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| Application | 5. |
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| Application Number: | 22/01962/3FUL |
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| Application Type: | Planning FULL (REG3) |
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| Proposal Description: | Erection of 3 2-bedroom 100% affordable council houses on vacant land. The application is for the houses, roads, and all associated infrastructure to serve them. |
| At: | Garage Site Springfield Avenue Hatfield Doncaster DN7 6RF |

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| For: | Adam Goldsmith - CDC |
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| Third Party Reps: | 2 objections | Parish: | Hatfield Parish Council |
| | | Ward: | Hatfield |

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| Author of Report: | Mary Fleet |
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SUMMARY

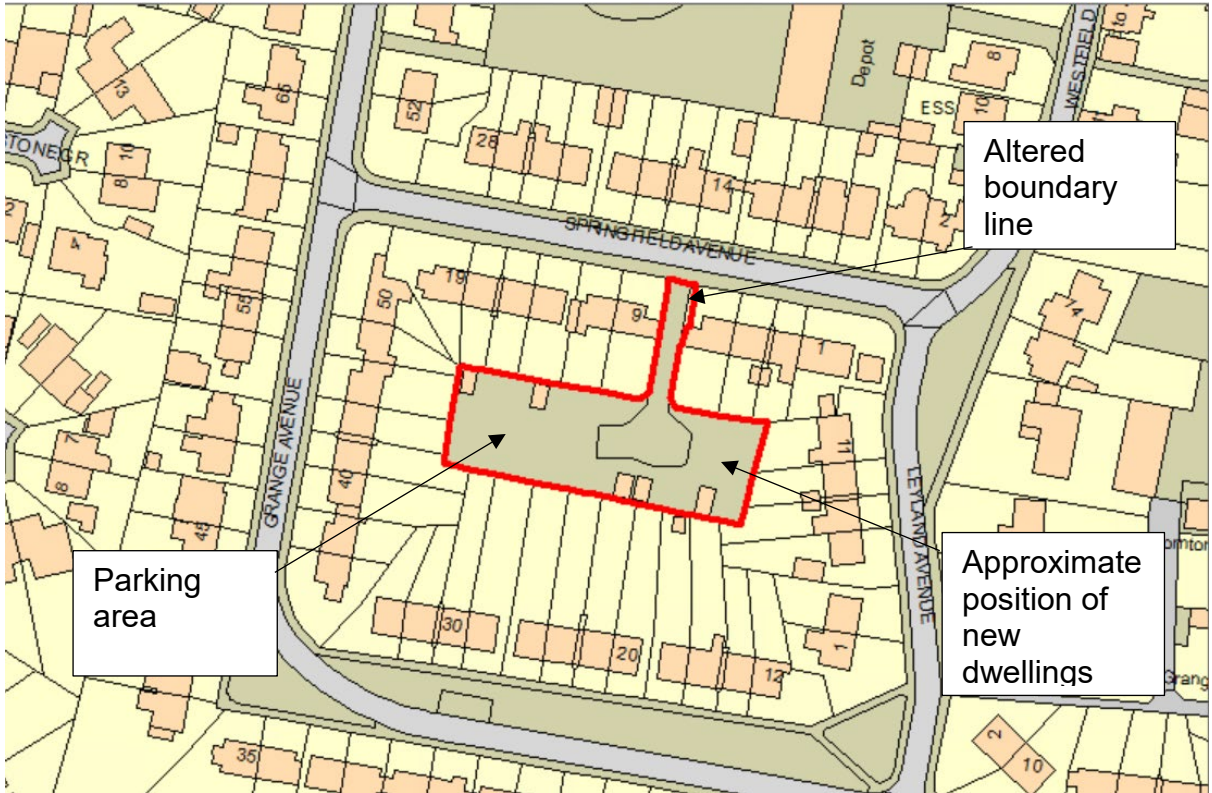
This application seeks permission for the erection of three semi-detached properties on the former garage site at Springfield Avenue.

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 City. Once built the site would be transferred to St Leger Homes, Doncaster Councils arm's length organisation that manage all housing for the Authority.

The application site represents a practical option to support the on-going aspirations of the Council to achieve additional affordable homes in Hatfield. 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, access requirements and ensuring an acceptable impact on local amenity, have been addressed.

The application has been advertised for a second time to notify local residents of a small change to the red line boundary to ensure the access meets with highways requirements.

RECOMMENDATION: GRANT planning permission subject to conditions.



Altered boundary line

Parking area

Approximate position of new dwellings

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 three, 2 bedroom dwellings arranged in a row to the east of the application site as well as all the 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 City. 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 Though the site is not particularly well surfaced it has been used by local residents for off road parking. There are also a number of garages present on the site. This application proposes to retain the parking to the area as well as erecting the 3 dwellings.

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 Hatfield, off High Street which is the main road through the settlement. It is well located in relation to the city centre of Doncaster, with bus services towards both Doncaster and Thorne being accessible.

3.2 The existing access to the site is roughly surfaced. This continues on into the site though once the land opens out at the end of the access road much of the surfacing has become overgrown. In addition to the garages which currently occupy the land there are a number of trees which have been detailed in the arboricultural report submitted in support of this application as well as on the site plan.

3.3 The prevailing character of the area is residential. Properties are generally 2 storey semi-detached or terraced properties. Typically garaging appears to have been to the rear however over time a number of residents have created parking spaces to the front of the properties no doubt for convenience. The site is within easy walking distance of the shops and services located on the High Street.

4.0 Relevant Planning History

4.1 The site has no recent planning history to note.

5.0 Site Allocation

5.1 The application site is on land allocated as Residential Policy Area as designated in the Local Plan (2021)

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

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 in favour 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), and the Barnsley, Doncaster and Rotherham Joint Waste Plan (JWP) (adopted 2012).
- 5.23 Policy 1 sets out the Settlement Hierarchy for the City. It seeks to concentrate growth at the larger settlements of the City 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 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 City's communities. For proposals of 15 units or less affordable housing will be supported where the scheme meets other development plan policies.
- 5.25 Policy 10 states that within Residential Policy Areas new residential development will be supported provided that 1) the development would provide for an acceptable level of residential amenity for both new and existing residents; and 2) the development would help protect and enhance the qualities of the existing area and contribute to a safe, healthy and prosperous neighbourhood; and 3) the development would meet other development plan policies including those relating to flood risk, open space, design and sustainable construction.

- 5.26 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.
- 5.27 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 City's ecological networks.
- 5.28 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.
- 5.29 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.
- 5.30 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.
- 5.31 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.
- 5.32 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.
- 5.33 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).

- 5.34 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.
- 5.35 Policy 55 deals with the need to mitigate any contamination on site.
- 5.36 Policy 56 requires the need for satisfactory drainage including the use of SuDS.
- 5.37 Other material planning considerations
- 5.38 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.
- 5.39 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.
- 5.40 Other material considerations include:
- National Planning Practice Guidance (ongoing)
 - National Design Guide (2019)

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 2 objections have been received from local residents concerned about private rights of access during the construction period. In addition to this it has been noted that the securing of the site during the period of time whilst the works are taking place will preclude residents parking on the land which will cause issues on the roads surrounding the development site. In respect of the private right of access this has been confirmed and the plans for the scheme amended before the application was submitted. Private rights of access are however not a material planning consideration hence this will not be discussed further here. The potential for disruption during the construction period will be discussed later in this report.

6.3 There have been no objections raised relating to the principle of the development or its medium/long term impact.

6.4 Any further objections arising from the additional period of publicity will be reported as pre-committee amendments.

7.0 Consultations

7.1 Highway Officer

No objections subject to conditions. An amended plan was received amending the size of the end spaces within the communal parking area. In addition to this there was the need to widen the access road for the first 10m as well as to provide a bin collection point (for collection days only) within 5m of the access. It has been necessary to amend the site plan to account for this and this has been re-advertised.

7.2 Tree Officer

No objections in principle but has noted that the trees on site are not worthy of retention. However if they are to be retained a tree protection condition is to be included as well as one relating to landscaping.

7.3 Drainage Officer

No objections subject to a condition detailing full drainage design.

7.4 Ecology Officer

It has been confirmed that no bat roost assessment is required and that a condition is to be applied to the decision relating to ecological enhancement.

7.5 Waste and Recycling Officer

No objections provided a dedicated collection point for the bins is incorporated into the scheme.

7.9 Pollution Control Officer

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

7.10 Yorkshire Water

No objections however they have requested a condition is added to the decision relating to the agreement of a scheme of works to ensure the public water

supply is protected during the period of time the works are being undertaken on site.

7.11 Design Officer

No comments

7.12 Parish Council

No comments

7.13 Area manager

No comments

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
- 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 1 states Hatfield is one of the main towns where the focus will be for substantial housing growth, supported by appropriate levels of employment and retail growth as well as wider service provision. The proposal for 3 affordable housing units is thus supported by this policy which weighs significantly in favour of the application.
- 8.6 Policy 2 notes in Table 2 that from the 7 main towns the City's aspiration is to provide 40% of the total number of required homes. This scheme, in a small way, contributes towards this total which also weighs significantly in favour of the application.
- 8.7 Policy 10 states that new residential development will be supported provided that the development is acceptable in terms of the amenity of both new and existing residents. Proposals should seek also to protect and enhance the existing qualities of the area as well as complying with other development plan policies relating to flood risk, open space, design and sustainable construction. The proposal for 3 affordable housing units is therefore acceptable in principle provided it can be demonstrated that the scheme meets this criteria. This will be considered on the subsequent paragraphs of this report and weighs considerably in favour of the application.
- 8.8 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 City's communities, including Hatfield. 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 numbers 3, 5 and 7 Springfield Avenue as well as numbers 7, 9 and 11 Leyburn Avenue as these are the properties closest to where the new dwellings are proposed. Given the 2 storey nature of the proposed properties there is a need for the scheme to meet good practice guidance in terms of the separation distances between the properties thus ensuring any impact on light, privacy and visual amenity is acceptable. The positioning of the proposed properties on the site ensures that these distances are met and where it was originally planned to have a side bedroom window serving the twin bedroom this has been removed to ensure adequate privacy for the occupier of number 7 Springfield Avenue. The dwellings will of course be visible from neighbouring properties but they are adequately separated to ensure their impact is not a harmful one. 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 with the garden areas also complying with good practice guidance.

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. The concerns raised with regards to parking constraints are also noted. A condition is to be included requiring a construction method statement to ensure control over working hours/days, parking of construction operatives vehicles, procedures for loading and unloading as well as noise control measures and so on. This will mean the Local Authority will retain some control over the short term impacts of this development. Highways DC have been consulted in

respect of the potential impact on parking for local residents during the construction period but have said that there is no requirement to condition this in this case.

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 properties are arranged in a row of 3 within the garage site. They would therefore have very limited impact on the character of the area more broadly, with the main impact being the bringing up to standard of the existing track to allow safe access into the development. Within the site efforts have been made to retain the existing trees which will soften the impact of both the new dwellings as well as in respect of the more formal surfacing of the communal parking area. Whilst more modern in their appearance efforts have been made to tie in materials seen locally utilising red bricks and grey tiles which matches the existing context.
- 8.18 The application proposes dwellings of a similar footprint and form to those existing, the garden areas are also vary similar; typically the surrounding properties will be 2 bedroom, possibly 3 where they have been extended. This scheme is therefore in accordance with the grain of the area and therefore in keeping with its character.
- 8.19 Boundary treatments consist of timber fencing to the perimeter of the site and also between the proposed private amenity areas. Where number 30 has an existing right of access it is noted on the plan that this access is to remain. In addition to the retained trees, hedges and additional landscaping are proposed. As a result of these works the character of the site will be more formal than the existing situation however currently the site is untidy and the surfacing arguably not fit for purpose. The parking spaces have be located between the trees and landscaping.
- 8.20 In conclusion, the appearance of the site will undoubtedly change from that of a rough area of land used for garaging and parking to a site containing housing and a more formalised parking area. On balance however the proposal will have little or no impact on the street frontage and from the vantage points of those properties that look on to the site the proposal is arguably a betterment. From outside of the site views of the development will be at relatively close quarters where from some vantage points the proposed new dwellings will be visible in the gaps between the existing dwellings. This is not felt to be harmful to the character of the area.

Impact upon highway safety

- 8.21 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).
- 8.22 Access to the site will be provided via the existing access to the site off Springfield Avenue. The access is to be widened in order to comply with highways standards which require the first 10m of the access road to be 4.5m in width. This has been achieved by appropriating a small area of the garden of number 7 Springfield Avenue in order to provide for this width as well as ensuring a bin collection point can be provided. The tenant of number 7 has been consulted by housing colleagues and has agreed to this change. The site plan has also been amended at the request of Highways to ensure the end spaces in the communal parking area meet the required guidance in terms of width. Following these changes Highways DC have no objections to the proposal.
- 8.23 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.
- 8.24 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 dwellings, 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 1 visitor space in this case. Each property will have access to an electric vehicle charging point.
- 8.25 Provision has been made for a bin collection point to allow bins to be stored safely on collection day where they should not cause nuisance or look unsightly. This should aid collection by the Council's waste and recycling team. Otherwise the bins are to be pulled in and store within the curtilage of each dwelling.
- 8.26 The scale of the proposal does not require a Transport Statement or Assessment. The application for 3 properties has been assessed and the local network is considered to have spare capacity to accommodate this growth.
- 8.27 There are a number of health, retail and leisure facilities, education institutions and employment sites within relatively close proximity.
- 8.28 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

- 8.29 Policy 29 states proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the City'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.
- 8.30 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), the trees are noted for the addition in the survey for the, albeit limited contribution, they make to the local tree scape and the visual amenity value of the area. The survey confirms however that the trees are of low value and the trees officer has noted that there would be merit in replacing rather than retaining the trees. However given that the scheme proposes to retain the trees then a condition is to be added relating to tree protection as well as for landscaping to ensure the satisfactory appearance of the development.
- 8.31 The Council's Ecologist has visited the site and has confirmed there is negligible potential on site for roosting bats. They have confirmed that though the size of the site could be subject to a biodiversity net gain assessment, given that approximately 40% of the site area is given over to hardstanding /garages then there is insufficient semi-natural vegetation to make an assessment worthwhile. They have confirmed also that the site has no ecological features or value beyond the immediate site and hence the development as a residential area would not compromise any ecological features of value and given the proposed planting there will be an immediate uplift in biodiversity. There is a requirement however in the final landscape design that the trees and hedges that are proposed must be seen to be 50% native species. This will be dealt with under the condition to be included relating to ecological enhancement.
- 8.32 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.

Other environmental considerations

- 8.33 The Pollution Control Officer has assessed the application and believes that suitable controls on ensuring the land conditions are acceptable can be reserved by condition. The site is within 250m of a former gas works therefore the submission of a phase 1 report prior to the commencement of works on site is required to ensure there is no risk to human health or the wider environment.

- 8.34 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 from main rivers. A condition will be included in this decision to ensure that the site will incorporate satisfactory measures for dealing with both foul and surface water impacts. Both the Council Drainage Team and Yorkshire Water have been consulted. The latter have noted that they have no objections however conditions are to be included to ensure appropriate measures are in place to protect the public water supply as well as the public sewerage infra-structure and to provide an appropriate understanding of the impact of the development on a principle aquifer. The foul and surface water condition overlaps with that requested by the drainage team.

Conclusion on Environmental Issues

- 8.35 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.
- 8.36 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. The parking/access arrangements are deemed to be acceptable. There are no ecological or tree 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

- 8.37 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 Hatfield through the introduction of 3 additional households to the area.

Conclusion on Economy Issues

- 8.38 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 residential use in the Local Plan. The proposal is also for much needed affordable council housing for the City 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:

Location Plan Drg 02, Rev A rec'd 16.2.23
Proposed site plan (site layout Rev C) rec'd 16.2.23
Proposed plans Rev A rec'd 9.2.23

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 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 1 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) - days and hours of operation for all construction works.
- ix) - 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 the root protection areas of all trees shown for retention on the approved plan that complies with clause 6.2 of British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction - Recommendations shall be

submitted to and approved in writing by the Local Planning Authority. Tree protection shall be implemented on site in accordance with the approved details and the local planning authority notified of implementation to approve the setting out of the tree protection scheme before any equipment, machinery or materials have been brought on to site for the purposes of the development. Thereafter, all tree protection shall be maintained in full accordance with the approved details until all equipment, machinery and surplus materials have been removed from the site.. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

REASON:

To ensure that all trees are protected from damage during construction in accordance with Local Plan Policy 32.

07. No development shall take place on the site until a detailed soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a soft landscape plan, a schedule providing plant and tree numbers and details of the species, nursery stock specification in accordance with British Standard 3936: 1992 Nursery Stock Part One and planting distances of trees and shrubs; a specification of planting and staking/guying; a timescale of implementation and details of aftercare for a minimum of 5 years following practical completion of the landscape works. Thereafter the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified in writing within 7 working days to approve practical completion of the planting. Any part of the scheme which fails to achieve independence in the landscape, or is damaged or removed within five years of planting shall be replaced during the next available planting season in full accordance with the approved scheme.

REASON

In the interests of environmental quality and in accordance with Policy 48 of the Local Plan.

08. 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.

09. 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.

10. 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.

11. 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, and 3 must meet Part M4 (2) 'accessible and adaptable dwellings'.

REASON

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

12. 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.

13. 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.

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

REASON

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

15. There shall be no construction of new buildings on site prior to the submission of and written approval from the Local Planning Authority of a Construction Environmental Management Plan (CEMP) study to understand the impact of planning permission on the principle aquifer. Once approved the findings and recommendations of the study must be implemented in full in accordance with the timescales approved within the CEMP.

REASON

To ensure that the development can be properly drained

16. There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:-
a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical; b) evidence of existing positive drainage to public sewer and the current points of connection; and c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.

REASON

To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage.

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

REASON

In the interest of public health and maintaining the public sewer network

18. Within one month of the commencement of development, an ecological enhancement plan shall be submitted to the local planning authority for approval in writing. 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. Photographic evidence of the implementation of the measures shall be submitted to the local planning authority.
- One swift box of the Vivara Pro Woodstone type or similar, to be located on the northern aspect of the row of buildings above 5m on walls away from trees;
 - One bat box of the Vivara Pro Woodstone to be sited above 4m at south or south west locations on the new row of buildings;
 - at least 50% of the tree and hedgerow planting should comprise native species.

REASON

To ensure the ecological interests of the site are maintained in accordance with Local Plan policy 29

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 21st December 2022 (dated 16.2.23 on public access)
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.

06. INFORMATIVE

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

07. INFORMATIVE

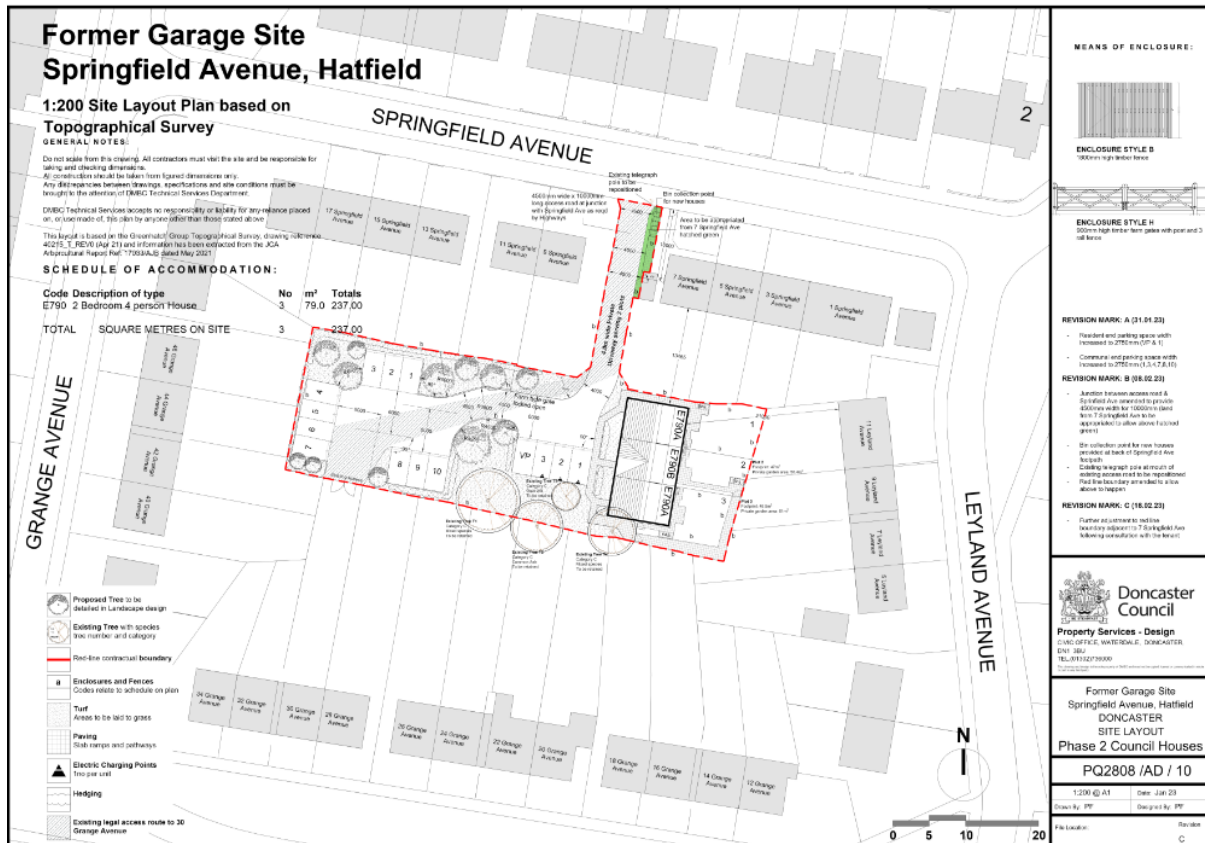
In relation to the discharge of conditions 14, 15, 16 and 17 the applicant should note the response from Yorkshire Water received on the application dated 8th November 2022 (dated 8.11.22 on public access also)

08. INFORMATIVE

In relation to CONDITION 11, 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.

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 E790A/B - Springfield Avenue, Hatfield

2 bedroom 4 person semi or terrace GIA = 79.0m² (850ft²)



ADDITIONAL ENHANCEMENTS TO EXCEED BUILDING REGULATIONS 2020

- Ground Floor WC meets Approved Document PART M4(2) Category 2 for accessible and adaptable dwellings with future shower provision
- Internal and external doors including front entrance all meet PART M4(2)
- 350mm thick External Wall makeup with full fill insulation
- First Floor Bathroom meets Approved Document PART M4(2) Category 2 for accessible and adaptable dwellings
- 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 and 200 litre thermal store for heating & hot water



Ground Floor - Rear Lounge General Arrangement
GFA to blockwork: 26.97m²



First Floor - Rear Lounge General Arrangement
GFA to blockwork: 40.38m²

SPATIAL STANDARDS

- Housetype designed to meet the Gross Internal Floor Area prescribed by the Nationally Described Space Standards - March 2015.
- Both bedrooms exceed the minimum floor area of 11.5m² and the minimum width dimensions
- House provides 2.2m² of built in storage in accordance with the spatial standards

- Awning Details - Anthracite Grey
- Roof Tiles - Merlo Cool Edge Tiles in Smooth Grey
- Facing Material - Red Brick - to be agreed
- Mating Solarials - Integrated Photo Voltaic panel

HEYBURN A. Side windows omitted.
Amendments made to suit Planning
Office, via post 01.02.23 email.



**Doncaster
Council**

Property Services

| | |
|-----------|-------------------|
| Title | E790 HOUSE TYPE |
| Dwg No. | PQ2808 /AD / PD01 |
| Scale: | 1:100/1:50 at A2 |
| Date: | Feb-2023 |
| Revision: | A |
| Drawn By: | MBC |