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Application Number:	22/01377/3FULM
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Application Type:	Planning FULL Major
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Proposal Description:	Erection of 10 dwellings.
At:	Land off Goodison Boulevard, Cantley

For:	Mr Adam Goldsmith - CDC
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Third Party Reps:	16 in opposition and 1 in support	Parish:	
		Ward:	Finningley

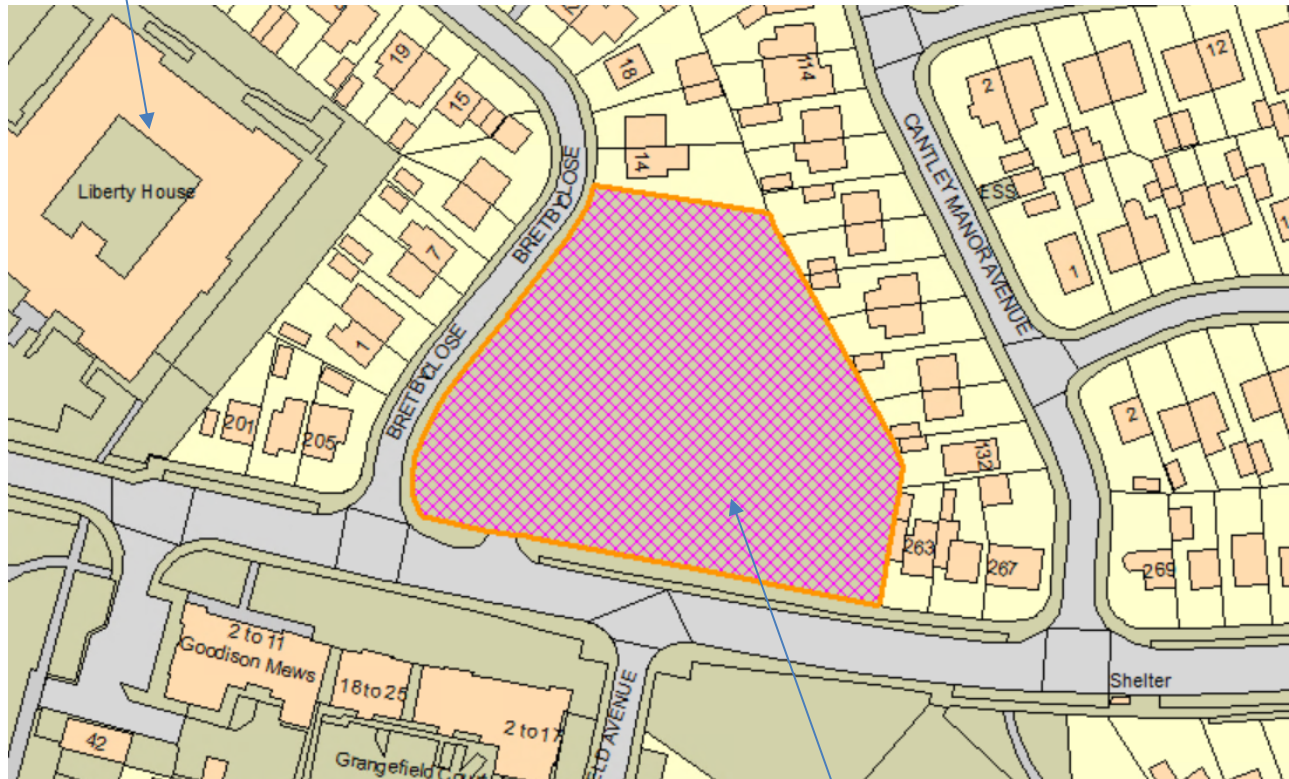
Author of Report:	Mel Roberts
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SUMMARY

The proposal is for 100 percent affordable housing in an area that is in need of affordable housing. The site lies within a Residential Policy Area as allocated in the Doncaster Local Plan. The site is in a sustainable location being located close to local facilities and public transport provision. There are no highway safety issues and the scheme has been designed to ensure that there is no impact from overlooking on nearby existing residential properties. The scheme meets design criteria including National Minimum Space Standards. The most important trees are to be retained and additional landscaping will be provided and there is no impact on any protected species. The need for this type of affordable housing weighs heavily in its favour.

RECOMMENDATION: Planning permission be granted subject to conditions

Care home



Application site

1.0 Reason for Report

- 1.1 This application is being reported to planning committee at the request of Councillor Jane Cox, due to the number of representations made and because it is a Council application for major development.

2.0 Proposal and background

- 2.1 This is a 100% affordable housing scheme on a Council owned site (see proposed site plan in figure 1). The proposal is for a range of bungalow property types (predominantly for older people) including two 2-bed bungalows, four 2-bed dormer bungalows and four 3 bed dormer bungalows, all affordable rented (see figure 2 for house types). All bungalows have Part M accessibility for disabled access.
- 2.2 The existing access off Goodison Boulevard that served the former Care Home on this site is to be utilised to serve five of the dwellings off a private drive. Another private drive is proposed at the north-western corner of the site off Bretby Close to

serve two dwellings. The remaining three dwellings will have direct access onto Bretby Close.

- 2.3 The scheme has been designed to ensure that all trees on site are retained. These trees will form part of the amenity space to serve the development, primarily at the southern end closest to Goodison Boulevard and at the northern end of the site.
- 2.4 The 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. The scheme would be funded primarily through Doncaster Council's capital programme, with additional funding from the South Yorkshire Mayoral Combined Authority (SYMCA) Brownfield Housing Fund. It is anticipated that an application will also be submitted to Homes England asking for a grant contribution through the Shared Ownership & Affordable Housing Programme (SOAHP), should the scheme secure planning approval.

3.0 Site Description

- 3.1 This is the site of the former Plantation View Care Home that has been demolished, leaving an open area of land with mature trees around the site periphery. The site covers an area of around 0.5 hectares and is mainly flat.
- 3.2 Residential properties border the application site on all sides. To the north, east and west are two storey houses, predominately semi-detached properties with a few detached houses. To the south of the site beyond Goodison Boulevard is a three and four storey apartment block facing the site.

4.0 Relevant Planning History

- 4.1 There is no relevant planning history on this site.

5.0 Planning Policy Context

National Planning Policy Framework (NPPF 2021)

- 5.1 The National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions and the relevant sections are outlined below:
- 5.2 Paragraphs 7 – 11 establish that all decisions should be based on the principles of a presumption in favour of sustainable development. One of the three overarching objectives of the NPPF is to ensure a significant number and range of homes are provided to meet the needs of present and future generations (paragraph 8b).
- 5.3 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.

- 5.4 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.
- 5.5 Paragraph 62 requires a mix of housing size, type and tenure to come forward on developments to meet housing need, including those who require affordable housing.
- 5.6 Paragraph 110 sets out that in assessing specific applications for development, it should be ensured that:
- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
 - b) safe and suitable access to the site can be achieved for all users;
 - c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code and
 - d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 5.7 Paragraph 111 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.8 Paragraph 119 notes the importance of making efficient use of land, whilst decisions should promote an effective use of land in meeting the needs for homes, in a way that makes best use of previously developed land.
- 5.9 Paragraph 120 (c) notes '*decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes*', and '*support appropriate opportunities to remediate contaminated land*'. Part (d) of the same paragraph also supports the development of under-utilised land.
- 5.10 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 (paragraph 126).
- 5.11 Paragraph 131 states trees make an important contribution to the character and quality of urban environments and can 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.

Local Plan

- 5.12 Policy 1 identifies Cantley as falling within the Main Urban Area. It states that at least 45 per cent of new homes will go to the 'Main Urban Area'. Within development limits, proposals for new development will be supported provided it accords with both the Settlement Hierarchy and other policies in the Local Plan.

Doncaster Main Urban Area will be the focus for development in the City, including housing.

- 5.13 Policy 2 states that the Local Plan's strategic aim is to facilitate the delivery of at least 920 new homes each year over the plan period (2018-2035) (15,640 net homes in total). Provision is to predominantly meet local housing need in each town and village with a total settlement allocation of 7,182 dwellings for the Main Urban Area.
- 5.14 Policy 7 states that the delivery of a wider range and mix of housing types, sizes and tenures will be supported through the following:
- a) New housing developments will be required to deliver a mix of house sizes, types, prices, and tenures to address as appropriate the needs and market demand identified in the latest Housing Need Assessment;
 - b) Housing sites of 15 or more homes (or 0.5ha or above) will normally be expected to include 23% affordable homes in the borough's high value housing market areas or a lower requirement of 15% elsewhere in the borough (including starter homes which meet the definition) on site.
- 5.15 Policy 10 states that new residential development will be supported in Residential Policy Areas provided: 1) an acceptable level of amenity for existing and new residents is provided; 2) the development helps to protect and enhance the existing area; and 3) the development meets other development plan policies relating to flood risk, open space, design and sustainable construction.
- 5.16 Policy 13 sets out that new development shall make appropriate provision for access by sustainable modes of transport to protect the highway network from residual vehicular impact to ensure that:
- a) access to the development can be made by a wide choice of transport modes, including walking, cycling, private vehicles and public transport;
 - b) site layouts and the street environment are designed to control traffic speed through an appropriate network and street hierarchy that promotes road safety for all;
 - c) walking and cycling are encouraged with the development and beyond, through the design of facilities and infrastructure within the site and provision of linkages to the wider network;
 - d) appropriate levels of parking provisions are made; and
 - e) existing highway and transport infrastructure is not adversely affected by new development. Where necessary, developers will be required to mitigate (or contribute towards) and predicted adverse effects on the highway network.
- 5.17 Policy 17 states that an increase in walking provision in Doncaster will be sought. Walking will be promoted as a means of active travel. Proposals will be supported which provide new or improved connections and routes, which enhance the existing network and address identified gaps within that network. The needs of pedestrians will be considered and prioritised in relation to new developments, in public realm improvements and in the design of highways and traffic management schemes.
- 5.18 Policy 21 sets out that all new housing and commercial development must provide connectivity to the Superfast Broadband network unless it can be clearly demonstrated that this is not possible.

- 5.19 Policy 30 seeks to protect sites and species of local, national and international importance and requires proposals to meet 10 per cent net gain for biodiversity.
- 5.20 Policy 32 states sets out that 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.
- 5.21 Policy 41 sets out that imaginative design and development solutions will be encouraged to ensure that proposals respect and enhance identity, character and local distinctiveness. In all cases, proposals will need to demonstrate an understanding of the context, history, character and appearance of the site, neighbourhood and wider area, to inform the appropriate design approach.
- 5.22 Policy 42 states that high-quality development that reflects the principles of good urban design will be supported. Proposals for new development will be expected to follow a best practice design process and where appropriate, use established design tools to support good urban design.
- 5.23 Policy 44 sets out that new housing will be supported where it responds positively to the context and character of existing areas and creates high quality residential environments through good design.
- 5.24 Policy 45 states that new housing proposals will be supported where they are designed to include sufficient space for the intended number of occupants and shall meet the Nationally Described Space Standard as a minimum.
- 5.25 Policy 48 states that development will be supported which protects landscape character, protects and enhances existing landscape features and provides a high quality, comprehensive hard and soft landscape scheme.
- 5.26 Policy 55 deals with the need to mitigate any contamination on site.
- 5.27 Policy 56 states that development sites must incorporate satisfactory measures for dealing with their drainage impacts to ensure waste water and surface water run-off are managed appropriately and to reduce flood risk to existing communities.

Other material planning considerations

- 5.28 The Biodiversity Net Gain SPD was adopted in September 2022.
- 5.29 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. The SPDs refer to superseded development plan policies and some provide guidance, which is not in accordance with the new Local Plan. 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. The Transitional Developer Guidance, Carr Lodge Design Code and the South Yorkshire Residential Design Guide (SYRDG), should be treated as informal guidance only as they are not formally adopted SPDs. These documents can be treated as material considerations in decision-making, but with only limited weight.

6.0 Representations

- 6.1 Prior to the submission of the application, a public consultation event took place at Cantley Community Centre on Tuesday 22nd March 2022; 32 residents attended the event.
- 6.2 This application has been advertised on site, in the press and with letters sent to neighbouring properties. 16 letters of objection have been received and these can be summarised as follows:
- i) Since the Liberty House care home was built on the large green space, the small park in the Grangefields development has become overwhelmed, leading to vandalised and unsafe play equipment, extreme littering and graffiti with a resultant increase in maintenance charges.
 - ii) A more acceptable proposal is to build an additional playground on this site instead of dwellings or the Council adopt the current Grangefield playground and take over the cost of managing it given that the increased volume of users is a direct result of removing the generous green space opposite.
 - iii) The correct use of this site is to build an extra playground or have a green open space so children have somewhere to play without being overcrowded on a small infant park.
 - iv) The Norway Maple on the boundary of the site with 128 Cantley Manor Avenue should be removed and replaced with a much smaller, more appropriate and ideally native species, as it causes shade to gardens and structural damage.
- 6.3 One letter has been submitted in support of the application.

7.0 Relevant Consultations

- 7.1 The **Urban Design Officer** supports the proposal because a good level of information has been submitted with the application. The proposal is a high quality, sensitively designed scheme with good attention to detail and meets Local Plan design policies and exceeds them in terms of environmental sustainability.
- 7.2 **Highways** have responded and have raised no objections subject to conditions.
- 7.3 The **Housing Officer** has stated that demand for affordable housing in the Finningley Ward is very high, with the initial requirement being highest for two bedroomed bungalows and houses. Following detailed interrogation of the social housing waiting list, it was thought that bungalows for older people would be the most appropriate properties built on this former care home site, as is reflected in the proposals.
- 7.4 The **Ecology Officer** has raised no objections subject to a condition requiring an Ecological Enhancement Plan.
- 7.5 The **Tree Officer** has raised no objections because a good level of tree information accompanies this application and all trees are retained, which is acceptable going by the findings of the tree survey.

- 7.6 The **Open Space Officer** has raised no objections. On site open space is proposed and these spaces comprise smaller areas of grassland, trees and benches, which are suitably tailored to the likely residents of these bungalows and will provide immediate recreational opportunities on the doorstep of the people who live here when off site opportunities may be more difficult to access.
- 7.7 **Environmental Health** has raised no objections subject to a condition requiring a Construction Method Statement.
- 7.8 The **Contamination Officer** has raised no objections subject to a condition. The Ground Investigation Report concludes that due to hotspots of Polycyclic Aromatic Hydrocarbons (PAHs) in the made ground on site, remediation is required for gardens and soft landscaping areas. A condition is included to ensure that the clean cover system is installed in an appropriate manner and thus the soils do not pose an unacceptable risk to future site users.
- 7.9 The **Air Quality Officer** has stated that they have no comment to make, as the site is not in an Air Quality Management Area and it does not meet the criteria in the screening document.
- 7.10 **Public Health** has responded and has raised no objections.
- 7.11 **Yorkshire Water** has responded and has raised no objections subject to conditions.
- 7.12 **Internal Drainage** have raised no objections subject to conditions requiring further drainage information to be submitted together with how that drainage system will be managed and maintained.
- 7.13 **Waste and Recycling** have responded and have raised no objections.
- 7.14 **Superfast South Yorkshire** has raised no objections subject to a condition requiring gigabit-capable full fibre broadband on site.

8.0 Ward members

- 8.1 Councillor Jane Cox has raised concerns that there is a loss of amenity to the local area, as the green space used by residents was lost with the new care home (Liberty House) was built close to this site. Councillor Cox was of the understanding that at the time of the application for the new care home, that this site would replace that green space. The area has no available green space and this is detrimental to the health and wellbeing of residents in the area.

9.0 Assessment

- 9.1 The issues for consideration under this application are as follows:
- Principle of development;
 - Impact on amenity
 - Design and impact on the character and appearance of the area
 - Ecology
 - Trees and landscaping
 - Highway safety

- Flooding
- Contamination
- Energy efficiency
- Economy
- Overall planning balance

Principle of Development

- 9.2 The site lies within the Residential Policy Area as allocated in the Doncaster Local Plan, where residential development is acceptable in principle. Policy 10 of the Local Plan states that new residential development will be supported in Residential Policy Areas provided: 1) an acceptable level of amenity for existing and new residents is provided; 2) the development helps to protect and enhance the existing area; and 3) the development meets other development plan policies relating to flood risk, open space, design and sustainable construction.
- 9.3 Policy 1 of the Local Plan identifies Cantley as falling within the Main Urban Area, which is the focus for housing growth and regeneration. The housing requirement for the Main Urban Area is 7,182 and equates to 45% of the total borough allocation. The proposal would therefore make a contribution towards the Main Urban Area's housing requirement on an urban site and thus contributing towards the objectives of policy 1 of the Local Plan.
- 9.4 The site is sustainable, being well located to access the services and facilities in the area, including shops and public transport. Bus stops are located close to the site on Goodison Boulevard, which provide a number of services to the City centre. There is also a convenience store close to the site on the opposite side of Goodison Boulevard. The proposal makes efficient use of previously developed land and is therefore in accordance with the guidance set out in paragraph 119 of the NPPF.
- 9.5 The proposal delivers much needed affordable housing, being 100 percent affordable. During the period 2015-2020, 925 new affordable homes were delivered (185 per year). DMBC's Housing Need Study (2019), which was used to inform the new Local Plan, identifies a need for 209 affordable new homes per year over and above the Council's own build programmes. There is a therefore a need for affordable housing, which is not currently being met. Furthermore, the number of people on Doncaster Council's housing waiting list and the number of bids for each available property illustrates the continuing need for more affordable homes. As at January 2020, there were 7,300 households on the Housing Register looking for an affordable rented home with 1,662 properties advertised in the year to January 2020 and 82,891 bids made - an average of 50 bids per property. A housing needs study carried out by the applicant identified the size of the Council housing accommodation requirements in the ward. The study identified that there was a lack of suitable properties for the elderly & families with disabilities in the Bessacarr/Cantley area. To address this, the study suggested the site would be suited to bungalows and dormer bungalows and this proposal addresses that need.

Sustainability

- 9.6 The NPPF (2021) sets out at paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs

of the present without compromising the ability of future generations to meet their own needs.

- 9.7 There are three strands to sustainability and these are social, environmental and economic (paragraph 8). Paragraph 10 of the NPPF states in order that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

SOCIAL SUSTAINABILITY

Impact on residential amenity

- 9.8 There are no issues in terms of any impact on the amenity of surrounding residential properties. All separation distances are well in excess of the Council's standards. Plots 9 and 10 are bungalows with no windows in the roof space. Plots 6 to 8 only have dormers at the front where it faces Goodison Boulevard and is well set back from this road, with a separation distance of around 50m to the flats opposite. Plots 4 and 5 are similar to plots 6 to 8 with the inclusion of dormers at the rear that face onto the side elevation of plot 9, causing no issues. Plots 1 to 3 have dormer windows at the front, but there is a distance of around 22m to the closest dwelling opposite on Bretby Close, well in excess of the Council's standards. Plots 2 and 3 also have dormers to the rear, but these look on to the side of plot 4. Plots 8 and 10 have no windows on the side elevations that could cause any overlooking to existing residential properties. The application therefore accords with policy 10 of the Local Plan.

ENVIRONMENTAL SUSTAINABILITY

Design and impact upon the character of the area

- 9.9 All of the proposed dwellings meet the Nationally Described Space Standards. The Local Plan requires at least 65% of all properties to meet the Building Regulations Part M4(2) criteria for access. This site exceeds this with all 10 of the houses meeting this criterion. The Local Plan also requires the provision of 5% of M4(3) properties, which are designed for wheelchair occupiers and this scheme achieves this. All dwellings will have sufficient rear garden space in accordance with the Council's suggested guidelines.
- 9.10 Four different dwelling-types are proposed for this site, but all have common architectural features that tie them together. All the bungalows are designed to be read as a whole and the roofs are designed to link together avoiding awkward mono roofs that need their own downpipes. Front facing gable ends are all 45-degree pitch, with the corresponding side gable being 35 degrees. The high pitch has been employed to give the dwellings a strong street presence. The proposed materials are facing bricks and render with slate grey roofs and anthracite upvc windows.
- 9.11 The proposal includes attractive amenity areas on site for use by the residents. Boundary treatments are indicated on the site plan. 1.8m high walls are proposed in areas that are public facing and 1.8m high fencing for rear gardens. Brick piers are shown at the access point from Goodison Boulevard with 900mm high black painted railings along the front of the site to create an attractive frontage. The application therefore accords with policies 41, 42, 44 and 45.

Ecology

- 9.12 An Ecology Report has been submitted with the application. The report concludes that the site provides hostile conditions for badger, riparian/ aquatic mammals, amphibians and reptiles. No further surveys are recommended and no impacts predicted. The site recorded suitability for breeding and nesting birds. A small hedgerow on the northeast aspect was deemed suitable to provide habitat for nesting activities, although no such behaviour was recorded during the survey. All trees within the site were classified as having negligible roost suitability when assessed by a licensed bat ecologist. The site recorded negligible suitability for use by bats for commuting / foraging. The site is not deemed capable of supporting important assemblages of invertebrates. No evidence of use of the site by western European hedgehog was apparent.
- 9.13 A Biodiversity Net Gain Assessment has been submitted using the Biodiversity Metric 3.1 tool developed by the Department for Environment, Food and Rural Affairs (DEFRA). The total baseline biodiversity units for the site was calculated at 7.62 units. The total biodiversity units of on-site habitats post development are 8.43 units for habitats, with hedgerows proposed post-development of 0.17 units. Overall, the proposals for the development site will result in a gain of 0.81 biodiversity units for habitats, representing a 10.63% net gain. In addition to this, Swift boxes will be placed in north eastern facing gables. Hedgehog fence-highways is proposed, allowing these animals to roam the gardens. The application therefore accords with policy 30 of the Local Plan.

Trees and Landscaping

- 9.14 A Tree Survey has been submitted with the application. The trees surveyed are generally in a good condition and include category C (low quality), category B (moderate quality) and category A (high quality). The Tree Survey revealed 23 items of vegetation (21 individual trees and 2 groups of trees). Of these, 4 trees were identified as retention category A, 9 trees and 1 group were identified as category B and 8 trees and 1 group were identified as retention category C. The proposal retains all of these trees in addition to planting other native and bio-enhancing species to form public spaces around the highest quality specimens, such as the large Lime tree at the front corner of the site. The proposal incorporates three separate amenity spaces, where trees of significant quality and character will be enhanced with new informal seating, meadow planting and new trees to complement the existing. Trees will be under-planted with a mixture of flowering lawn, meadow planting and woodland edge grasses. The application therefore accords with policy 48 of the Local Plan.

Impact upon Highway Safety

- 9.15 The site is in a sustainable location with direct links to the bus stop and to the local supermarket opposite the site, which promote walking. Footpath links have been incorporated into the layout, which allow residents to walk through the site. A 'Sheffield' cycle stand will be provided at the rear of every dwelling. Electric Vehicle charging points are also provided for each dwelling.
- 9.16 The layout has been designed to ensure that all vehicle movements on site can be carried out safely and no objections have been received from Highways. Bin collection points are to be provided at the end of the private drives at suitable locations.

- 9.17 A total of three on site visitor parking bays are provided: two to the front and one to the rear of the site. All two-bedroom houses have one on plot parking space and three bedroom and above have two per plot. A Car Parking report has been submitted with the application. Three visits were made to two separate Council housing sites let by St Leger Homes since the programme began in 2013. The site visits suggest that the previously agreed parking standard of 'one on plot parking space' for two bedroom houses would be sufficient for most of the sites developed, as car ownership appears to be lower than that for the new-build housing market. The level of parking is therefore considered acceptable.

Flood Risk, Foul and Surface water drainage

- 9.18 The site lies within flood zone 1, which is the lowest risk of flooding from main rivers. Drainage plans have been submitted and these show that foul water is to be discharged into existing sewers on Goodison Boulevard and Bretby Close. Soakaways are proposed for surface water discharge, as the natural sand soils are likely to make this feasible for the site. Further details of drainage are to be secured by conditions.

Contamination

- 9.19 A Ground Investigation Report has been submitted. The report concludes that the risk from concentrations of genotoxic PAH within made ground (including topsoil) to human health requires remediation works to render the site suitable for residential use. Where reworked topsoil or made ground remains following enabling works, it is recommended that a minimum 600mm / 450mm thickness of clean cover be placed in areas proposed for private gardens and soft landscaping areas respectively. The clean cover layer should comprise a minimum of 150mm of clean imported topsoil, underlain by clean subsoil.
- 9.20 A site levels plan has been submitted showing the proposed floor levels of the proposed dwellings because of the necessary clean cover to be provided on site. The proposed floor levels plan shows that when accounting for the fact that floor levels are generally 300mm above ground levels, the ground levels will need to be raised by around 300 to 500mm. This is not considered an issue in terms of the character of the area given these are bungalows and surrounding the site are houses. There will be no issue in terms of overlooking also given the separation distances to surrounding houses and the fact that there are no windows at first floor where overlooking could be an issue.

Energy Efficiency

- 9.21 The dwellings are designed with energy efficiency in mind as well as other design principles for the new residents. The properties exceed the new Part L Building Regulations due to come in by 31%, making them the most energy efficient Council properties built. They will have Air Source Heat Pumps rather than Gas Combi boilers together with electric vehicle charging points and photovoltaic panels on the roof to produce usable off grid electric (see Fig 3 for sustainability measures).

ECONOMIC SUSTAINABILITY

- 9.22 A number of jobs will be created for the construction of the houses and the applicant has indicated that the contractor is required to source local suppliers and trades where available.

OTHER ISSUES RAISED BY OBJECTORS NOT ALREADY ADDRESSED IN THE REPORT

- 9.23 Concerns have been raised by Councillor Jane Cox and some residents that this land should be retained as open space to compensate for the loss of open space as a result of the new Care Home (Liberty House) built on part of the open space to the west of Bretby Close (approved under reference 19/00237/FULM). That permission for a Care Home was considered on its own merits and it was decided that the need for the care home outweighed any loss of open space. Any proposal for this site must be determined on its own merits having regard to the adopted Local Plan. The site lies within the Residential Policy Area as allocated in the Local Plan and not open space and so is suitable for housing development. Issues such as the Council providing a play area on this site or paying towards the maintenance of the current Grangefield playground are not relevant material planning considerations and so are afforded no weight.

10.0 PLANNING BALANCE & CONCLUSION

- 10.1 The site lies within the Residential Policy Area as allocated in the Doncaster Local Plan. The proposal provides an acceptable level of amenity for existing and new residents, helps to protect and enhance the existing area and meets other development plan policies relating to flood risk, open space, design and sustainable construction. The proposal therefore accords with policy 10 of the Local Plan.
- 10.2 The site lies within the Main Urban Area of Doncaster and has been vacant following the demolition of the former care home. Development of this sustainably located brownfield site will remove vacant and underutilised land from the urban area and make a meaningful contribution to meeting Doncaster Council's affordable housing need.
- 10.3 There are no issues with highway safety and highways have raised no objections. The site is within walking distance of shops and public transport provision.
- 10.4 The proposed scheme reflects the character of the surrounding area, it avoids any impact on the amenity of surrounding residential properties and retains all trees on site. All other issues such as ecology and contamination have been thoroughly assessed with the submission of technical documents and are all satisfactory subject to the necessary mitigation measures that are either shown on the plans or secured by condition.
- 10.5 The application comprises a highly sustainable development and accords with national and local planning policy. The proposal would deliver 10 affordable homes, which is a significant benefit when considered in the context of the high level of affordable housing need in the City.

11.0 RECOMMENDATION

- 11.1 **MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE CONDITIONS BELOW:**

Conditions / Reasons

1. 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.

2. 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 number PQ2807 A01 dated 31/05/22 (Location plan)

Drawing number PQ2807/AD/10 Rev K dated 23.02.23 (Site plan)

Drawing number PQ2807/AD/PD01 Rev B dated Feb 2021 (E943 House type)

Drawing number PQ2807/AD/PD05 Rev A dated Feb 2021 (E943 House type for plot 1)

Drawing number PQ2807/AD/PD02 dated Feb 2022 (E1014 House type)

Drawing number PQ2807/AD/PD06 dated June 2021 (E1014 House type for plot 3)

Drawing number PQ2807/AD/PD03 dated March 2021 (E716 House type)

Drawing number PQ2807/AD/PD04 Rev B dated March 2021 (E645A/B House type)

Drawing number PVCD-BSP-ZZ-XX-DR-C-0210 Rev P01 dated 08/02/23 (Floor levels)

REASON

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

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

i) - the parking of vehicles of site operatives and visitors

ii) - loading and unloading of plant and materials

iii) - storage of plant and materials used in constructing the development

iv) - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate

v) - wheel washing facilities

vi) - measures to control noise and the emission of dust and dirt during construction

vii) - a scheme for recycling/disposing of waste resulting from demolition and construction works.

REASON

This information is required before the development commences to safeguard the living conditions of neighbouring residents and in the interests of highway safety.

4. 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.

5. 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, unless the local planning authority gives its written approval to any variation. 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

This information is required prior to the commencement of development to ensure that all trees are protected from damage during construction in accordance with in accordance with Local Plan Policy 32.

6. No development shall take place on the site until a detailed hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The hard landscape scheme shall include details of all external hard surfacing materials including footpath treatments and carriageway finishes. The soft landscape scheme shall include a soft landscape plan, a schedule providing plant and tree numbers and details of the species, which shall comply with section 8 Landscape, Trees and Hedgerows of the Council's Development Guidance and Requirements Supplementary Planning Document, nursery stock specification in accordance with British Standard 3936: 1992 Nursery Stock Part One and planting distances of trees and shrubs; a specification of planting and staking/guying; a timescale of implementation; and details of aftercare for a minimum of 5 years following practical completion of the landscape works. The trees shall be container grown or root balled and of minimum Extra Heavy Standard (14-16cm) size in accordance with table 1 of British Standard 3936-1: 1992 Nursery Stock. The pots of containerised trees must be proportionate to the size of the tree in accordance with table D4 of British Standard 8545: 2014 Trees: From nursery to independence in the landscape - Recommendations (BS8545) and the rootball of rootballed trees in accordance with table D5 of British Standard 8545. The trees shall be handled in accordance with 'Handling and Establishing Landscape Plants' by the Committee of Plant Supply & Establishment (1995) published by the Joint Council for Landscape Industries and/or section 9 Handling and Storage and Annexe E of BS8545. Thereafter the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified in writing within 7 working days to approve practical completion of any planting within public areas or adoptable highway within the site. Soft landscaping for any individual housing plot must be implemented in full accordance with the approved scheme, prior to occupation of the dwelling. Any part of the scheme that 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

This information is required before the development commences in the interests of environmental quality and in accordance with Policy 48 of the Local Plan.

7. Prior to the commencement of the relevant works, details of the proposed external materials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved materials.

REASON

To ensure that the materials are appropriate to the area in accordance with policy 42 of the Doncaster Local Plan.

8. 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 wildlife provisions as indicatively set out in the Landscape Details drawing (indexed 06/06/22). All measures shall be implemented prior to the first occupation of the site or an alternative timescale to be approved in writing with the local planning authority: Photographic evidence of the implementation of the measures must be submitted to the local planning authority following completion of:

- i) A minimum of 3 x swift box of the Vivara Pro Woodstone or similar type to be located on the northern or eastern aspect of building above 5m on walls away from trees.

- ii) A minimum of 2 bat boxes of the Vivara Pro Woodstone or similar to be sited above 4 m at south or south west locations on the new buildings.

- iii) A minimum of 2 bat boxes of the Vincent type or similar to be mounted on suitable trees.

REASON

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

9. 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) 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.

- b) 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.

- c) 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

This information is required before the development commences 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.

10. Upon commencement of development details of measures to facilitate the provision of gigabit-capable full fibre broadband for the dwellings/development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON

To ensure that all new housing and commercial developments provide connectivity to the fastest technically available Broadband network in line with the NPPF (para. 114) and Policy 21 of the Doncaster Local Plan.

11. The development hereby granted shall not be begun until details of the foul and surface water 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 approval of the Local Planning Authority prior to the occupation of the development.

REASON:

This information is required before the development commences to ensure that the site is connected to suitable drainage systems and to ensure that full details are approved by the Local Planning Authority before any works begin.

12. Prior to the first occupation of the development hereby approved, details of the drainage management and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. The drainage system for foul and surface water drainage shall be retained, managed and maintained for the lifetime of the development in accordance with the approved drainage management and maintenance plan.

REASON:

To ensure the drainage apparatus of the site is adequately maintained for the lifetime of the development and to accord with Para. 169 c) of the NPPF (2021).

13. 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.

Fig 1 Site Plan



Fig 2 House types

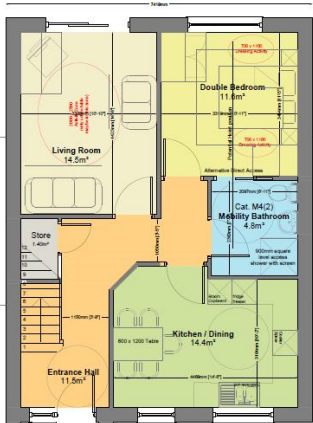
HOUSE TYPE E1014 - Low Carbon Dormer Bungalow

3 bedroom 5 person semi or terrace GIA = 101.40m² (1091ft²)

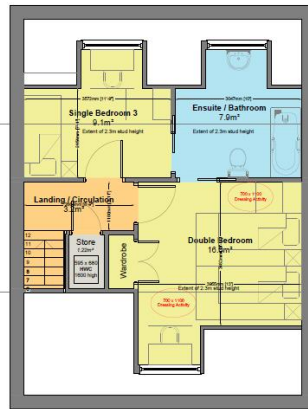


ADDITIONAL ENHANCEMENTS TO EXCEED BUILDING REGULATIONS 2020

- Ground Floor bathroom meets Approved Document PART M4(2) Category 2 for accessible and adaptable dwellings with level access shower
- 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 when parking space is adjacent to property
- Air Source Heat Pump for heating & hot water



Ground Floor - General Arrangement
GIFA to blockwork: 61.1m²



First Floor - General Arrangement
GIFA to blockwork: 40.14m²



SPATIAL STANDARDS

Housetype designed to meet the Gross Internal Floor Area prescribed by the Nationally Described Space Standards - March 2015.

Both double bedrooms exceed the minimum floor area of 11.5m² and the minimum width dimensions, and the single bedroom complies to the same standards

House provides 2.6m² of built in storage in accordance with the spatial standards

- Joinery Details - Anthracite Grey
- Roof Tiles - Marley Duo Edgemere in Smooth Grey
- Facing Material - Istoback Hardwick Webeck Red Mixture
- PV Solar Array - Integrated Photo Voltaic panel



Title: E1014 HOUSE TYPE	
Dwg No: PQ2807 /AD / PD02	
Scale: 1:100/1:50 at A2	Date: Feb 2022
Revision:	Drawn By: MBC

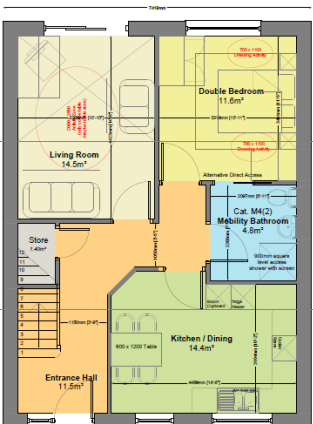
HOUSE TYPE E943 - Low Carbon Dormer Bungalow

2 bedroom 4 person semi or terrace GIA = 94.3m² (1015ft²)

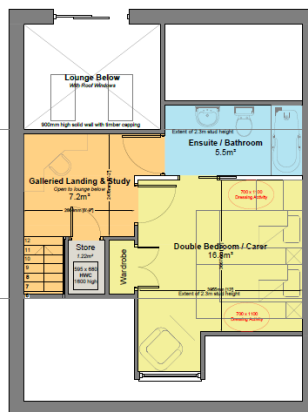


ADDITIONAL ENHANCEMENTS TO EXCEED BUILDING REGULATIONS 2020

- Ground Floor bathroom meets Approved Document PART M4(2) Category 2 for accessible and adaptable dwellings with level access shower
- 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 when parking space is adjacent to property
- Air Source Heat Pump for heating & hot water



Ground Floor - General Arrangement
GIFA to blockwork: 61.1m²



First Floor - General Arrangement
GIFA to blockwork: 33.20m²



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 2.6m² of built in storage in accordance with the spatial standards

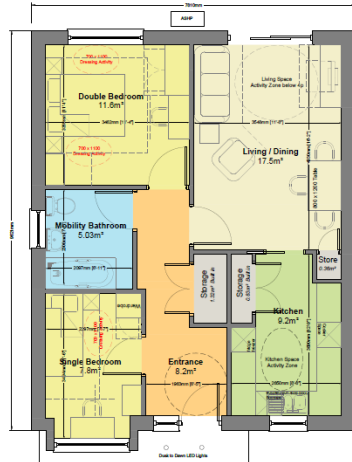
- Joinery Details - Anthracite Grey
- Roof Tiles - Marley Duo Edgemere in Smooth Grey
- Facing Material - Istoback Hardwick Webeck Red Mixture
- PV Solar Array - Integrated Photo Voltaic panel



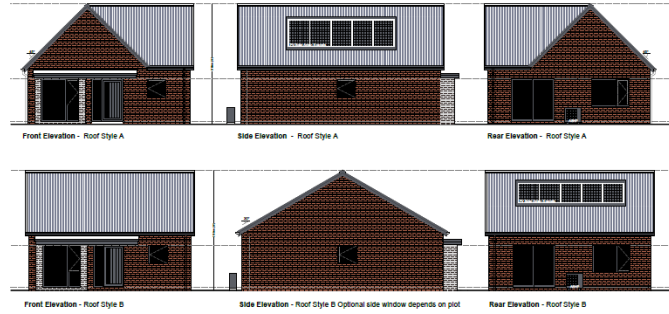
Title: E943 HOUSE TYPE	
Dwg No: PQ2807 /AD / PD01	
Scale: 1:100/1:50 at A2	Date: Feb 2021
Revision: -	Drawn By: MBC

HOUSE TYPE E645A/B - Low Carbon 2 bed Narrow Front Bungalow

2 bedroom 3 person single level house GIA = 64.5m²



Ground Floor - E645 Bungalow GIFA to blockwork: 64.50m²



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 and 200l thermal store 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 2.5m² of built in storage in accordance with the spatial standards

- Facing Material - Through Coloured Render White
- Joinery Details - Anthracite Grey
- Roof Tiles - Manley Duo Edgework in Smooth Grey
- Facing Material - Red Facing Brick - to be agreed
- PV Panels - Manley Integrated Solar Panels



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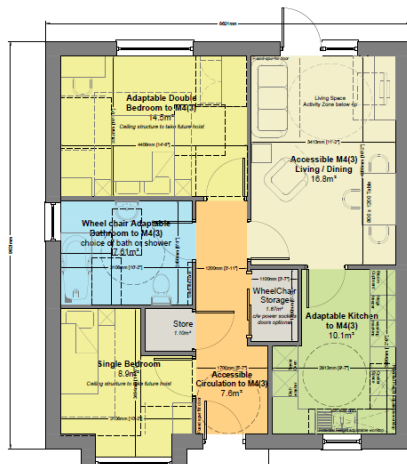
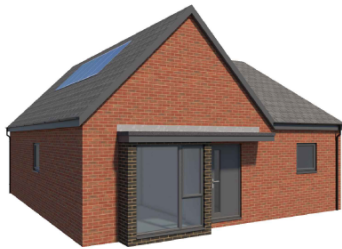
Property Services

4111 FLOCK ROAD, BUILDING 5, 100, SPURLEY SQUARE, NATHERTON, DONCASTER, DN1 3BU

Title:	E645A/B HOUSE TYPE
Dwg No:	PQ2807 /AD / PD04
Scale:	1:100/1:50 at A2
Date:	March 2021
Revision:	-
Drawn By:	MBC

HOUSE TYPE E716 - Low Carbon 2 bed Mobility M4(3) Bungalow

2 bedroom 3 person single level house GIA = 71.6m²



Ground Floor - E645 Bungalow GIFA to blockwork: 71.60m²



ADDITIONAL ENHANCEMENTS TO EXCEED BUILDING REGULATIONS 2020

- Bathroom, Bedroom, Kitchen and circulation space meets Approved Document PART M4(3) Category 2 for wheel chair user dwellings with adaptation possibility to suit occupants needs.
- 350mm thick External Wall makeup with full fill insulation
- All corridors at least 1200mm wide and internal doors permit accessible access
- Roof Integrated Photo Voltaic panels
- Fully fitted kitchen appliances to suit wheelchair bound occupant
- 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 exceeds the minimum floor area of 11.5m² and the minimum width dimensions, and single bedroom exceeds the 7.5m² minimum floor area and minimum width dimensions
- House provides 3.0m² of built in storage in accordance with the spatial standards

- Facing Material - Through Coloured Render White
- Joinery Details - Anthracite Grey
- Roof Tiles - Manley Duo Edgework in Smooth Grey
- Facing Material - Red Facing Brick - to be agreed



Doncaster Council

Property Services

4111 FLOCK ROAD, BUILDING 5, 100, SPURLEY SQUARE, NATHERTON, DONCASTER, DN1 3BU

Title:	E716 HOUSE TYPE
Dwg No:	PQ2807 /AD / PD03
Scale:	1:100/1:50 at A2
Date:	March 2021
Revision:	-
Drawn By:	MBC

Fig 3 Sustainability measures

6.0 SUSTAINABILITY

6.1 Technology and Landscape

A number of measures have been designed into the proposed houses 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.



A



C

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.



F

B. Solar Panels

Making the houses 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.

B

C. Built Habitat Considerations

Ecology measures are designed into the homes to support local wildlife. The fence panelling, to the gardens, will contain hedgehog passages to allow for larger territories. Bird and bat boxes will be included. The bird boxes will be able to house a range of native species including swifts.

D. EV Car Charging

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

F. Habitat Planting

Landscape elements aimed at ecological sustainability include flowering lawns containing a mix of lawn grasses as well as short growing flowers to provide insect food sources. The second measure is street tree and orchard planting. Trees provide a range of rich habitats for insects and birds to take advantage of.

