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Application Number:	22/01367/3FUL
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Application Type:	Planning FULL (REG3)
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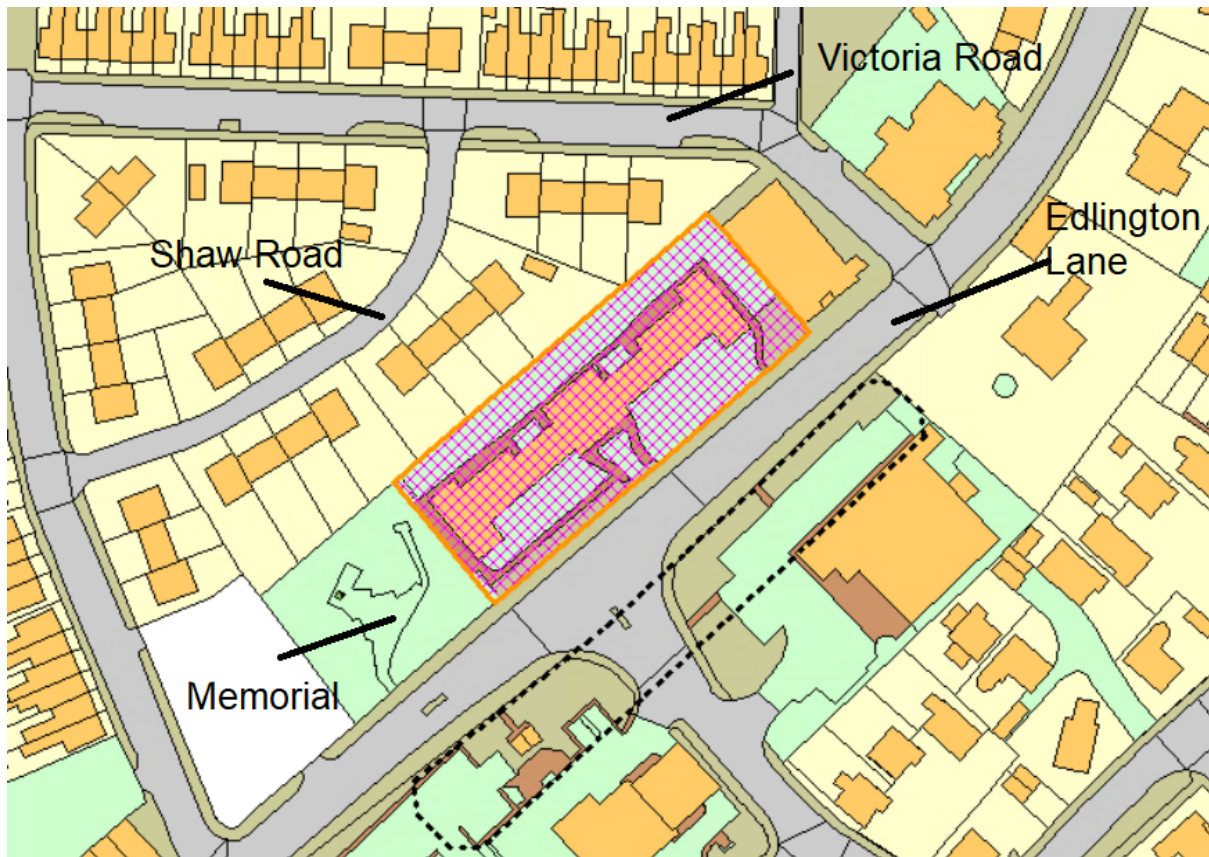
Proposal Description:	Erection of 4no 2-bedroom 100% affordable council houses on vacant land. The application is for the houses, roads, and all associated infrastructure to serve them.
At:	Former Barnburgh House Edlington Lane Edlington Doncaster DN12 1BX

For:	Adam Goldsmith - DMBC
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Third Party Reps:	None	Parish:	Edlington Town Council
		Ward:	Edlington and Warmsworth

Author of Report:	Dave Richards
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<p>SUMMARY</p> <p>This application seeks permission for the erection of four semi-detached properties on land formerly known as Barnburgh House.</p> <p>The proposal is presented to Planning Committee for determination, as the application has been submitted by Doncaster Council. The properties are to be constructed as part of the Council's New Council House Build Programme to deliver new council housing for the Borough. Once built the site would be transferred to St Leger Homes, Doncaster Councils arm's length organisation that handle all housing for the Authority.</p> <p>The application site represents a practical option to support the on-going aspirations of the Council to achieve additional affordable homes in Edlington. The site lies within a sustainable location and the contemporary form of the properties would raise the standards of design locally. The planning constraints of the site, such as the presence of mature trees and ensuring an acceptable impact on local amenity, have been addressed.</p> <p>RECOMMENDATION: GRANT planning permission subject to conditions.</p>



1.0 Reason for Report

1.1 This application is being presented to Planning Committee because the application has been submitted by Doncaster Council for its own development.

2.0 Proposal

2.1 This application seeks full planning permission for four, semi-detached bungalows and associated infrastructure on a site which is owned by Doncaster Council. Doncaster Council Property Services department have submitted the application on behalf of Doncaster Council's Strategic Housing team.

2.2 Strategic Housing as a team are responsible for ensuring the delivery of Doncaster Council Housing Strategy by meeting the housing needs of the borough. This scheme is part of Doncaster Council's, Council House New Build (CHNB) programme, which has been on-going since 2014 and to date has seen the delivery of 447 new affordable properties.

2.3 Prior to its demolition in August 2016, the site was home to Barnburgh House; a provider of sheltered housing. The building was deemed surplus to requirements and demolished to bring forward the redevelopment of the site. The Housing Needs Survey (2019) identifies that the area has having an under supply of bungalows, in addition to an increasing demand for social housing, hence the proposal now before us.

2.4 The application is supported by various plans and supporting documents:

- Design and Access Statement
- Proposed Elevations
- Proposed Floor Plans
- Site Plans
- Flood Risk Assessment
- Tree Survey
- Drainage Plan
- Topographical Survey
- Health Impact Assessment

3.0 Site Description

3.1 The application site lies within the built up part of Edlington, off Edlington Lane which runs through the heart of the village. It is well located in relation to the city centre of Doncaster, with bus services towards Doncaster (north east bound) and the outer villages to the south.

3.2 The site currently does not have vehicular access. It is currently laid to mown grass and a number of trees which provide an attractive frontage and green space for the village.

3.3 The prevailing character of the area is that of mixed use with planned residential areas surrounding the site, with some retail and leisure uses on the opposite side of the road. The Edlington War Memorial is situated to the south west, with residential properties on Shaw Road and Victoria Road to the north and east. Opposite the site on Edlington Lane is the Yorkshire Main Officials Club, a petrol station and retail store (Home Bargains).

4.0 Relevant Planning History

4.1 The site has no recent planning history to note. The existing property was demolished (ref. 13/01807/3DEM) and a palisade fence (ref. 16/01747/FUL) was granted planning permission in 2016.

5.0 Site Allocation

5.1 The application site is an allocated site (EDL06) for housing in the Local Plan. The indicative capacity for housing within the site is shown to be 7 dwellings.

5.2 The site is in Flood Zone 1, indicating low flood risk.

5.3 National Planning Policy Framework (NPPF) (2021)

5.4 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

National Planning Policy Framework is a material consideration in planning decisions and the relevant sections are outlined below:

- 5.5 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.
- 5.6 Paragraphs 7-11 establish that all decisions should be based on the principles of a presumption of sustainable development.
- 5.7 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 5.8 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.
- 5.9 Paragraphs 55 and 56 states that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning conditions should be kept to a minimum and only be imposed where necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.
- 5.10 Paragraph 60 states to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 5.11 Paragraph 108 states maximum parking standards for residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport.
- 5.12 Paragraph 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.13 Paragraph 119 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

- 5.14 Paragraph 126 states the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities
- 5.15 Paragraph 130 states that 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. Paragraph 127(f) sets out that planning decisions should create places which provide a high standard of amenity for existing and future users.
- 5.16 Paragraph 131 states trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.
- 5.17 Paragraph 135 makes clear that local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme.
- 5.18 Paragraph 174 states planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value (in a manner commensurate with their statutory status or identified quality in the development plan), as well as recognising the wider benefits from natural capital and ecosystem services, such as including trees and woodland
- 5.19 Paragraph 180 states if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- 5.20 Paragraph 185 states planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.
- 5.21 Local Plan
- 5.22 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development plan consists of the Doncaster Local Plan (DLP) (adopted 2021),

the Edington Neighbourhood Plan (adopted 2018) and the Barnsley, Doncaster and Rotherham Joint Waste Plan (JWP) (adopted 2012).

- 5.23 Policy 1 sets out the Settlement Hierarchy for the Borough. It seeks to concentrate growth at the larger settlements of the Borough with remaining growth delivered elsewhere to support the function of other sustainable settlements and to help meet more local needs taking account of existing settlement size, demography, accessibility, facilities, issues and opportunities. In Defined Villages, development within their Development Limits will be considered against other policies of the Plan as shown on the Policies Map.
- 5.24 Policy 5 sets out housing allocations to deliver the housing requirement and distribution as set out in Policy 2. Allocations have been selected having regard to the Spatial Strategy and the findings of the site selection methodology. The site is allocated under Policy 5 for housing.
- 5.25 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.
- 5.26 Policy 29 relates to ecological networks and that proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the Borough's ecological networks.
- 5.27 Policy 30 relates to valuing biodiversity and geodiversity and advises that internationally, nationally, and locally important habitats, sites and species that will be protected through a number of principles. It requires the use of the mitigation hierarchy to ensure that the most valuable ecological features of a site are protected and harm to biodiversity is minimised. 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.
- 5.28 Policy 32 relates to woodlands, trees and hedgerows. 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 a presumption against development that results in the loss or deterioration of ancient woodland and/or veteran trees.
- 5.29 Policy 41 relates to character and local distinctiveness and states that development proposals will be supported where they recognise and reinforce the character of local landscapes and building traditions; respond positively to their context, setting and existing site features as well as respecting and enhancing the character of the locality. Developments should integrate visually and functionally with the immediate and surrounding area at a street and plot scale.

- 5.30 Policy 42 relates to urban design and states that new development will be expected to optimise the potential of a site and make the most efficient use of land whilst responding to location, local character, and relevant spatial requirement and design standards.
- 5.31 Policy 44 relates to residential design and sets out the key design objectives which residential development must achieve, as well as stating that all developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours.
- 5.32 Policy 45 relates to Housing Design Standards and advises that new housing proposals will be supported where they are designed to include sufficient space for the intended number of occupants, and are designed and constructed in a way that enables them to be easily adapted to meet existing and changing needs of residents in Doncaster. The policy requires all new dwellings to meet the Nationally Described Space Standard (NDSS).
- 5.33 Policy 48 states that development will be supported which protects landscape character, protects and enhances existing landscape features and provides high quality hard and soft landscaping scheme which includes fit for purpose planting and generous trees, shrubs and hedgerow planting.
- 5.34 Policy 55 deals with the need to mitigate any contamination on site.
- 5.35 Policy 56 requires the need for satisfactory drainage including the use of SuDS.
- 5.36 Edlington Neighbourhood Plan (2018)
- 5.37 Policy HE 1 states housing development proposals should provide for a mix of housing types, sizes, price and tenures specifically to meet identified housing need. Priority should be given to larger properties (3 or 4 bedrooms) as well as smaller properties suitable for older people to meet an identified need.
- 5.38 Policy BHE 2 identifies buildings and structures as Edlington Character Buildings and Sites of local heritage interest. This includes the Cenetaph to the west of the site. The policy states development proposals will not be supported that harm the historic significance and setting of these assets
- 5.39 Policy BHE 4 states proposals should respect local character, having regard to scale, density, massing, height, landscape, layout, materials and access, as appropriate. It should consider the amenity of neighbouring occupiers. Where appropriate, development proposals should provide attractive, safe and accessible public and private spaces, that are easy to get around for all, including for those with disabilities, and reduce the opportunities for crime and antisocial behaviour.
- 5.40 Other material planning considerations
- 5.41 Doncaster Council's previous suite of adopted Supplementary Planning Documents (SPDs) have been formally revoked in line with Regulation 15 of

the Town and Country Planning (Local Planning) (England) Regulations 2012, following the adoption of the Local Plan.

5.42 The Transitional Developer Guidance (April 2022) provides guidance on certain elements, including design, during the interim period, whilst new SPDs to support the adopted Local Plan are progressed and adopted. This guidance is attached limited weight.

5.43 Other material considerations include:

- National Planning Practice Guidance (ongoing)
- National Design Guide (2019)
- Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990)

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 (as amended) as follows:

- Advertised on the Council website
- All neighbours with an adjoining boundary notified by letter

6.2 No objections have been received by any member of the public or occupier of neighbouring properties.

7.0 Consultations

7.1 Highway Officer

No objections subject to conditions. An amended plan was received incorporating amendments to include tactile crossing points, and consideration of a street column on Edlington Lane which may require relocating to make way for the access. Dimension changes to the internal layout were also reflected in the plan.

7.2 Tree Officer

No objections in principle but concern with the proximity of some trees and the root protection areas in relation to the properties and any subsequent pressure to prune or remove them on amenity grounds. The proposed site plan is to be amended in line with comments made and conditions were proposed. An updated site plan will be reported within pre-committee amendments.

7.3 Drainage Officer

No objections subject to a condition detailing full drainage design.

7.4 Conservation Officer

No comments.

7.5 Ecology Officer

No objections subject to a high quality soft landscaping plan incorporating wild flower grassland, native trees and shrubs being agreed.

7.6 Environmental Health Officer

No objections.

7.7 Waste and Recycling Officer

No objections. A dedicated collection point is incorporated into the hard and soft landscaping scheme reserved by planning condition.

7.8 Public Health Officer

No objections subject to a condition requiring cycle storage.

7.9 Pollution Control Officer

No objections subject to a condition requiring an appropriate contaminated land risk assessment.

7.10 Yorkshire Water

No objections.

7.11 Severn Trent Water

No comments.

7.12 Edlington Town Council

No objections.

8.0 Assessment

8.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that:

'Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'.

8.2 The National Planning Policy Framework (2021) at paragraph 2 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate

otherwise. The NPPF must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

8.3 The main issues for consideration under this application are as follows:

- Principle of development
- Impact upon the character of the area
- Impact upon residential amenity
- Impact upon highway safety
- Impact upon ecological assets and trees
- Other environmental considerations
- Impact on Heritage Assets
- Overall Planning Balance

8.4 For the purposes of considering the balance in this application, planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

The Principle of the Development

8.5 Policy 5 sets out Housing Allocations to deliver the housing requirement and distribution set out in Policy 2 of the Local Plan. The site is described as housing allocation “EDL6” in the Local Plan, and has been sequentially assessed as suitable for modest housing development subject to the specific site constraints. The ‘Developer Requirements’ detailed in Appendix 2 (page 302) of the Local Plan details the following matters need to be taken into detailed consideration:

- Archaeology – The foundations of buildings are likely to have caused significant below-ground disturbance and as such, the potential for the survival of unrecorded buried archaeological remains on the site is considered to be low. Further archaeological investigation is unlikely to be required
- Conservation - The adjacent park to the south contains a war memorial which is of local heritage significance and currently being assessed for listed status - the green edge to the park and the setting of the memorial has been retained as part of the proposals.
- Design – Requires new development to front toward Edlington Lane with appropriate stand-off distances from the frontage trees and dwellings the rear of the site. The dwelling curtilages don’t all lock with the properties to the rear but retain a suitable degree of separation.

- Education – have confirmed that no contribution and have no objections.
- Public Open Space – a commuted sum would not be required given the number of dwellings provided.
- Transport – Confirmed the access point / points need careful consideration to prevent conflict. This has been accepted and a condition will require a construction management plan.
- Transport – the need for a Travel Assessment and Travel Plan is required and has been submitted and is acceptable subject to conditions and the s106 agreement.
- Trees and Hedgerows need to be fully assessed and protected – and have been considered and no objections raised following amendments to be made.

8.6 The application fully accords with policies 2 and 5 of the Local Plan and is given significant weight in favour of the application.

8.7 Policy 7 states that new housing developments will be required to deliver an appropriate mix of house size, type and tenure to address housing need. The policy goes on to state there is a clear requirement for the provision of affordable housing to meet local needs in the majority of the Borough's communities, including Edlington. The proposal would make a small, but important contribution towards council housing delivery for the area and significant weight is attached as a result.

Sustainability

8.8 Paragraph 7 of the NPPF states that one of the core principles 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

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

SOCIAL SUSTAINABILITY

Impact on neighbouring residential amenity

8.10 Policy 44(A) of the Local Plan states:

Developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours or the host property (including their private gardens), be over-bearing, or result in an unacceptable loss of garden space.

- 8.11 The properties most likely to be affected by the development are those surrounding the site on Victoria Road and Shaw Road to the rear of the site. However, the single storey nature of the proposed bungalows limit the potential impact in terms of loss of light, visual amenity and privacy. All properties would be separated from neighbouring properties in line with good practice guidance. The dwellings would have a neutral impact on the residential amenity of the nearest neighbouring properties.
- 8.12 Policy 45 of the Local Plan requires all new dwellings to meet the Nationally Described Space Standard (NDSS). The proposed dwellings will meet this standard in addition to Part M4 (2) Category 2 for accessible and adaptable dwellings. They would have good standards of internal and external amenity space.
- 8.13 Conclusion on Social Impacts.**
- 8.14 It is not considered that the proposed development would detract from the residential amenity of any neighbouring residential properties, and the development would accord with policies 42 and 44 of the Local Plan. The properties themselves would also have good levels of internal and external living areas in accordance with policy 45. The development would therefore be acceptable in terms of social sustainability.
- 8.15 It is accepted 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. A planning condition would require the submission of a construction management plan to be submitted and approved by the local planning authority to ensure that impacts are minimised.

ENVIRONMENTAL SUSTAINABILITY

Impact upon the character and appearance of the surrounding area

- 8.16 Policies 41 (a), 42 (b), 44 (b) in part require development to be of a high quality design that contributes to local distinctiveness, respond positively to existing site features and integrate well with its immediate surroundings. These policies also look at design components including the mix, layout, density and form of development, to ensure it provides a decent living environment and is safe.
- 8.17 The proposed dwellings would consist of two pairs of semi-detached bungalows. They would be set back from the highway by some 13m, allowing the retained trees to remain and provide some separation to the street. Materials would consist of red facing brickwork, grey roof tiles, and a white rendered finish. Efforts have been made to tie in materials seen locally, including render to gable ends to mirror the finishing of the neighbouring apartment block to the south west of the site and grey window and door details which are intended to complement the Officials Club opposite the site.

- 8.18 Most of the surrounding dwellings behind the site are two storey pit housing of a consistent form and layout typical of many planned estates in mining towns. It is accepted that the proposed single storey dwellings are different in terms of appearance, however, both in design and standard of construction, they are considered to enhance the local street scene.
- 8.19 A prevailing characteristic of the site is the mature trees present to the front of the site, which continue and complement the landscaped War Memorial (Cenotaph) to the south west of the site. It is important that this site frontage is protected and the application will secure this by ensuring they remain outside private amenity space areas and via tree protection measures secured by condition.
- 8.20 Boundary treatments consist of timber fencing to private amenity areas but the majority of the site frontage would retain an open and landscaped feel. Low railings adjacent to Edlington Lane will help separate public and private space and discourage non-residents entering the communal space. It is suggested by the Council's Ecology and Tree Officer's that suitable supplementary landscaping could include wild flower grassland, native trees and shrubs.
- 8.21 Parking areas have been minimised to avoid sprawling across the site. This does involve a continuous row of parking spaces, however this is considered to be the best approach to ensure the site frontage remains undisturbed.
- 8.22 In conclusion, the appearance of the site will undoubtedly change from that of an area of green space to be developed for housing. On balance and having context to the surrounding area, the prospect of visible, well designed council build dwellings featuring in the street scene attracts moderate weight in favour of the proposal.

Impact upon highway safety

- 8.23 Policy 13(A) of the Local Plan states that the Council will work with developers to ensure that appropriate levels of parking provision are made in accordance with the standards in Appendix 6 (criterion 4) and development does not result in unacceptable impacts on highway safety (criterion 6). Developments should also include provision for electric vehicle charging points (criterion 4).
- 8.24 Access to the site will be provided via a new vehicular access on the southern boundary of the site from B6376. The site contains a suitable area to park, turn and leave in forward gear. The proposed access point has been agreed to be the most suitable location in terms of avoiding conflict with the junction opposite whilst maintaining good visibility in each direction on Edlington Lane. No concerns have been raised from Highways Development Control following amendments to be made to the site plan.
- 8.25 Minimum parking standards have been set for residential developments in order to overcome issues associated with low parking provision. In determining the right levels of parking we will consider the anticipated demand from the type of

housing proposed and the likely occupiers so it can be assessed on a case by case basis.

- 8.26 Appendix 6 of the Local Plan sets out minimum parking standards to be applied to new residential developments. The guideline set out in policy is that 2 allocated spaces per dwelling are provided, plus 1 visitor space per 4 dwelling. Having regard to the nature and tenure of the proposed bungalows, allied with the sustainable nature of the location with good access to local services and public transport, it was agreed with the Council's Highway team to provide 1 parking space per dwelling and 2 visitor spaces (1 more than required). The site caters for visitors to the proposed bungalows through increased visitor parking provision.
- 8.27 Provision has been made for a bin refuge area to allow bins to be stored safely where they should not cause nuisance or look unsightly. This should aid collection by the Council's waste and recycling team.
- 8.28 Each property will have access to an electric vehicle charging point. Powered by energy stored by the PV panels, the charging points are to be mounted on the external wall which forms the boundary of Plot 2 for ease of access.
- 8.29 The scale of the proposal does not require a Transport Statement or Assessment. The application for 4 properties has been assessed and the local network is considered to have spare capacity to accommodate this growth.
- 8.30 There are a number of health, retail and leisure facilities, education institutions and employment sites within relatively close proximity.
- 8.31 Overall, the proposal provides suitable arrangements for vehicular access, parking and protects public safety in line with the above policies. The trip generation to and from the site would not lead to a cumulative impact and the location of the site means that there is potential for reduced private car demand and ownership. This attracts neutral weight in the overall planning balance.

Ecology and trees

- 8.32 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. Part of this policy seeks to provide native species in new developments, which is also a requirement through policies 32 and 48 which both involve providing suitable hard and soft landscaping.
- 8.33 A tree survey has been carried out and submitted with the application in accordance with Policy 32(A). Whilst the site does not lie within a conservation area and these trees are not subject to Tree Preservation Orders (TPO), they do have significant value in the street-scene. The survey confirms that all trees on the site will be retained and a suitable planning condition can ensure that arrangements are in place to protect them during construction. The plans were amendment to allow a greater separation to tree shade and root protection areas to ensure the longevity of the trees are taken into account.

- 8.34 The Council's Ecologist agrees that none of the trees provide roosting potential for bats. The site is classified as amenity/modified grassland which has a low baseline bio-diversity and so any enhancement would be from a low starting point. It was agreed that a high quality soft landscaping plan incorporating wild flower grassland, native trees and shrubs can be reserved by planning condition to provide the suitable delivery of ecological enhancement to the site.
- 8.35 Subject to condition, the proposal is in accordance with policies 29, 30, 32 and 48 of the Local Plan which seek to ensure the suitable protection and enhancement of green infrastructure. This attracts neutral weight in the overall planning balance.

Impact on heritage assets

- 8.36 Whilst the site itself is of no special historical significance and is not located in a Conservation Area, it lies near the Edlington War Memorial which is an unlisted building of interest. In this case, the low density character of the development and the retention of much of the green space to the site would mean it would avoid any harm to the setting.

Other environmental considerations

- 8.37 The Pollution Control Officer has assessed the application and believes that suitable controls on ensuring the land conditions are suitable can be reserved by condition. The site is previously developed and formally was in residential use, thereby the outlying risk of contamination from when the site was originally developed is low.
- 8.38 The site lies outside any Air Quality Management Area. The dwellings would be sited in a secluded position which would not generate significant levels of pollution once constructed.
- 8.39 The application site lies within an area designated as Flood Risk Zone 1 by the Environment Agency's Flood Map for Planning and by Doncaster's Strategic Flood Risk Assessment (SFRA). This is the lowest area of flood risk. The site will incorporate satisfactory measures for dealing with drainage impacts to ensure waste water and surface water run-off run off is deal with on site. The Council Drainage Team, Yorkshire Water, and Severn Trent Water have all been consulted and none raise any objections.
- 8.40 The survey work for the site has deemed it to have low archaeological potential and there is considered to be limited/no impact on archaeological remains and no condition is required.

Conclusion on Environmental Issues

- 8.41 Para. 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.

- 8.42 In conclusion of the environmental issues, it is considered that there has been no significant issues raised which would weigh against the proposal that cannot be mitigated by condition. The proposal would have not have a harmful visual impact, and would integrate well with the surrounding local environment. There would be no harm to heritage buildings and the parking/access arrangements are deemed to be acceptable. There are no ecological constraints, and the site is not in a flood risk area. Overall, the environmental impact of the development is considered to be acceptable.

ECONOMIC SUSTAINABILITY

- 8.43 The proposal would have limited economic benefits in terms of providing temporary employment opportunities for local tradespeople during construction, and increasing support for local services in Edlington through the introduction of 4 additional households to the area.

Conclusion on Economy Issues

- 8.44 The development would have little economic impact, either positive or negative, and as such the proposal would not be contrary to the economic pillar of sustainable development. There would be an overall small, benefit and this provides limited weight in favour of the application.

9.0 PLANNING BALANCE & CONCLUSION

- 9.1 In accordance with Paragraph 11 of the NPPF, the proposal is considered in the context of the presumption in favour of sustainable development.
- 9.2 The principle of developing the site is acceptable having regard to its allocation for housing in the Local Plan. The proposal is also for much needed affordable council housing for the Borough and this attracts substantial weight. The site constraints have been assessed and there are no significantly adverse economic, environmental or social harm that would significantly or demonstrably outweigh any benefits identified when considered against the policies in the NPPF taken as a whole.

10.0 RECOMMENDATION

10.1 MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE CONDITIONS BELOW:

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:

Drawing 02 Site Layout Revision A received 03 November 2022
PQ2803 AD PD01 E668 House Type received 01 June 2022

REASON

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

03. The development hereby granted shall not be begun until details of the foul, surface water and land drainage systems and all related works necessary to drain the site have been submitted to and approved by the Local Planning Authority. These works shall be carried out concurrently with the development and the drainage system shall be operating to the satisfaction of the Local Planning Authority prior to the occupation of the development.

REASON

To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin.

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

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

b) The Phase 2 site investigation and risk assessment, if appropriate, must be approved by the LPA prior to investigations commencing on site. The Phase 2 investigation shall include relevant soil, soil gas, surface and groundwater sampling and shall be carried out by a suitably qualified and accredited

consultant/contractor in accordance with a quality assured sampling and analysis methodology and current best practice. All the investigative works and sampling on site, together with the results of analysis, and risk assessment to any receptors shall be submitted to the LPA for approval.

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

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

e) Upon completion of the Phase 3 works, a Phase 4 verification report shall be submitted to and approved by the LPA. The verification report shall include details of the remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste materials have been removed from the site. The site shall not be brought into use until such time as all verification data has been approved by the LPA.

REASON

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

05. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The 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 (including siting, location and nature)
- vi) - measures to control noise and the emission of dust and dirt during construction
- vii) - a scheme for recycling/disposing of waste resulting from demolition and construction works
- viii) - periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
- ix) - the highway routes of plant and material deliveries to and from the site.
- x) - days and hours of operation for all construction works.
- xi) - contact details for the site manager(s)

Thereafter the development shall be carried out in accordance with the approved Construction Method Statement.

REASON

In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the highway for the duration of the construction phase of the development as required by Policy 42 A.2 of the Doncaster Local Plan. This condition is required to be discharged prior to commencement as the approved detail may have an impact on construction arrangements.

06. Prior to the commencement of the development hereby granted a scheme for the protection of all retained trees using temporary fencing, temporary ground protection and other appropriate measures that complies with British Standard 5837: 2012 Trees in Relation to Design, Demolition and construction shall be submitted to the Local Planning Authority for approval. Tree protection shall be implemented on site in accordance with the approved scheme 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 retained trees are protected from damage during construction

07. The development hereby granted shall not be commenced until a schedule of tree surgery work has been submitted to and

approved in writing by the Local Planning Authority. Best arboricultural practice shall be employed in all work, which shall comply with British Standards BS3998:2010 Tree Works Recommendations and, unless as may be specifically approved in writing by the Local Planning Authority, all tree work shall be completed before the demolition or development commences.

REASON

To ensure that all tree work is carried out to the appropriate high standard.

08. Details of the alignment of all service trenches and overhead services shall be submitted to and approved by the Local Planning authority prior to the commencement of development.

REASON

To prevent damage being caused to trees which it has been agreed shall be retained.

09. No development or other operations shall commence on site in connection with the development hereby approved (including tree pruning, ground works, soil moving, or any operations involving the use of construction machinery) until a detailed Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved Method Statement. The Method Statement shall be prepared by a competent arboriculturist in accordance with British Standards Institute 5837: Trees in relation to Design, Demolition and Construction (2012) and shall include full details of the following:

- Methodology for the preparation of the ground for the site access point and car parking area and construction activities
- Installation of a temporary fencing and ground tree protection scheme
- Siting of materials and plant storage areas and site cabins
- Specification for tree work and facilitation works
- The working methods to be employed to protect the root systems of retained trees during the installation of utility services
- The working methods to be employed to protect the root systems of retained trees during the installation of utility services

REASON

To prevent damage to trees shown for retention on the Approved Plan.

10. No development shall take place on the site until a detailed hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The hard landscape scheme shall include details of all external hard surfacing materials and the provision of an area of hardstanding for safe bin collection. The soft landscape scheme shall include a soft landscape plan; a schedule providing plant and tree numbers and details of the species, which shall comply with the Council's Transitional Guidance, nursery stock specification in accordance with British Standard 3936: 1992 Nursery Stock Part One and planting distances of trees and shrubs; a specification of planting and staking/guying; a timescale of implementation; and details of aftercare for a minimum of 5 years following practical completion of the landscape works.

Thereafter the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified in writing within 7 working days to approve practical completion within the site. Soft landscaping for any individual housing plot must be implemented in full accordance with the approved scheme, prior to occupation of the home, which will be monitored by the Local Planning Authority. Any part of the scheme which fails to achieve independence in the landscape, or is damaged or removed within five years of planting shall be replaced during the next available planting season in full accordance with the approved scheme, unless the local planning authority gives its written approval to any variation.

REASON

In the interests of environmental quality and policies 29, 30, 32 and 48 of the Local Plan.

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

REASON

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

12. 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

To avoid damage to the verge and in the interests of highway safety.

13. Before the first occupation of any dwelling hereby approved, details of the bin store location adjacent to the public highway and details of a lockable facility for cycles shall be submitted to and approved in writing by the local planning authority. All these measures shall be fully implemented and made available for use prior to the occupation of the development hereby permitted.

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

REASON

To ensure satisfactory arrangements are made for the storage of cycles and collection of refuse, recyclable materials and garden waste as required by Policies 13 and 42 of the Local Plan.

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

REASON

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

15. Prior to first occupation of the each of the dwellings listed below, Building Control Completion Certificates must have been provided to the Local Planning Authority demonstrating that the specified optional requirements as set out in the Building Regulations 2010 (as amended) have been achieved for the following plots:

Plots 1, 2, 3 and 4 must meet Part M4 (2) 'accessible and adaptable dwellings'.

This condition may be partially discharged by the submission and approval of Completion Certificates for individual plots during a

site build out. This condition will be fully discharged upon receipt of satisfactory Completion Certificates for all the above plots.

REASON

To ensure compliance with the requirements of Policy 45 to deliver the agreed accessible and adaptable homes.

16. 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.

17. 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.

Informatives

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

The document can be found at the following web address:

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

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

02. INFORMATIVE

In relation to the discharge of condition 3, the applicant should note the advice of the Drainage Officer received on the application dated 19th August 2022.

03. INFORMATIVE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2021 until 31st December 2022

04. INFORMATIVE

The developer is encouraged to make provision for the installation of gigabit-capable full fibre broadband to serve the development. The infrastructure should be integrated into the development at an early stage, and a contract with a network operator(s) should be agreed before development commences.

Developers should:

- Contact broadband infrastructure suppliers as soon as possible about their planning application and requirements;
- Provide gigabit-capable full fibre broadband for dwellings/developments; and
- Consider installing gigabit-capable full fibre infrastructure from at least 2 suppliers.

Gigabit-capable full fibre network operators include Openreach, Virgin Media, CityFibre, Hyperoptic and Gigaclear (but this list is not exhaustive).

The Superfast South Yorkshire Team is available to offer advice and discuss connectivity solutions to new sites with developers and can be emailed at hello@superfastsouthyorkshire.co.uk

For more information, please visit:
<http://www.superfastsouthyorkshire.co.uk/sfsy/developments>

05.

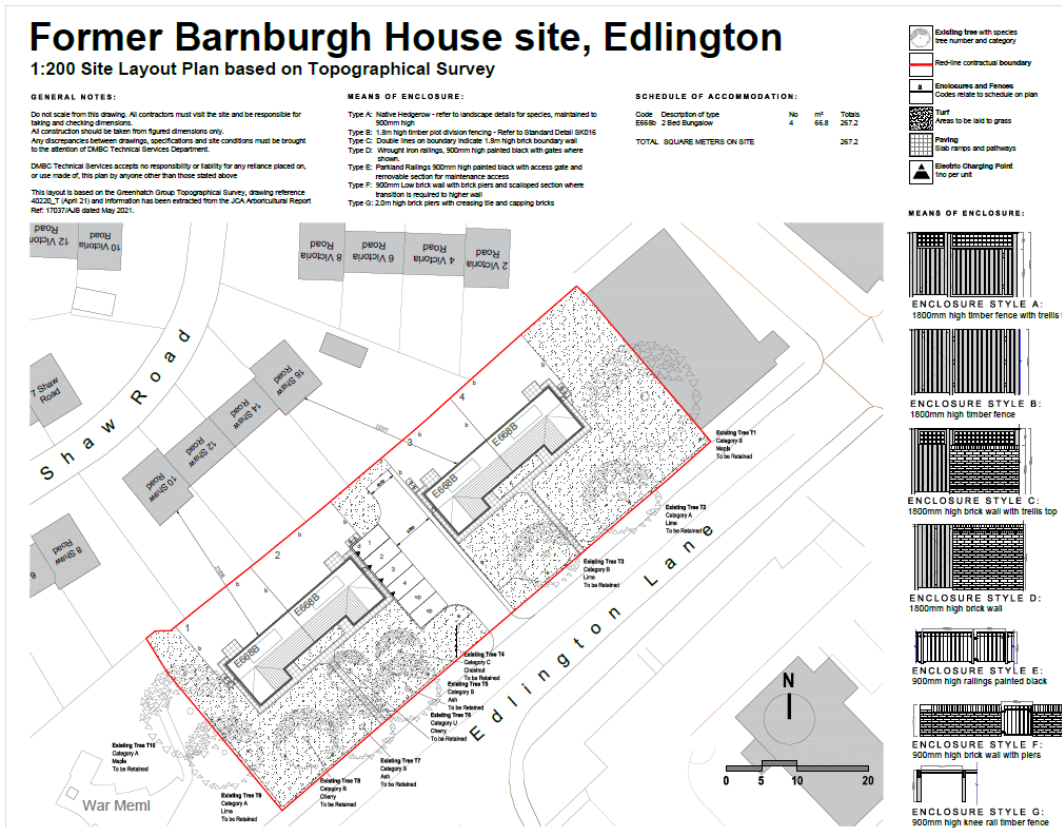
INFORMATIVE

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

The exact position of an existing lighting column close to proposed access road is to be confirmed prior to commencement of any works and if found to interfere with proposed access road entrance, a design to relocate it will be required to be submitted to and approved by the Council a minimum of 28 days prior to commencement of the highways works.

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: Site Plan



Appendix 2: House Plans

HOUSE TYPE E668B - Former Barnburgh House Site, Edlington

2 bedroom 3 person semi or detached GIA = 66.8m² (791ft²)



Ground Floor - E668 Bungalow GIA to blockwork: 66.80m²

ADDITIONAL ENHANCEMENTS TO EXCEED BUILDING REGULATIONS 2020

- Bathroom meets Approved Document PART M4(2) Category 2 for accessible and adaptable dwellings with additional level access shower and bath
- 350mm thick External Wall makeup with full fill insulation
- All corridors at least 1050mm wide and internal doors permit accessible access
- Roof Integrated Photo Voltaic panels
- Electric Car charging point
- Air Source Heat Pump for heating & hot water

SPATIAL STANDARDS

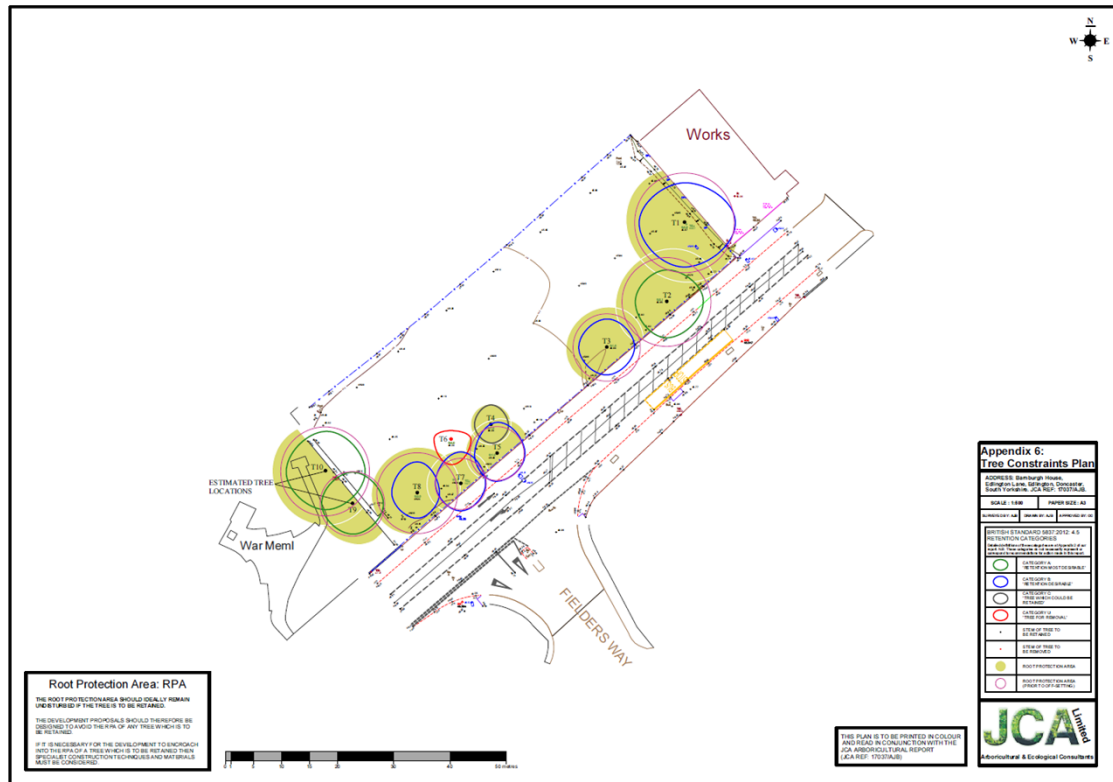
- Housetype designed to meet the Gross Internal Floor Area prescribed by the Nationally Described Space Standards - March 2015.
- Double bedroom meets the minimum floor area of 11.5m² and the minimum width dimensions, and single bedroom meets the 7.5m² minimum floor area and minimum width dimensions
- House provides 1.2m² of built in storage in accordance with the spatial standards

- Facing Material - Through Coloured Render White
- Joinery Details - Anthracite Grey
- Roof Tiles - Marley Duo Edgema in Smooth Grey
- Facing Material - Bostock Hardwick Webeck Red Mixure
- Marley SolarTile - Integrated Photo Voltaic panel



Title: E668B HOUSE TYPE	
Dwg No: PQ2803 /AD / PD01	
Scale: 1:100/1:50 at A2	Date: May 2022
Revision: -	Drawn By: MBC

Appendix 3: Tree Constraints



Appendix 4: Artist Impression



Appendix 5: Energy Efficiency



6.0 Sustainability

Effective from June 2022, all new homes must produce 31% less carbon emissions than what is currently considered acceptable in Part L of the Building Regulations. All new housetypes within the Council House Build Programme have been designed in recognition of these changes.

6.1 Air Source Heat Pump

As an alternative to traditional gas boilers, each new dwelling is to be fitted with an Air Source Heat Pump. The system is a self-contained unit which only requires connections to water and electricity, and is used for heat spacing and hot water. The pumps are designed to absorb heat from outside air.

Requiring little maintenance, the units are to be located in the properties' rear gardens adjacent to the external wall.



Figure 13: ASHP

6.2 PV Panels

Integrated into the roof tile, the Marley SolarTile Photovoltaic Panel uses renewable energy to power the properties. Designed and installed with a flush finish, the panels are discreet and require significantly less maintenance in comparison to other products.

The panels do not require direct sunlight, making them effective in capturing and storing the sun's energy even on overcast days. Photovoltaic cells act by converting sunlight into electricity, thus reducing the energy usage of the property and subsequently lowering costs.

Running on a renewable energy such as solar electricity significantly reduces a property's carbon footprint as this method does not release harmful emissions.



Figure 14: Marley SolarTile

6.3 Electric Vehicle Charging Points

Each of the 4no bungalows have a designated parking space, served by an electric vehicle charging point. Powered by energy stored by the PV panels, the charging points are to be mounted on the external wall which forms the boundary of Plot 2 for ease of access.

The system is protected by a locking feature which ensures security and prevents the use of the charging points being exploited.

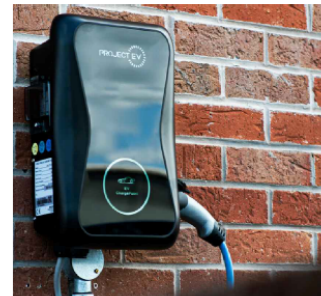


Figure 15: EV Charging Point

Sustainability continued



6.4 Technology and Landscape

A number of measures have been designed into the proposed properties to reduce their impact on the environment, and to make the homes more sustainable. The image below highlights these measures to be implemented across the site.

A. Thermal Store

Proposed to work in conjunction with the Air Source Heat Pump, the thermal store will allow the residents immediate access to hot water.

B. Solar Panels

Making the properties more resilient, Marley integrated solar roof tiles have been designed into the roof. Being built in line with the surrounding tiles they will have a reduced visual impact, as well as lower maintenance requirements.

C. Built Habitat Considerations

Multiple ecological measures are designed into the properties to support a range of creatures. Into the brick walls, where appropriate, bird and bat boxes will be included. The bird boxes will be able to house a range of native species including swifts. The fence paneling to the gardens will contain hedgehog passages to allow for larger territories.

D. EV Car Charging

Promoting sustainability beyond the home, the house design includes a Project EV electric car charging port. This addition falls under the requirements for the upcoming Approved Document Part S.

E. Air Source Heat pumps

Mitsubishi Ecodan Air source heat pumps will be fitted to each of the homes to provide them with efficient low carbon heating. This technology will work in conjunction with the thermal store to also provide hot water.

