<table>
<thead>
<tr>
<th>Application Number:</th>
<th>14/01789/OUTM</th>
<th>Application Expiry Date:</th>
<th>27th October 2014</th>
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<td>Application Type:</td>
<td>Outline Planning Major</td>
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<tr>
<td>Proposal Description:</td>
<td>Outline application for residential development (Class C3) with open space, landscaping and associated access on approx 17.72 ha of land</td>
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<td>At:</td>
<td>Land Off Doncaster Road Hatfield Doncaster</td>
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<td>For:</td>
<td>Hallam Land Management</td>
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<td>Third Party Reps:</td>
<td>747</td>
<td>Parish:</td>
<td>Hatfield Parish Council</td>
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<td>Ward:</td>
<td>Hatfield</td>
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<tr>
<td>Author of Report</td>
<td>Mark Sewell</td>
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<td>MAIN RECOMMENDATION:</td>
<td>Grant subject to s106</td>
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1.0 Reason for Report

1.1 The application is being presented to the Planning Committee due to being a departure from the adopted Development Plan, and because of significant local interest.

2.0 Proposal and Background

2.1 The submitted application seeks outline planning permission for residential development of up to 400 dwellings on a 17.7ha site between Doncaster Road and Lings Lane to the southern edge of the settlement of Hatfield. All matters are reserved excepting means of access.

2.2 The applicants have provided with the application an indicative layout plan demonstrating how the site could be developed, which shows a scheme with 60 family sized dwellings. Access to the site is proposed to be formed from Doncaster Road along the north western site boundary, with frontage plots along this boundary indicatively showing driveway access on to this road. The indicative layout shows properties facing onto a triangular piece of public open space located centrally within the site.

2.3 The application site is located on land currently used for agriculture, and is allocated as Countryside Policy Area under the saved Unitary Development Plan inset maps and policy ENV2. The site is roughly rectangular in shape, bounded by the A18 Doncaster Road and the urban edge of Hatfield to the north and west. 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.

2.4 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. Immediately to the north of the application site is a triangular field which has been the subject of two planning applications for 60 dwellings. To the east of the site is Lings Lane, again characterised by a mixture of dwelling types on the rural edge of the settlement. 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 Dunscroft Quarry on its southern side.

3.0 Relevant Planning History

3.1 No applications on this piece of land, however 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.

4.0 Representations

4.1 The application has been publicised by way of direct neighbour letters, site notices, and a notice in the local press.
4.2 As a result of the publicity process, 747 representations and 2 petitions against the scheme have been received. A large number of the objections received were of a standard letter format, where the main points raised were:
- the loss of agricultural land
- impact upon trees and ecology
- archaeological interest of the site
- the impact upon local services (schools and healthcare)
- the impact upon the local highway network
- flood risk
It is also noted that new development should take plan where new roads and the new link road to Junction 5 of the M18 are designed to eliminate any traffic problems.

5.0 Parish Council

The Town Council objects to the development as in the Unitary Development Plan it states that this land is not suitable for building on, therefore, is not suitable for points of access. It is a Green Field site.

6.0 Relevant Consultations

DMBC Built Environment - no objections to the scheme, does raise some issues with the indicative master plan however is happy with a condition to ensure a detailed design code is produced to inform subsequent reserved matters applications.
DMBC Highways - no objections to the scheme, suggested conditions to ensure detailed engineering drawings are provided for the access points, sight lines to be implemented, offsite works along Doncaster Road to be agreed.
DMBC Transport - no objections to the scheme following revised information, require bond for Travel Plan as part of s106, and improvements to bus stops.
Yorkshire Water - no objections following amended information, request conditions to agree drainage details, stand off from water supply boreholes, construction environmental management plan
Doncaster Internal Drainage - no objections subject to conditions relating to drainage details
Environment Agency - holding comments subject to applicants discussions with Yorkshire Water - final comments to be reported.
DMBC PROW - no objections
DMBC Ecology - queries some of the mitigation measures proposed, however no overall objections to scheme and recommends conditions to ensure an ecological enhancement plan is secured.
Highways Agency - no objections
DMBC Trees and Hedgerows - no objections, recommend conditions for tree protection and management.
DMBC Conservation - considers that whilst there would not be 'substantial harm' as defined by the NPPF it is likely that there will be some harm to the setting of the listed mill. Suggests that if supported, it is important to ensure that the design principle outlined in the D&A statement be subject to condition and that these principles include reference to safeguarding the setting of the listed mill and creating views to the mill as part of the site layout, landscaping, and design of buildings.
DMBC Pollution Control - no objections to proposal, suggested conditions.

7.0 Relevant Policy and Strategic Context

National Planning Policy Framework (NPPF):
Principle 6 Delivering a wide choice of high quality homes
Principle 7    Requiring Good Design
Principle 10  Meeting the challenge of climate change, flooding and coastal change

Doncaster Core Strategy (CS):
Policy CS1 - Quality of Life
Policy CS2 - Growth and Regeneration Strategy
Policy CS12 - Housing Mix and Affordable Housing
Policy CS14 - Design and sustainable construction
Policy CS16 - Valuing our Natural Environment

Doncaster Unitary Development Plan (Adopted July 1998):
PH11 - Development in Residential Policy Areas

8.0 Planning Issues and Discussion

The main issues are:
* The principle of development
* Design and layout
* Highways
* Drainage
* Archaeology
* Ecology

8.1 The application seeks outline consent with all matters reserved except for access for residential development on approximately 2 ha of land. The applicants have provided an indicative layout with the application demonstrating how 60 family dwellings could be accommodated on the site.

Principle of Development

8.2 As previously mentioned, the application site lies within an area allocated as Countryside Policy Area as defined by saved Policy ENV2 of the UDP. Policy CS3 of the Core Strategy also sets out the key considerations for land within the Countryside. Saved Policy ENV4 of the UDP sets out the types of development which would normally be acceptable within the countryside, this includes agriculture and forestry, recreation and leisure, infilling of washed over settlements or small scale expansion of an existing source of employment. New residential development, excepting the aforementioned infilling or replacement of existing dwellings, is not an acceptable use under the terms of the policy.

8.3 Policy CS3 of the Core Strategy is concerned with the Countryside, and this policy does not lend support to the proposal either. Part B) 1 of the policy states that; "new urban extension development allocations will be confined to those necessary to deliver the Growth and Regeneration Strategy;"

Policy CS2 of the Core Strategy is concerned with the Growth and Regeneration Strategy for the borough over the plan period, and sets out a settlement hierarchy breaking down where different forms of development will be acceptable in terms of different sizes of settlement, from sub-regional centre down to undefined villages. Hatfield is identified as a Potential Growth Town, whereby "significant housing growth could be sustainably accommodated at the Potential Growth Towns as part of economic developments of regional/national significance, which provide opportunities for major new infrastructure provision and job creation. Therefore housing growth will be supported subject to the coordinated delivery of jobs and infrastructure and tied to housing renewal and improvements to services." Policy CS2 of the Core Strategy sets a housing target of 1200 homes for the Potential Growth Town of Stainforth/Hatfield/Duncroft/Dunsville.
8.4 Major housing growth at Stainforth/Hatfield/Dunscroft/Dunsville is therefore required to support the delivery of the LDF Core Strategy which forms part of the statutory development plan and is a more up-to-date part of the development plan than the UDP.

8.5 Policy CS10 of the Core Strategy states that sufficient land will be provided to deliver the housing target and acknowledges that sustainable urban extensions will be necessary to deliver some of the target; Table 5 of the Core Strategy specifically acknowledges the need for new urban extensions to the Potential Growth Towns (including land currently designated Countryside Policy Area).

8.6 As outlined above however, the housing target for Stainforth/Hatfield/Dunscroft/Dunsville is not unconditional; it requires to be tied be tied to economic development of regional / national significance. The written justification to Policy CS2 (paragraph 3.25) makes clear that the economic development referred to here is the DN7 initiative and paragraph 3.27 states: "………it is envisaged that at Stainforth/Hatfield housing growth will be coordinated/phased with the delivery of:

- Jobs and infrastructure including Hatfield Power Park and power station and M18 link road
- Improvements to existing housing areas and local retail centres
- Refurbishment of the railway station and the creation of a rail/bus/park and ride interchange; and
- Sustainable flood risk mitigation"

Paragraph 3.28 of the Core Strategy states: "The principle and timing of the housing will be dependent upon delivery of the proposed infrastructure and jobs and should these not happen then housing growth on the scale proposed may not be supported. However it is envisaged that these will be able to proceed together in a coordinated way within a clearly deliverable framework such as a Neighbourhood Plan and/or a planning application(s) subject to phasing conditions, legal agreement and funding contributions plan."

8.7 The Council has long supported the DN7 initiative which has a significant momentum behind it including existing permissions for key elements including the M18 link road to J5 and the power station; a reserved matters application for the marina has been submitted; master-planning work is proceeding involving the Council, the Homes and Communities Agency and the principal developer promoting the project; and an application reflecting this master-planning work is anticipated in the New Year. The Core Strategy housing target was envisaged to be located within the boundary of the DN7 initiative and this was reflected in Allocations proposed in the Submission Draft Sites and Policies DPD.

8.8 However the DPD has now been withdrawn, and the Authority is in the process of producing a new Local Plan. The Core Strategy does not make allocations, and housing development to deliver the adopted Core Strategy housing targets cannot await the adoption of a new Local Plan. The application must therefore be considered against the existing statutory development plan.

8.9 It is considered that the site is capable of forming a sustainable urban extension in terms of Core Strategy policy. Whilst the site was not supported as an Allocation in the Draft Sites and Policies DPD this was principally because the DN7 initiative was the preferred location for meeting the housing target. The main development plan policy issues therefore are:

- Is the proposal in conformity with Core Strategy Policy CS2?
- Will the scale and location of the proposed housing development undermine delivery of the DN7 project which is a supported project in the Core Strategy?
The applicant has stated that they wish to support the DN7 project and the delivery of infrastructure for the benefit of the local communities (as set out in Policy CS2 and its justification) through a S106 Agreement. Clearly however the logic of the Policy is that major housing growth in this location is only justified by, and must be coordinated with, planned jobs and infrastructure provision. It is considered that the S106 contribution proposed by the applicants is of a scale and kind that tangibly helps deliver these Policy conditions for housing growth if the application is to be compliant with the Core Strategy. The planning application for the DN7 project has been submitted and is under consideration, and the design of the link road finalised. As such, the proposed s106 contribution will be able to be usefully utilised to bring forward infrastructure in the form of the link road.

8.10 The Core Strategy support for DN7 could be undermined by the scale of housing development permitted outside its boundaries. It is still envisaged that a significant element of the 1200 target will be met within the DN7 boundary so as to ensure a successful master-planned approach to a major mixed-use development which will maximise benefits associated with co-location of jobs, infrastructure and homes. However it is considered that the likely lead-in time for delivery of the link road and other infrastructure is such that it is unlikely that 1200 homes would be delivered within DN7 within the plan period. It is considered therefore that the scale of the proposed housing development would not take away from the likely plan period deliverable capacity of DN7 but would complement it by helping to meet the core Strategy target.

8.11 Policy CS12 of the Core Strategy requires the provision of affordable housing, normally on-site, with the proportion, type and tenure split reflecting the current Strategic Housing Market Area Assessment (currently 26% with a 74/26% social/intermediate split).

8.12 On this basis, the principle of development is considered to be in accordance with the provisions of the applicable planning policy, and is accordingly considered to be acceptable.

Design and Layout

8.13 The application is in outline form with only matters of access to be agreed. A Design and Access Statement has been provided with the application together with an indicative layout showing how the development of up to 400 houses could be accommodated on the site, together with areas of formal and informal open space, landscaping and drainage solutions. The Design and Access Statement sets out the existing site features and surroundings, including constraints, and how the indicative layout has been informed by these.

8.14 Saved Policy PH11 of the Unitary Development Plan is applicable in this case, dealing generally with developments for housing, and more specifically with residential standards. The policies state that such proposals will be viewed in terms of their density and impact upon the character of their surroundings, their effect upon the amenities of neighbouring properties, as well as looking at issues of highway safety, parking, landscaping and general layout principles.

8.15 Similarly, Policy CS14 (Design and Sustainable Construction) of the Doncaster LDF Core Strategy sets out guiding design principles when dealing with new developments. The policy seeks to ensure that new housing developments will meet relevant Building for Life criteria.
8.16 2 access points are proposed to be taken from Doncaster Road at the southern and northern ends of the site frontage. The existing mature oak trees on the frontage will be retained, and the existing hedgerow strengthened with new planting. The indicative details show those properties fronting Doncaster Road set back from the highway and served internally by estate road. A hierarchy of street types is shown with three 'character streets' each having variations in width, building character, densities and landscape treatment. These will be:
- The Main Street
- Secondary Streets; and
- Green Lanes (which could converge into private drives or shared private drives)

These are proposed to provide a sense of legibility and character across the development. The main street provides the principle circulation around the site, whilst the secondary streets will be lower order estate roads serving the different areas of the development. The green lanes would be the more minor routes in the layout, located to the edge of the development or adjacent to green spaces. It is envisaged that these would be designed as more informal shared surface streets. A range of parking solutions would be utilised, including on street, garages, driveways, undercroft and some courtyard parking. Obviously these details would be assessed as part of any subsequent reserved matters applications.

8.17 In terms of building form and layout, the DAS states that an average density of 35 dwellings per hectare will create a suburban character that will typically comprise two storey terraced, semi-detached and detached house types with private frontages, rear garden spaces and on plot car parking. Density should be greater towards the centre of the site achieved by plots closer to the street edge and narrower in width, and reducing towards the edge of the site characterised by larger detached properties in wider plots with larger amenity areas. The DAS states that the maximum height of any building on the site would be 12m to the ridge line, and that two storey properties would be predominant with the occasional use of two and half storey units.

8.18 The indicative masterplan shows that the scheme would deliver approximately 5.7ha of Green Infrastructure across the site, equivalent to around 33% of the site area. This would be delivered in the form of landscape corridors and additional planting around the site which will provide ecological benefits, help to minimise the visual impact of the proposal and provide a buffer between the development and sensitive features adjacent to it such as existing housing, the Round Plantation and the built development on the Lings and the Lings Windmill. Areas of formal play are also shown within the indicative masterplan.

8.19 The Council's Built Environment Team has been consulted as part of the process, and raised no objections to the details provided. It is noted that the scheme follows good practice urban design principles and has the potential to create an attractive residential environment in keeping with the objectives of Policy CS14. There are points raised in terms of some of the details shown on the indicative masterplan regarding tree planting within plot frontages, the position of housing shown in the southern part of the site which could be improved in terms of natural surveillance and the potential impact upon the listed windmill. There is a concern that although the application is in outline, without a sufficient level of co-ordinating design guidance the site could be developed by a number of different builders with no overall approach to character. Similarly, the approach to landscape and open space strategy requires a co-ordinated overall approach. On this basis, a condition requiring the submission of a Design Code with the first reserved matters application which shall be applied to all subsequent reserved matters applications is proposed. The code will follow the principles established within the DAS, covering
matters such as street types, character areas, materials and landscaping, and will help to ensure that a consistent design approach to the development is adopted across the site.

8.20 Overall, there are no objections to the scheme in terms of its indicative design and layout.

Highways

8.21 Policy T5 of the Unitary Development Plan is concerned with new developments and traffic / highways issues. The application is in outline form with only matters of access to be considered, in this case the proposed access arrangement on to Doncaster Road is to be agreed. The internal road layout may be subject to change due to the siting of the proposed dwellings being considered at reserved matters stage.

8.22 The site is shown to be accessed via 2 new access points on to Doncaster Road, one at the southern end of the site frontage and one to the northern end.

8.23 The Highways Development Control Team have been consulted as part of the application process, and have requested amended details in respect of the geometry of the main access. Although the application is in outline form with an indicative layout, matters of access are to be considered at this stage. The applicants have provided amended information in respect of the comments received. No objections have been received from the Highways team in terms of highway safety, visibility or speed issues, and conditions have been recommended in respect of offsite works to be carried out (including the relocation of a pedestrian refuge), and ensuring sight lines are maintained along Doncaster Road.

8.24 A Transport assessment and Travel plan have been submitted as part of the planning application. The original Transport Assessment submitted did not include trips from the proposed Unity (DN7) development or the inclusion of Hatfield Link Road, therefore, further work was requested by DMBC. An Addendum has been submitted which now includes the Unity proposals and analysis of a number of junctions which were known to have potential capacity issues.

8.25 Analysis of the modelling shows that the junctions assessed all operate within their theoretical capacity and no mitigation is required. It is noted that as part of the s106 agreement the developers will provide financial contributions towards proposed Hatfield Link Road, as well the upgrade 2 existing bus stops within the vicinity of the development. It is also requested that the developer is to provide/or make a contribution to a cycle route scheme from their site to the signals at Broadway on occupation of the 300th dwelling.

Flood Risk and Drainage

8.26 As part of the application information, the applicants have submitted a Flood Risk Assessment. The Environment Agency, local drainage board, Yorkshire Water and the Council's Drainage Officer have also been consulted as part of the application process.

8.27 The site lies within Flood Zone 1 (low risk), although it is noted that a Zone 3 area is in close proximity to the north of the site on Doncaster Road. Although in a low risk area, a Flood Risk Assessment is required due to the size of the site.
8.28 Yorkshire Water initially raised concerns over the application in terms of the proximity of the proposed housing to boreholes that are located immediately adjacent to the site boundary and potential pollution risks arising from the proposed activities to the underlying Sherwood Sandstone aquifer from which YWS abstract groundwater for public water supply. The development site is within groundwater Source Protection Zone I (Inner Catchment Zone), SPZ II (Outer Catchment Zone) and SPZ III (Total Catchment) for the Hatfield public water supply boreholes, as defined by the Environment Agency. The western extent of the site abuts the YW borehole compound such that the proposed development land is within 20m of the abstraction boreholes. YW objects to ANY development which falls within 50m of our public water supply boreholes and the submitted Master Plan indicates that housing is proposed within 50m of the boreholes.

8.29 Following this response, the applicants have had extensive consultation with Yorkshire Water, and provided an amended indicative layout showing the closest housing moved away from the boreholes together with a hydrogeological survey to assess the impacts of the development. On the basis of this amended information, Yorkshire Water now raise no objections to the scheme, subject to the imposition of conditions to ensure the proximity of development to the boreholes, drainage strategy being based upon an assessment of hydrological and hydrogeological assessment of the development, construction environmental management plan.

8.28 The submitted Flood Risk Assessment sets out the potential sources of flooding on the site, the current existing drainage arrangements on and around the site, and looks at potential mitigation, management and disposal methods. The FRA sets out mitigation measures to be incorporated into the development, including the restriction of surface water run off rates to greenfield levels, on site attenuation and storage of surface water discharge and the potential use of SuDS. The FRA concludes that the site is not at risk from coastal and high tide flooding, nor will overland flow from fluvial sources impact the site for flood events up to and including the 1:1000 year flood level.

8.29 The Environment Agency initially issued a holding response whilst awaiting the applicants discussions with Yorkshire Water. As mentioned above, these discussions have been concluded satisfactorily subject to the imposition of conditions. The Environment Agency's updated comments will be reported to the Planning Committee, however it is noted that no objections were received on flood risk or drainage grounds from the EA to the applications immediately to the north of this site.

8.30 The Councils Drainage team has also been consulted and raised no objections to the scheme, subject to conditions to ensure the detailed design of the site drainage is approved prior to the commencement of development.

Ecology / Trees and Hedgerows

8.33 Policy CS16 of the Core Strategy is concerned with the Natural Environment and sets out requirements in respect of the impact of developments upon ecology and trees and hedgerows. Proposals will be supported which enhance ecological networks, as well as retaining and protecting appropriate trees and hedgerows, incorporating new tree, woodland and hedgerow planting.

8.35 The applicants have commissioned and provided ecology surveys as part of the planning application, the results of which show that the site comprises basically two habitat types, arable land and hedgerows. In addition there are trees and a small amount of scrub vegetation.
8.36 The Council's Ecologist has provided a response to the application, and has queried a few of the assumptions and recommendations made within the ecological report. There are however no detrimental impacts upon protected species on the site, the queries more relate to the proposed mitigation measures to be implemented. On this basis, a condition has been recommended to ensure that an ecological enhancement scheme is approved prior to the commencement of development, which will address the proposed mitigation for the site and ensure it is properly designed into the overall detailed scheme. A management plan is also recommended to ensure that retained and created habitats are managed in accordance with the enhancement plan.

8.37 The Council's Trees and Hedgerows Officer has been consulted and notes that a very good level of arboricultural information has been submitted with the application. The retention and enhancement of hedgerows, as well as trees, is welcomed. The indicative plan shows the frontage hedgerow to Doncaster Road being retained, apart from the access points which is accepted, which is a positive feature of the masterplan. Conditions are recommended for tree protection and management on the site, together with a condition for a landscaping scheme.

Archaeology

8.37 Policy CS15 of the Core Strategy is concerned with the historic environment, and seeks to ensure that Doncaster's historic environment will be preserved, enhanced and protected.

8.38 As part of the consultation process, South Yorkshire Archaeology Service has provided comments. It is noted that the application has potential archaeological impacts, however insufficient information has been provided with the application to make an informed recommendation. Based on existing knowledge of the site and surroundings, there is a high probability of Iron Age / Romano - British remains / features within the site. A number of objections received also refer to a large mound within the northern part of the site, and the fact that this is thought to be an ancient burial ground. Older OS maps do however show this as the site of a former windmill.

8.40 The report has been sent to the Archaeology Service, and it is recommended that further assessment is required. On this basis, a condition will added to ensure that further archaeological work is carried out prior to the submission of a reserved matters application, which can inform the detailed proposals.

S106 Contributions

8.41 Although in outline form with an indicative layout provided, the development would clearly result in more the 15 dwellings, the applicants showing 60 units indicatively. As such, in accordance with Policy CS12 of the Core Strategy, the development would be required to provide affordable housing to the level of 26% of units on site. The developers have not provided a viability statement as part of the application, and confirm that they are agreeable to this requirement.

8.42 Objections from residents have questioned the impact upon local facilities, including schools. As part of the application process, the Council's Education Team were consulted, and confirmed that local school places in this catchment are currently stretched. On this basis, they have required that the development would have to make a financial contribution towards additional spaces at Dunsville Primary School. The applicants are agreeable to this being included within the legal agreement.
8.43 In addition, the applicants have also proposed to provide a financial contribution towards the delivery of DN7 project. As mentioned earlier in the report, new housing in the settlement of Hatfield will be tied to the delivery of jobs and infrastructure, in this case this is at DN7. As such, a contribution to aid the delivery of this project ensures that the proposal is compliant with Policy CS2 of the Core Strategy. Contributions will also be made towards the upgrade of bus stops in the vicinity of the development, and towards a transport bond in respect of Travel Plan targets.

Summary and Conclusion

9.0 Summary

9.1 On the basis of the above, although the application represents inappropriate development within the Countryside Policy Area, there is justification for accepting the development. The Core Strategy recognises Hatfield as a Potential Growth Town, where 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. Although this has been envisaged to be delivered at the DN7 project, in the absence of up to date housing allocations, the Council have to assess the proposal in line with national and the applicable local planning policy, which in this case this is Policy CS2. The applicants are proposing to contribute towards the delivery of jobs and infrastructure in line with the policy requirements. On this basis, there is no sound reason to object to the principle of development. Other site specific issues have been addressed by the applicants or can be dealt with by way of appropriate conditions. As such, the proposal is accordingly recommended for approval.

RECOMMENDATION

PLANNING PERMISSION BE GRANTED SUBJECT TO SECTION 106 LEGAL AGREEMENT AND THE ATTACHED CONDITIONS

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

A) 26% Affordable Housing provision onsite

B) £1,020,012 towards additional primary school places at Dunsville Primary School

C) £400,000 to aid the future delivery of the DN7 project

D) £42,020 Transport improvement bond

THE HEAD OF PLANNING SERVICES BE AUTHORISED TO ISSUE THE PLANNING PERMISSION ON COMPLETION OF THE AGREEMENT
01. STAT2 The development to which this permission relates must be begun not later than whichever is the later of the following dates: - i) The expiration of three years from the date of this permission or ii) The expiration of two years from the final approval of the reserved matters or in the case of different dates the final approval of the last such matter to be approved.

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

02. STAT3 In the case of the reserved matters, application for approval must be made not later than the expiration of three years beginning with the date of this permission.

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

03. U44073 Approval of the details of the appearance, landscaping, layout and scale (hereinafter referred to as reserved matters) shall be obtained from the Local Planning Authority before the commencement of any works.

REASON The application is in outline and no details having yet been furnished of the matters referred to in the outline they are reserved for subsequent approval by the Local Planning Authority.

04. U44074 The first submission of Reserved Matters for housing shall include a Design Code to be approved by the Local Planning Authority, which shall be applied to all subsequent Reserved Matters submissions for all other units within the site. The guide shall follow the principles established on the Design and Access Statement. It shall cover the following detailed design matters: street-types, character areas, architecture, materials, hard and soft landscape, green infrastructure, parking, fencing, lighting, signage, the setting of the Lings Mill.

REASON To ensure a consistent design approach to the development of the site in the interests of the satisfactory appearance and functioning of the site.

05. MAT1 Before the development commences, 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.

06. U44075 Ecological Enhancement Scheme Prior to the commencement of development, an ecological enhancement scheme shall be submitted to the local planning authority for approval in writing. The DMBC Biodiversity Offsetting metric shall be applied to verify that there is appositive 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

07. U44076
Prior to the commencement of development, an ecological
management plan shall be submitted to the local planning authority for
approval in writing. 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.

08. VU21
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 the Local Planning Authority which shall comply with B.S.
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.

09. VQ17
No development shall take place on the site until details of a
landscaping/planting scheme have been agreed in writing with the
Local Planning Authority. This scheme shall indicate all existing trees
and hedgerows on the site, showing their respective size, species and
condition. It shall distinguish between those which are to be retained,
those proposed for removal and those requiring surgery. The scheme
should also indicate, where appropriate, full details of new or
replacement planting. All planting material included in the scheme
shall comply with Local Planning Authority’s ‘Landscape Specifications
in Relation to Development Sites’. Planting shall take place in the first
suitable planting season, following the commencement of the development. Any tree or shrub planted in accordance with the scheme and becoming damaged, diseased, dying or removed within five years of planting shall be replaced in accordance with the above document.

REASON
To ensure that replacement trees are of a suitable type and standard in the interests of amenity.

10. U44084
No development, including the construction of foul and surface water sewers, shall take place within 70 metres of the adjacent Hatfield water supply boreholes

REASON
In order to protect the public water supply

11. U44085
No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the local planning authority. All foul sewers shall be lined with an impermeable liner. Furthermore, 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 development can be properly drained and to protect the public water supply. The condition is required prior to the commencement of development as the detailed drainage scheme may impact upon site preparation works.

12. U44086
The surface water drainage strategy for the development shall be based on an assessment of the hydrological and hydrogeological context of the development. No discharge from the development of the area within Source Protection Area 1 of either surface or foul water shall take place to soakaways or other Sustainable Drainage Systems that require a direct discharge to the ground.

REASON
To ensure that the water environment and public water supply is protected

13. U44087
No development shall take place until details of the mode of construction and operation of the surface water drainage methodology, including any attenuation infrastructure, have been submitted to and approved by the Local Planning Authority. 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 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. The condition is required prior to the commencement of development as the detailed drainage scheme may impact upon site preparation works.

14. U44088
Prior to the commencement of construction a Construction Environmental Management Plan (CEMP) should be submitted to and approved by the Local Planning Authority. The development shall be constructed in accordance with the approved CEMP. The CEMP shall include robust mitigation measures designed to protect groundwater during all stages of the site’s lifetime. These details shall not be altered in any way without the prior written approval of the local Planning Authority.
REASON
In order to protect the public water supply. The condition is required prior to the commencement of development as these details relate to construction works.

15. U44089
Unless otherwise agreed in writing by the local planning authority, no building or other obstruction shall be located over or within 3 metres either side of the centre lines of the water mains that cross the site. If the required stand-off is to be achieved by diversion of the infrastructure, the developer shall submit evidence to the satisfaction of the Local Planning Authority that a diversion has been agreed with the statutory undertaker
REASON
In order to allow sufficient access for maintenance and repair work at all times

16. HIGH1
Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced, drained and where necessary marked out in a manner to be approved in writing by the local planning authority.
REASON
To ensure adequate provision for the disposal of surface water and ensure that the use of the land will not give rise to mud hazards at entrance/exit points in the interests of public safety.

17. HIGH3
Before the development hereby permitted is brought into use, the parking 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 the occupants of and visitors to the development hereby approved.
REASON
To ensure that adequate parking provision is retained on site.

18. HIGH8
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.
19. **HIGH11**

The development hereby approved shall not be brought into use until a crossing over the footpath/verge has been constructed in accordance with a scheme previously approved in writing by the local planning authority.

**REASON**

In the interests of road safety.

To avoid damage to the verge.

20. **U44090**

No construction works shall take place until full details of any offsite highways works along Doncaster Road have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

**REASON**

In the interests of road safety.

21. **U44091**

Before the development is brought into use, sight lines shall be rendered effective by removing or reducing the height of anything which obstructs visibility at any height greater than 900mm above the level of the nearside channel of the public highway. The visibility thus provided shall thereafter be maintained as such unless otherwise approved in writing by the Highways Authority.

**REASON**

In the interests of road safety.

22. **U44092**

When the proposed access is constructed, the existing access shall be permanently closed in a manner to be approved in writing by the Highways Authority.

**REASON**

In the interests of road safety.

23. **U44093**

Detailed Engineering drawings for the site access shall be submitted for inspection and approval by the Highways Authority before construction works commence on site. The detailed access arrangement shall be subject to Road Safety Audits in accordance with DMRB Volume 5 Section 2 Part 2 (HD 19/03).

**REASON**

In the interests of highway safety.

24. **CON2**

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

**REASON**

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.
25. CON3
Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filing and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and be approved in writing by the LPA prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.
REASON
To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.

26. U44094
Prior to the submission of any reserved matters application, an archaeological evaluation of the application area will be undertaken in accordance with a written scheme of investigation that has been submitted to and approved in writing by the local planning authority. Drawing upon the results of this field evaluation stage, a mitigation strategy for any further archaeological works and/or preservation in situ will be approved in writing with the local planning authority and then implemented.
REASON
To ensure that the site is archaeologically evaluated in accordance with an approved scheme and that sufficient information on any archaeological remains exists to help determine any reserved matters and to comply with policy ENV38 of the Doncaster Unitary Development Plan.

The above objections, considerations 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.
Aerial View of Site
Indicative Site Layout