in the Green Belt, and so there is no requirement to demonstrate very special circumstances to justify the scheme in its location.
- 10.2 Nevertheless, the proposal would facilitate a connection between two Council assets which will result in a more efficient use of the facility for recreational purposes. This would directly contribute towards one of the Council's key objectives to improve local service provision to support health, social and cultural wellbeing and significant weight should be attached to this (Policy 50). The attractiveness of the location in terms of promoting walking and cycling (policies 16 and 17) would be boosted by the connection. Furthermore, the proposal will ensure that additional cycling facilities are provided and the proposals include provision for electric vehicle charging points (Policy 13).
- 10.3 In relation to local wildlife habitats, ecology, woodland and trees, whilst the proposal would have an impact on a substantial section of the site in the short term, the impacts in terms of high quality habitats and potential for harming protected species would be limited (Policies 26, 29). The loss in green infrastructure is

inevitably a negative aspect of the proposal but this is balanced by improvements to the bio-diversity to the site and replanting of better quality and wider range of appropriate specimens lost to development at a ratio of 2 to 1 (Policies 30, 33, 46). The application will contribute directly towards tree planting for the Borough (Policy 29).

- 10.4 Finally, it is shown that the site specific matters of ensuring that development does not impact on local amenity (Policy 46), highway safety (Policy 13), pollution control (Policy 54) and drainage (Policy 56) can be secured through the use of appropriate conditions.
- 10.5 Having regard to the above, the proposed scheme would be not inappropriate development in the Green Belt. That said, whilst the proposal would have some limited impact on Green Belt openness and its related purposes, it is considered that this harm would be outweighed by other material considerations such as the social and economic benefits of the proposal. Furthermore, the proposal would have no significant adverse impact on the character or appearance of the area or the site in any other respect.
- 10.6 For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions set out below. Under the provisions of the NPPF, the application is considered to be a sustainable form of development.

11.0 RECOMMENDATION - GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE FOLLOWING CONDITIONS:

Conditions / Reasons

01. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
REASON
Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.
02. The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:
- Dwg. No. 29966-DC-01 Revision A Location Plan
 - Dwg. No. 29966/OP1 Revision B Concept Plan Option 1
 - Dwg. No. 29966/700/CS/001 Cross Sections
 - Dwg. No. 29966/700/01 Pavements
 - Dwg. No. 29966/600/01 Works boundary and Earthworks
 - Dwg. No. 29966-DC-02 Tree removal/retention
 - Dwg. No. 29966-DC-03 Planting Proposals
 - Dwg. No. BA11084TS Tree Survey & Constraints
 - Dwg. No. ED 01 Basement Level
 - Dwg. No. ED 02 Ground Floor Level
 - Dwg. No. ED 04 Specifications
 - Dwg. No. ED 05 Isometric Light Levels
- Lighting catalogue

Preliminary Ecological Appraisal with Initial Biodiversity Net Gain Assessment

REASON

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

03. 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 optimal conditions for each habitat parcel.

Objectives relating to the timescales in which it is expected progress towards meeting optimal conditions for each habitat parcel.

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 optimal 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. 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 minimum of 10% net gain in biodiversity as required by Policy 30 of the Doncaster Local Plan. The condition is required to be satisfied prior to the commencement of development to ensure agreed works are consistent with the reasons for granting planning permission,

04. Prior to the commencement of development, a Construction Environmental Management Plan shall be submitted to the LPA for approval, and the approved plan shall be implemented and adhered to during the construction period in accordance with the approved details. The details shall include:

A risk assessment of the potentially damaging construction activities in relation to wildlife and habitats.

A method statement for the protection of reptiles and other terrestrial fauna that may be encountered on site.

Measures to protect the adjacent Local Wildlife Site, Long Plantation
The use of protective fencing, exclusion barriers and wildlife safety measures.

REASON

To ensure the ecological interests of the site are maintained in accordance with Policy 29 of the Local Plan. The condition is required to be satisfied prior to the commencement of development to ensure agreed works are consistent with the reasons for granting planning permission,

05. Within one month of commencement, a lighting design strategy for light-sensitive biodiversity in (specify the site/site areas) shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall show how, external lighting on the development will be installed (through the provision of external lighting contour plans and technical specifications) so that it can be clearly demonstrated that it will not disturb or adversely affect the use of the semi-natural areas of the park by bats and other species of wildlife. The strategy shall be informed by the Institute of Lighting Professionals/Bat Conservation Trust, Guidance Note 08/18: Bats and Artificial Lighting in the UK.

All external lighting shall be installed in accordance with the specification and locations set out in the strategy prior to the development being brought into use and maintained as such.

REASON

To ensure the ecological interests of the site are maintained in accordance with Policy 29 of the Doncaster Local Plan.

06. Prior to the commencement of any development works the LPA must be provided with evidence of the Site Registration Confirmation from Natural England.

REASON

To ensure the ecological interests of the site are maintained in accordance with Policy 29 of the Doncaster Local Plan. The condition is required to be satisfied prior to the commencement of development to ensure agreed works are consistent with the reasons for granting planning permission,

07. No development shall take place on the site until final details of an annual landscape maintenance scheme/schedule has been submitted to and approved in writing by the Local Planning Authority. The landscape maintenance scheme/schedule shall include the irrigation, weeding, mulching, formative pruning, securing of guards/stakes as appropriate, routine/general assessment and replacement planting of trees, vegetation and plantings that is dead, dying, missing or damage; and a timescale for implementation. Thereafter the annual

landscape maintenance scheme/schedule shall be implemented and maintained in full accordance with the approved detail and implementation timetable for a minimum of five years following practical completion of the landscape works. Any landscape feature which is defective, damaged or removed within five years of establishment shall be replaced in full accordance with the approved planting scheme shown on the approved Planting Proposals (Drawing number 29966-DC-03).

REASON

To ensure that the agreed planting establishes fully to achieve its potential as required by Policies 29, 32, 33 and 48 of the Doncaster Local Plan. The condition is required to be satisfied prior to the commencement of development to ensure agreed works are consistent with the reasons for granting planning permission,

08. The planting scheme hereby approved in writing by the Local Planning Authority shown on Planting Proposals (Drawing number 29966-DC-03), shall be implemented in the first available planting season after commencement of development. The local Planning Authority shall be notified in writing within 7 working days of completion of the landscape works to the required standard (BS8545 Trees from nursery to independence) and the completion shall be subsequently approved in writing by the Local Planning Authority. The approved scheme shall be maintained for a minimum of five years in accordance with BS8545 Trees from nursery to independence and the detailed annual maintenance plan that is to be agreed. Any landscape which is defective, damaged or removed within five years of establishment shall be replaced.

REASON

To ensure that the agreed planting establishes fully to achieve its potential as required by Policies 29, 32, 33 and 48 of the Doncaster Local Plan.

09. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars (Drawing number - 29966-DC-02) immediately after the agreed facilitation tree works agreed on the approved plan are completed and before any equipment, machinery or materials have been brought on to site for the purposes of the development, and shall be maintained 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 as required by Policy 32 of the Doncaster Local Plan.

10. Tree surgery work shall be carried out in accordance with the approved Tree removal/retention (Drawing number - 29966-DC-02). Best arboricultural practice shall be employed in all work, which shall

comply with British Standards Specification No.3998:2010 Tree works recommendations and unless otherwise agreed with the Local Planning Authority shall be completed before the development commences.

REASON

To ensure that all tree works are carried out to a recognised standard as required by Policy 32 of the Doncaster Local Plan.

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

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

REASON

To safeguard the living conditions of neighbouring residents and in the interests of highway safety as required by Policy 46 of the Doncaster Local Plan. The condition is required to be satisfied prior to the commencement of development to ensure agreed works are in place first.

12. Detailed engineering drawings for the access arrangements to include footways shall be submitted for inspection and approved in writing by the Local Highway Authority before works commence on site. The development shall be carried out in accordance with the approved details and the access arrangements shall remain available for the lifetime of the development.

REASON

To ensure adequate parking, delivery and turning provision in the interests of public safety as required by Policy 42 B.4 of the Doncaster Local Plan.

13. Before the first use of development hereby approved, details of additional cycle storage shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON

To promote cycling usage in Doncaster in accordance with Policy 16 of the Local Plan.

14.

No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being accepted and approved by the Local Planning Authority (LPA), unless otherwise approved in writing with the LPA.

a) The Phase I desktop study, site walkover and initial assessment must be submitted to the LPA for approval. Potential risks to human health, property (existing or proposed) including buildings, livestock, pets, crops, woodland, service lines and pipes, adjoining ground, groundwater, surface water, ecological systems, archaeological sites and ancient monuments must be considered. The Phase 1 shall include a full site history, details of a site walkover and initial risk assessment. The Phase 1 shall propose further Phase 2 site investigation and risk assessment works, if appropriate, based on the relevant information discovered during the initial Phase 1 assessment.

b) The Phase 2 site investigation and risk assessment, if appropriate, must be approved by the LPA prior to investigations commencing on site. The Phase 2 investigation shall include relevant soil, soil gas, surface and groundwater sampling and shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology and current best practice. All the investigative works and sampling on site, together with the results of analysis, and risk assessment to any receptors shall be submitted to the LPA for approval.

c) If as a consequence of the Phase 2 Site investigation a Phase 3 remediation report is required, then this shall be approved by the LPA prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters, the site must not qualify as contaminated land under Part 2A of the Environment Protection Act 1990 in relation to the intended use of the land after remediation.

d) The approved Phase 3 remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. The LPA must be given two weeks written notification of commencement of the remediation scheme works. If during the works, contamination is encountered which has not previously been identified, then all associated works shall cease until the additional contamination is fully assessed and an appropriate remediation scheme approved by the LPA.

e) Upon completion of the Phase 3 works, a Phase 4 verification report shall be submitted to and approved by the LPA. The verification report shall include details of the remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-

remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste materials have been removed from the site. The site shall not be brought into use until such time as all verification data has been approved by the LPA.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

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

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

16. 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, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

17. Details of electric vehicle charging provision shall be submitted to and approved in writing by the local planning authority. The development hereby approved shall not be brought into use until the approved electric vehicle charging provision has been installed and is operational. Following installation the electric vehicle charging provision shall be retained for the lifetime of the development.

REASON

To contribute towards a reduction in emissions in accordance with air quality objectives and providing sustainable travel choice in accordance with Policy 13 of the Doncaster Local Plan.

18. The development shall not commence until a Construction Traffic Management Plan (CTMP) for the development is submitted to and subsequently approved in writing by the Local Highway Authority. The approved plan shall be adhered to throughout the construction phase. The CTMP shall contain information relating to (but not limited to):

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

REASON

To ensure that highway safety is protected during the construction phase as required by Policy 13 of the Doncaster Local Plan. The condition is required to be a precommencement condition in order to have a plan in place on how highway safety will be protected during the construction phase.

19. 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 development being brought into use.

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.

20. Details shall be submitted to and approved in writing demonstrating how the existing access to Askern Leisure Centre is to be permanently closed to vehicular traffic. The closure of the access to Askern Leisure Centre shall be carried out in accordance with the approved details before the roadway as shown on the approved plans is brought into use.

REASON

To ensure highway safety is maintained in accordance with Policy 13 of the Doncaster Local Plan.

21. Before the development hereby permitted is brought into use, the parking areas as shown on the approved plans shall be provided. The

parking area shall not be used otherwise than for the parking of private motor vehicles belonging to visitors to the development hereby approved.

REASON

To ensure that adequate parking provision is retained on site in accordance with Policy 13 of the Doncaster Local Plan.

Informatives

01.

INFORMATIVE

Works carried out on the public highway by a developer or anyone else other than the Highway Authority shall be under the provisions of Section 278 of the Highways Act 1980 and adoption roads within the development shall be carried out under Section 38 of the Highways Act. The S38 and S278 agreements must be in place before any works are commenced. There is a fee involved for the preparation of the agreement and for on-site inspection. The applicant should make contact with Malc Lucas - Tel 01302 735110 as soon as possible to arrange the setting up of the agreement.

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

Doncaster Borough Council Permit Scheme (12th June 2012) - (Under section 34(2) of the Traffic Management Act 2004, the Secretary of State has approved the creation of the Doncaster Borough Council Permit Scheme for all works that take place or impact on streets specified as Traffic Sensitive or have a reinstatement category of 0, 1 or 2. Agreement under the Doncaster Borough Council Permit Scheme's provisions must be granted before works can take place. There is a fee involved for the coordination, noticing and agreement of the works. The applicant should make contact with Paul Evans - Email: p.evans@doncaster.gov.uk or Tel 01302 735162 as soon as possible to arrange the setting up of the permit agreement.

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

02.

In order to discharge the above drainage condition, the applicant will be expected to provide information including but not limited to the following:

Surface water drainage plans should include the following:

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

There should be no increase in surface water discharge from the site to existing sewers / watercourses. On site surface water, attenuation will therefore be required if drained areas to existing sewers / watercourses are to be increased. A 30% net reduction to existing peak discharge (up to a 1/100 yr. storm + 30% CC) will be required if the site is being re-developed. A full justification will be required where the development cannot achieve the 30% betterment on the existing run-off rate.

Where cellular storage is proposed and is within areas where it may be susceptible to damage by excavation by other utility contractors, warning signage should be provided to inform of its presence. Cellular storage and infiltration systems should not be positioned within highway.

Guidance on flood pathways can be found in BS EN 752.

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

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

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

Watercourse consent may be required by the applicant from DMBC Flood Risk Team for any works on the watercourses adjacent to / crossing the site.

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

All Micro Drainage calculations and results must be submitted in .MDX format, to the LPA. (Other methods of drainage calculations are acceptable)

Any SuDS/Drainage system installed must not be at the detriment to the receiving watercourse or ground (infiltration), so managing the quality of the run-off to must be incorporated into any design in accordance with CIRIA 753 the SuDS Manual. The design of flow control devices should, wherever practicable, include the following features:

- Flow controls may be static (such as vortex flow controls or fixed orifice plates) or variable (such as pistons or slide valves);
- Controls should have a minimum opening size of 100 mm chamber, or equivalent;
- A bypass should be included with a surface operated penstock or valve; and
- Access should be provided to the upstream and downstream sections of a flow control device to allow maintenance

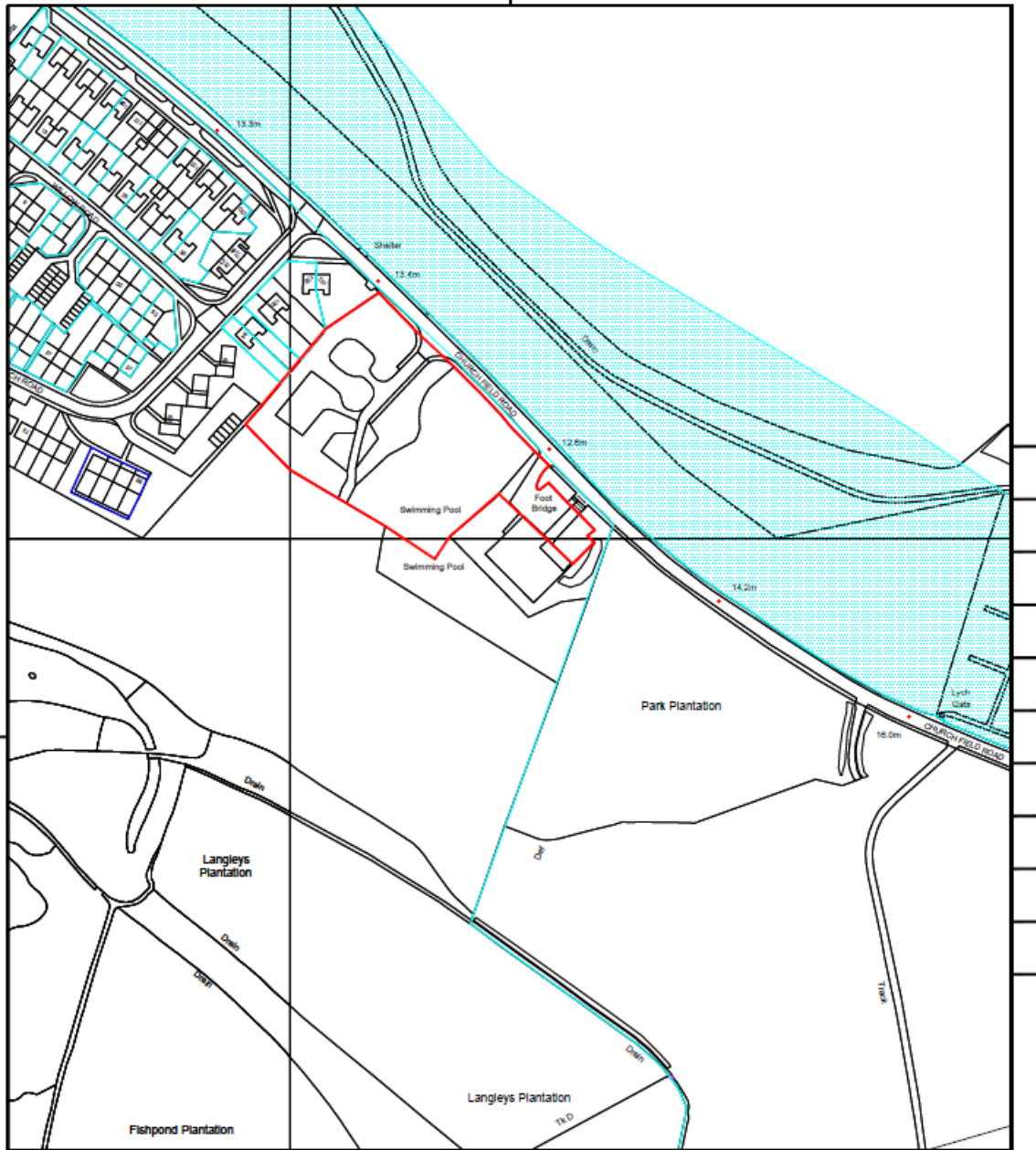
STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

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

Additional information on green belt, highway, land contamination and ecology impacts.

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

Appendix 1: Location Plan

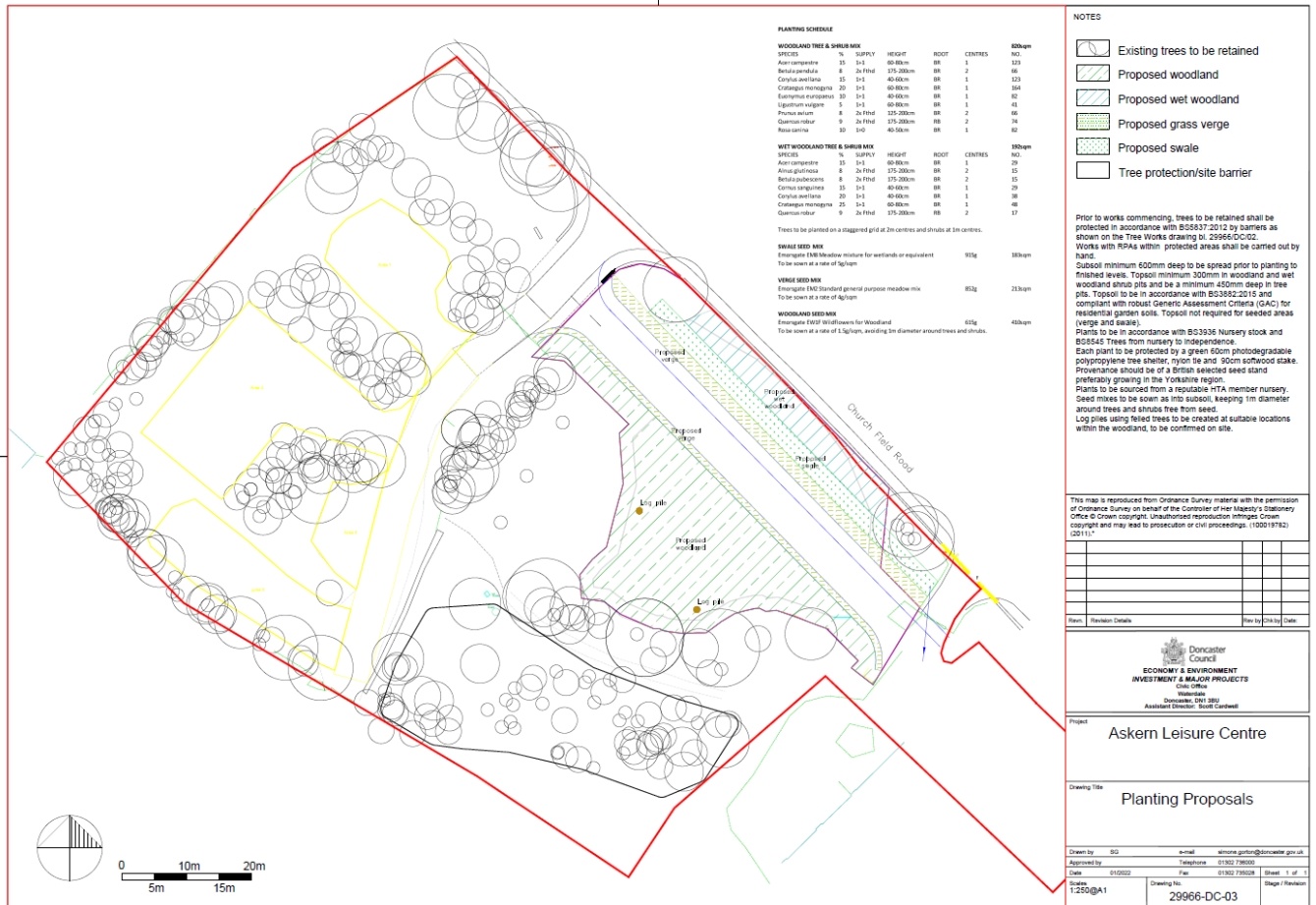


Drawn by SG e-mail simone.gorton@doncaster.gov.uk Approved by Telephone 01302 737 600 Date 12/2021 Fax 01302 735028 Sheet 1 of 1 Project			
Askern Leisure Centre/ Campsall Country Park			
Drawing Title <h2 style="text-align: center;">Location Plan</h2>			
Scales 1:2500		Drawing No. 29966-DC-01	Phase / Revision A
AutoCAD File Ref: 29966-DC-01 Location Plan Rev A.dwg			

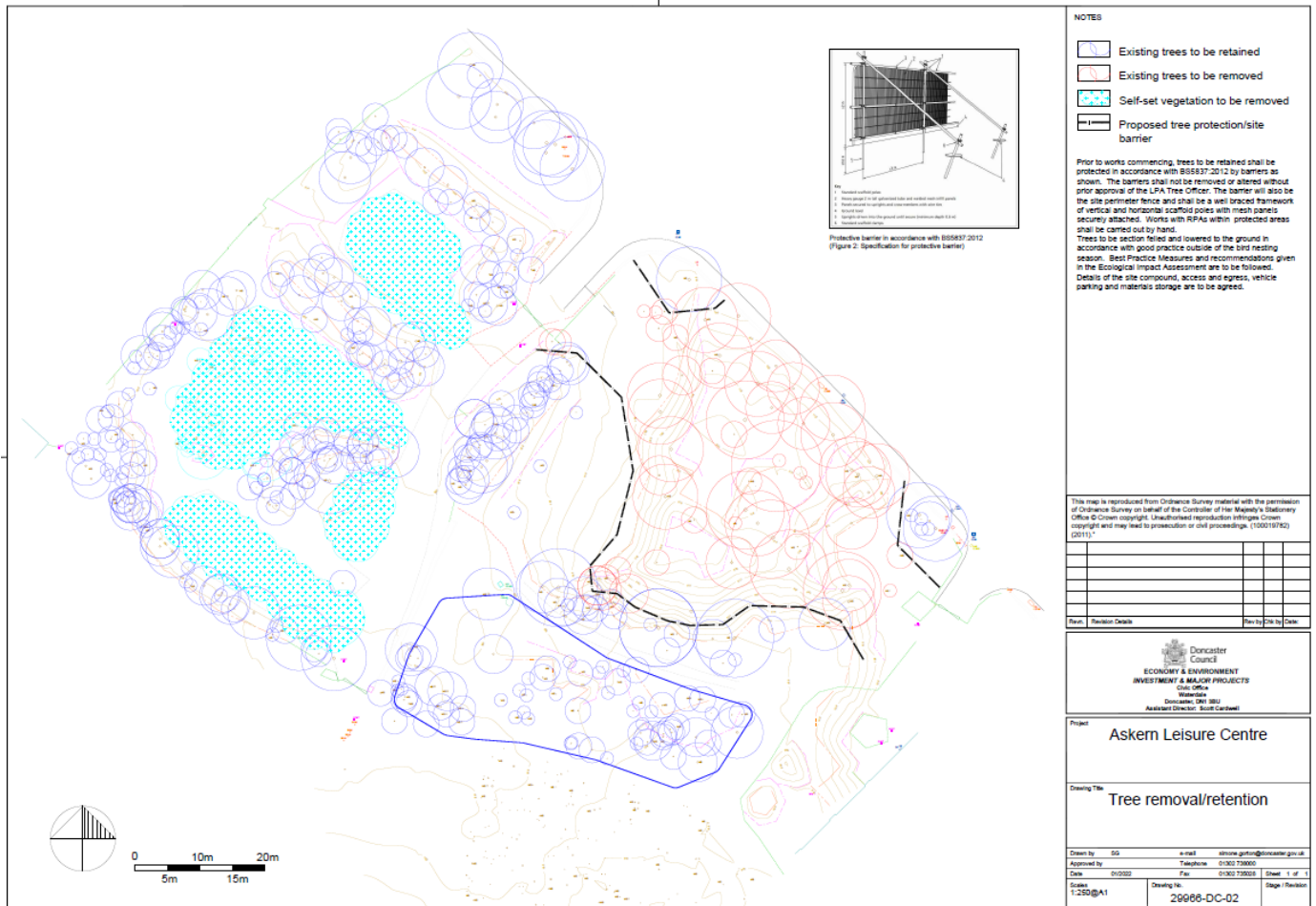
Doncaster
 Metropolitan Borough Council
NEIGHBOURHOODS, COMMUNITIES AND CHILDREN'S SERVICES
Highways Schemes & Programmes
 Scarborough House
 Chequer Road
 Doncaster DN1 2DB
 Group Director: H V Briggs

Revn.	Revision Details	Rev by	Chk by	Date:

Appendix 2: Site Plan (including planting proposals)

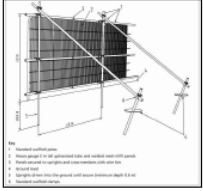


Appendix 2: Tree Removal/Retention Plan



- NOTES**
- Existing trees to be retained
 - Existing trees to be removed
 - Self-set vegetation to be removed
 - Proposed tree protection/site barrier

Prior to works commencing, trees to be retained shall be protected in accordance with BS5837:2012 by barriers as shown. The barriers shall not be removed or altered without prior approval of the LPA Tree Officer. The barrier will also be the site perimeter fence and shall be a well braced framework of vertical and horizontal scaffold poles with mesh panels securely attached. Works with RPA's within protected areas shall be carried out by hand. Trees to be section felled and lowered to the ground in accordance with good practice outside of the bird nesting season. Best Practice Measures and recommendations given in the Ecological Impact Assessment are to be followed. Details of the site compound, access and egress, vehicle parking and materials storage are to be agreed.



Protective barrier in accordance with BS5837:2012 (Figure 2: Specification for protective barrier)

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Rev.	Revision Details	Rev. by	Date

Doncaster Council
 ECONOMY & ENVIRONMENT
 INVESTMENT & MAJOR PROJECTS
 City Office
 Waterdale, DN1
 Assistant Director: Scott Carlwell

Project: **Askem Leisure Centre**
 Drawing Title: **Tree removal/retention**
 Drawn by: SG e-mail: sgraves@doncaster.gov.uk
 Approved by: Telephone: 01509 730000
 Date: 01/03/20 Fax: 01509 730000 Sheet: 1 of 1
 Scale: 1:250@A1 Drawing No: 20096-DC-02 Stage: Revision

