

Application	3.
--------------------	-----------

Application Number:	22/02202/FULM
----------------------------	---------------

Application Type:	Planning FULL
--------------------------	---------------

Proposal Description:	Erection of a new Medical Centre (Use Class E(e) with associated car parking and landscaping.
At:	Land South West Of West End Lane New Rossington Doncaster DN11 0PQ

For:	Ms Gillian Fairbrother - Doncaster Council
-------------	--

Third Party Reps:	2 representations in opposition	Parish:	Rossington Parish Council
		Ward:	Rossington and Bawtry

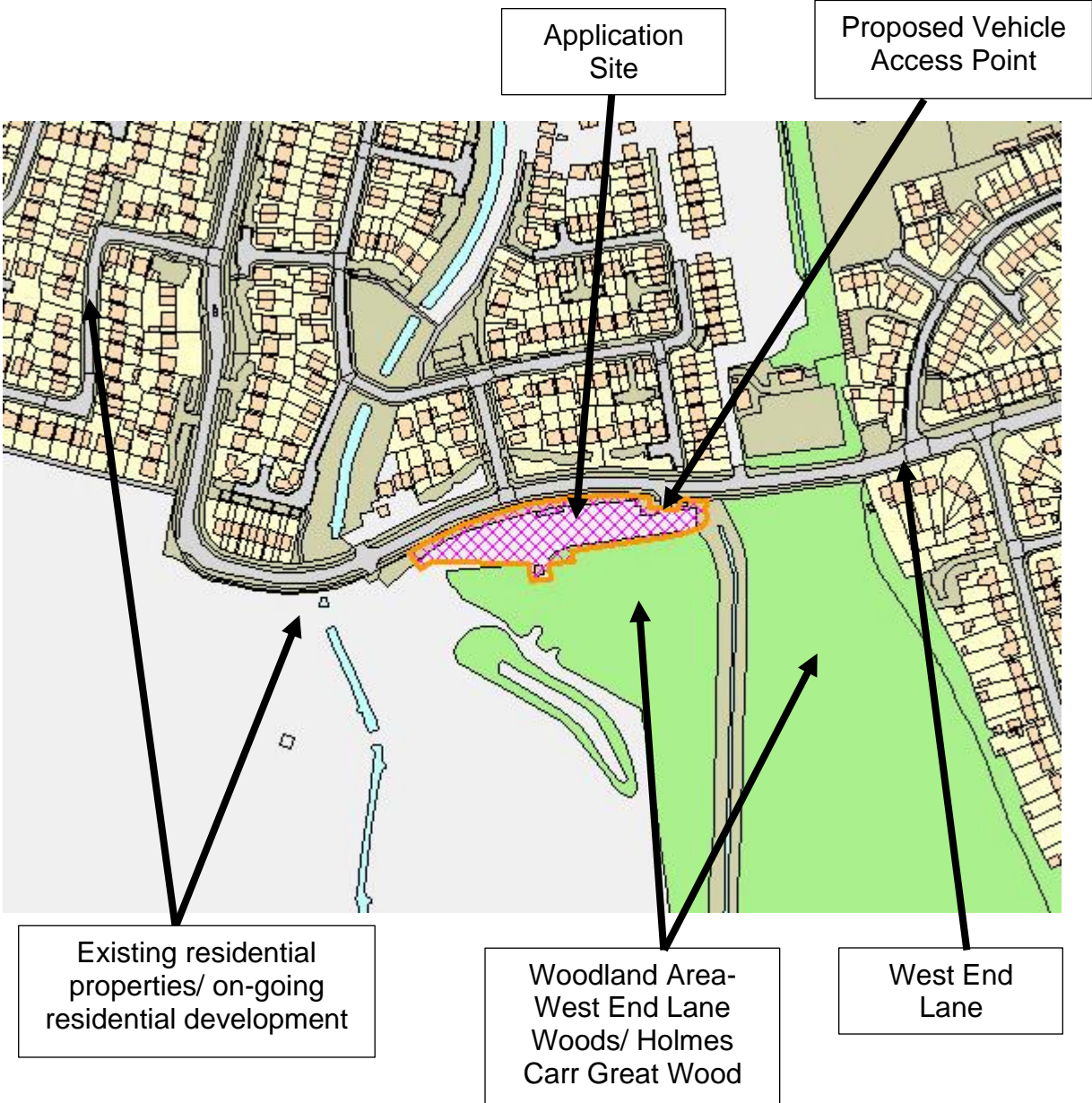
Author of Report:	Jessica Duffield
--------------------------	------------------

SUMMARY

This application seeks permission for the erection of a new medical centre building with associated car parking and landscaping. The building will provide a combined facility for the two local existing GP surgeries - West End Clinic and the Rossington Practice. These surgeries were identified in the NHS Clinical Commissioning Group 2018 Estates Strategy as a priority for premises replacement/improvement. The new building will also provide additional space to accommodate the projected patient growth as a result of the ongoing housing development at this part of Rossington.

The application site is currently owned by Harworth Group but is in the process of being sold to City of Doncaster Council. In order to implement the relevant NHS funding, the receptor site must be in public ownership. This application was submitted to run parallel with the land transaction. Given the Council's involvement in the ownership of the land the application is to be presented to Planning Committee.

RECOMMENDATION: GRANT planning permission subject to conditions.



1.0 Reason for Report

- 1.1 This application is being presented to Planning Committee due to the Council's involvement in the application and the funding of the proposal, with particular regard to the fact that the Council are in the process of purchasing the land from its current owner.

2.0 Proposal

- 2.1 This application seeks full planning permission for the erection of a part 2 storey/ part 3 storey building which is to be used as a medical centre (Use Class E(e)). The building will house both the two local existing surgery practices, merging both practices into one facility. Each of the two existing surgeries will have dedicated space as shown on the proposed floorplans meaning they will continue to operate independently of one another.
- 2.2 The building itself has a modern appearance, finished in a mixture of blue and cream render with red brick. The frontage of the building includes large windows and glazing as well as a canopy entrance foyer design.
- 2.3 The proposed development also includes the erection of associated parking and landscaping. A large car parking area will be located to the east of the building, accessed directly off West End Lane. The car park will also provide a cycle parking area and EV charging points.
- 2.4 The application site sits at a slightly lower ground level than West End Lane. Due to the level changes a sloped pedestrian access will be located immediately to the north of the building in addition to a second pedestrian pathway through the car park. A low boundary treatment to match that on the opposite of the road will be installed along the northern boundary.
- 2.5 The application site (along with the surrounding recent development) was originally granted outline planning permission ref: 12/01107/OUTA (dated: 1/10/2013) for a mixture of uses including housing; supermarket; hotel; restaurant and community building. Various phases of housing and commercial buildings have already come forward through reserved matters applications and are being built out, with some earlier phases fully completed. On the approved masterplan for the outline permission, the application site was earmarked as being developed for a new health centre. The proposal is therefore in accordance with that approved masterplan.

3.0 Site Description

- 3.1 The application site lies to the south of West End Lane in Rossington, which is a central spine road connecting Old Rossington with the Great Yorkshire Way. This part of Rossington has undergone major redevelopment in recent years, with various housing developments and commercial projects coming forward on what was the former colliery. New houses are located to the north and north-west of West End Lane with future phases still to be built to the east of

the application site. The surrounding character therefore consists of modern style housing and associated development.

- 3.2 The site itself lies between West End Lane and the wooded area to the south-east of the road, which is covered under TPO ref W1- Holme Carr Great Wood. The site is relatively narrow, stretching along the shape of the road and also benefits from being mostly flat in terms of topography. The vehicular access is already in place. The woodland area wraps around the south of the site.
- 3.3 To date the site has been enclosed by a 1.8m high close board fence with a double wooden gate at the main access along West End Lane. A palisade fence defines the southern boundary between the site and woodland. A pedestrian footpath runs alongside the northern boundary.
- 3.4 Given the provision of footpaths and the site's position on the central spine road, the site is considered to be well connected to the surrounding community in terms of pedestrian and bus links.
- 3.5 The site is within Flood Zone 1 thus at low risk of flooding from main rivers.

4.0 Relevant Planning History

4.1 Planning History for the application site as follows:

Reference	Description	Decision/Date
23/00300/REMM	Details of Landscaping, being a matter reserved in outline application 17/02958/FULM, granted on 27.07.2018	PENDING CONSIDERATION
22/01691/MAT	Non material amendment to alter the wording condition 30 and condition 6 of hybrid planning permission ref 17/02958/FULM	PLANNING PERMISISON NOT REQUIRED- 2/8/2022
17/02958/FULM	Section 73 application to vary outline condition 8 and full condition 3 of Application Reference Number: 12/01107/OUTA granted 01/10/2013	GRANTED SUBJECT TO S106 27/7/2018
15/01514/REM	Details of Access, Appearance, Landscaping, Layout and Scale of design for a pumping station and two electricity substations (being matters reserved in outline application previously granted permission under 12/01107/OUTA on 01.10.2013)	RESERVED MATTERS APPROVED – 23/12/2015
14/02187/WCCC	Excavation of existing colliery spoil heap for re-processing and export from site of recovered coal, including the construction of a coal washing plant, ancillary structures, temporary rail head, demolition of buildings at Rossington	GRANTED SUBJECT TO S106 – 7/11/2014

	Grange Farm and formation of a new landform by tipping on land to the south (with restoration back to new habitats and public open space) (without compliance with condition 14 of planning application 11/02305/MINA, granted on 17/04/2012, - permitted working hours).	
12/01107/OUTA	Hybrid planning application comprising: Outline application for the redevelopment of the former Rossington Colliery for a mixed use development comprising up to 1200 residential units (Use Class C3), local superstore (Use Class A1), hotel, (Use Class C1), restaurant (Use Class A3/A4), fast food outlet (Use Class A3/A5), petrol filling station with ancillary retail (Sui Generis), community building (Use Class D1) and land for new primary school. Full Planning Permission for the engineering operations related to remediation and associated earthworks and bunding to create development platforms at former Rossington Colliery, West End Lane, Rossington.	GRANTED SUJECT TO S106 – 1/10/2013
11/02305/MINA	Excavation of existing colliery spoil heap for re-processing and export from site of recovered coal, including the construction of a coal washing plant, ancillary structures, temporary rail head, demolition of buildings at Rossington Grange Farm and formation of a new landform by tipping on land to the south (with restoration back to new habitats and public open space).	GRANTED SUBJECT TO S106 - 17/4/2012

5.0 **Site Allocation**

5.1 The application site lies within the wider allocation for housing in the Local Plan (R0S01- Former Rossington Colliery).

5.2 **National Planning Policy Framework (NPPF) (2021)**

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

- 5.4 Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.5 Paragraphs 7-11 establish that all decisions should be based on the principles of a presumption of sustainable development.
- 5.6 Paragraph 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.
- 5.7 Paragraph 47 reiterates that planning law requires applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.8 Paragraphs 55 and 56 state 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.
- 5.9 Paragraph 20 states that strategic polices should set out an overall strategy to make sufficient provision for community facilities such as health infrastructure.
- 5.10 Paragraph 92 states planning decisions should aim to achieve healthy and inclusive places which: enable and support healthy lifestyles, especially where this would address identified local health and well-being needs.
- 5.11 Paragraph 93 states that decisions should plan positively for the provision and use of community facilities and other local services to enhance the sustainability of communities and residential environments. Decisions should also take into account and support the delivery of local strategies to improve health and social well-being for all sections of the community and guard against the unnecessary loss of valued facilities and services whilst ensuring that established facilities and services are able to develop and modernise to benefit the community.
- 5.12 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.
- 5.13 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.

- 5.14 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.
- 5.15 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.
- 5.16 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.
- 5.17 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.
- 5.18 Local Plan
- 5.19 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).
- 5.20 Policy 1 sets out the Settlement Hierarchy for the Borough. It seeks to concentrate growth at the larger settlements of the Borough with remaining growth delivered elsewhere to support the function of other sustainable settlements and to help meet more local needs taking account of existing settlement size, demography, accessibility, facilities, issues and opportunities. In Defined Villages, development within their Development Limits will be considered against other policies of the Plan as shown on the Policies Map.
- 5.21 Policy 5 sets out housing allocations to deliver the housing requirement and distribution as set out in Policy 2. Allocations have been selected having regard to the Spatial Strategy and the findings of the site selection methodology. This site is allocated under Policy 5 for housing under reference: ROS01.

- 5.22 Policy 5 states that housing allocations will be primarily developed for residential uses though other uses will be permitted where they: are small scale and ancillary to housing; provide a service of other facility mainly for local residents and would not harm residential amenity or undermine the delivery of housing.
- 5.23 Policy 50 relates to Health and states the Council will improve and promote strong, vibrant and healthy communities by ensuring a high quality environment is provided with local services to support health, social and cultural wellbeing.
- 5.24 In order to help achieve this the Council will require: development to positively contribute to creating high quality places that support and promote healthy communities and lifestyles and that the healthcare infrastructure implications of any relevant proposed development have been considered and addressed when and where necessary.
- 5.25 Policy 51 relates to the protection of community facilities and states such uses should be retained unless alternative provision can be made on another site to the same or higher standard in terms of quantity, quality and community benefit.
- 5.26 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.
- 5.27 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 requirements and design standards.
- 5.28 Policy 46 relates to the design of non-residential developments and states that proposals will only be supported where they are designed to be sympathetic to local character; have no unacceptable effects upon the amenity of neighbouring land uses; promote accessibility and way-finding travel modes; and meet functional requirements whilst being architecturally appropriate with visually attractive elevations and well landscaped.
- 5.29 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.
- 5.30 Policy 54 relates to pollution and states that consideration will be given to the impact on national air quality.
- 5.31 Policy 13 relates to promoting sustainable transport in new developments and states that access to developments should be made by a wide choice of

transport modes including walking, cycling, private car and public transport. Developments must provide appropriate levels of parking provision in accordance with the standards set out at Appendix 6 of the Local Plan.

- 5.32 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. Part B states that proposals will only be supported where it demonstrate a delivery of at least 10% net gain for biodiversity.
- 5.33 Policy 55 deals with the need to mitigate any contamination on site.
- 5.34 Policy 56 requires the need for satisfactory drainage including the use of SuDS.
- 5.35 Rossington Neighbourhood Plan
- 5.36 Rossington Neighbourhood Plan was adopted in May 2022 and forms part of the development plan for this application.
- 5.37 Policy R2 relates to protecting important community facilities and states proposal that result in the loss of a community facility will not be supported unless the building or facility is replaced by an equivalent or better provision in terms of quantity and quality and in an equally suitable location.
- 5.38 Policy R3 states development proposals to provide new or enhanced community facilities will be supported where they meet a local need; are in an easily accessible location and the siting, scale, design respects the character of the surrounding area.
- 5.39 Policy R12 relates to design and states that proposal must respect local character and should have regard to scale, siting, layout, density, massing, height, landscape, appearance, material, details and access; respect residential amenity and ensure that buildings are safe and secure.
- 5.40 Other material planning considerations
- 5.41 The Biodiversity Net Gain SPD was adopted in September 2022.
- 5.42 Doncaster Council's previous suite of other 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.
- 5.43 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.

5.44 Other material considerations include:

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

5.45 Other Council initiatives include:

- Doncaster Green Infrastructure Strategy 2014 – 2028
- Doncaster Masterplan
- Doncaster Delivering Together

5.46 Launched in September 2021, Doncaster Delivering Together (DDT) is the Council's new 10 year Borough Strategy. DDT is about everyone being able to thrive and contribute to thriving communities and a thriving planet. This strategy does not form part of the adopted development plan but it is important that the policies of the Doncaster Local Plan achieve the aims and objectives of DDT strategy. The DDT has identified 8 priorities to deliver for Doncaster over the next ten years.

1. Tackling Climate Change
2. Developing the skills to thrive in life and work
3. Making Doncaster the best place to do business and create good jobs
4. Building opportunities for healthier, happier and longer lives for all
5. Creating safer, stronger, greener and cleaner communities where everyone belongs
6. Nurturing a child and family - friendly borough
7. Building transport and digital connections fit for the future
8. Promoting the borough and its cultural, sporting and heritage opportunities

5.47 The body of the report below reflects the planning considerations for the site. However, it is considered that the application would directly contribute towards the aims of DDT.

5.48 The development would deliver a minimum of 10% net gain towards bio-diversity in addition to the use of sustainable heating methods including air source heat pumps (1). The scheme will deliver much needed health services within close proximity to existing and growing communities, as well as offer new and modern facilities so that health professionals can provide high quality healthcare services for nearby residents (2, 3, 4). The development includes good quality landscaping as well as being well connected to the community through pedestrian and vehicle links meaning the site is easily accessible by local residents and families (5, 6). Additionally the site is well positioned in terms of public transport being on a main spine road which runs through the centre of Rossington (7). Finally, the application site is located in an established urban extension and will provide much needed health facilities in this key location (8).

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
- Site notice to advertise major application
- Local press advert

6.2 Two rounds of public consultation have been carried out to ensure that neighbours had the opportunity to comment on the updated plans submitted throughout the application. In total 2 neighbour representations have been received raising the following comments:

- The facility should be located in Old Rossington;
- Not located close to other services;
- Too far to walk from Old Rossington and Littleworth;
- The development should include an on-site pharmacy;
- Infrequent bus services;
- The proposal does not discourage car use;
- No crossing point on West End Lane;
- The community is too large to be served by one medical centre;
- Inconsistent public consultation;

6.3 In addition to the publicity carried out as part of the application assessment, the applicant/ developer has carried out their own public exhibition event on Tuesday 28th February 2023 at Rossington Miners Welfare Hall in which circa 50 local people attended. This event allowed members of public to view the amended plans.

7.0 Consultations

7.1 **Highway Officer** – The site plan has been amended to reflect the Highway Officer's comments as suggested in the comments dated 23/11/2022. Changes include alterations to the size and angle of the car parking spaces and the overall number of spaces provided within the car park (increased from 78 spaces to 83 spaces). An updated Transport Assessment and Travel Plan have also been provided to correct the slight typing error.

Overall the information submitted is very detailed and includes both patient and staff surveys at both practices. Appendix 6 of the Local Plan states that a development of this scale should provide 90 car parking spaces, however given the proximity of the application site to the nearby housing developments, a total of 83 spaces is considered to be acceptable and will not cause a significant safety risk to existing highway users. No objection subject to the conditions attached relating to parking to be retained (condition 4); surfacing (condition 3)

and the submission of a construction traffic management plan prior to the commencement (condition 5).

- 7.2 **Tree Officer-** A very good level of supporting technical information has been submitted, with the tree report providing an in depth explanation of the existing ground conditions and recent disturbances within the root protection areas of the woodland edge trees. The proposed planting scheme is acceptable though appropriate tree protection measures are still required. No objection subject to the conditions relating to tree protection (condition 6) and implementation of the landscaping scheme (condition 21).
- 7.3 **Drainage Officer** – Initially objected to the development due to insufficient information being submitted with the application. All the relevant plans/reports which have now been provided and the objection is removed based on the drainage layout and calculations submitted on 24/3/2023 in addition to written confirmation from the adjacent landowner accepting the crossing of land to the nearest watercourse. No objection to the development subject to the conditions attached relating the submission of additional information such as maintenance details; and exceedance flow routes (conditions 7 and 8). The SuDS condition proposed by the Drainage Officer is not considered to be relevant in this instance and has therefore been disregarded.
- 7.4 **Urban Design Officer** – The proposed plans have been amended following the Urban Design Officer's initial comments. Changes to the scheme include altering the position of the main entrance to the corner of the building, rather than it facing the car park. The boundary treatment along West End Lane has also been altered to match that to the north as well as amendments to the position of the cycle storage area and the submission of appropriate section drawings.

Following the submission of amended plans the Urban Design Officer is satisfied with the proposed development in terms of its appearance and contribution to the local character. No objection subject to conditions attached relating to landscaping (as provided by the Tree Officer) as well as material samples (condition 9) and accordance with the BREEAM pre-assessment (condition 10).

- 7.5 **Ecology Officer-** No objection based on the submitted surveys/reports. Section 4.4.4 of the submitted PEA refers to there being potential for amphibians (including Great Crested Newts-GCN) to be present within 250m of the application site, though the risk is low. On this basis a GCN licence will be required to provide legitimate cover for operations that may otherwise cause offences under wildlife legislation. The licence is to be obtained from Natural England upon planning permission being granted. A condition is attached relating to this (condition 11).

To ensure that any other species that could be encountered on site are fully considered, a construction environmental management plan will be required. A standalone document should be submitted containing all of the precautionary

measures and mitigation proposals as set out in the PEA. A condition is attached relating to this (condition 12).

A separate condition relating to lighting and the sensitivity of adjoining areas is also attached (condition 13).

The BNG assessment concludes an overall increase in BNG of 36.82% habitat units meaning the proposal is compliant with Local Plan policy 30 which requires +10%. A BNG management plan condition is attached to secure the on-site enhancements and its management. This must be submitted prior to the commencement of the development (condition 14).

- 7.6 **Environmental Health Officer-** No objections and no conditions required.
- 7.7 **Local Plan Community/Housing -** The application site is on land allocated for housing (ref: ROS01). However the approved site masterplan earmarked this area for a community building and/or health centre. On this basis there is no objection in terms of planning policy and such provision is vital for communities, especially ones such as this which are growing.
- 7.8 **Waste & Recycling Officer-** No objection to the development, the submitted plans show appropriate RCV tracking and indicate a large bin store to the rear of the building. Waste from the medical centre should be managed in accordance with HTM 07-01 and Commercial/Industrial Waste collections should be provided in line with duties set out at S34 Environmental Protection Act 1990.
- 7.9 **Pollution Control Officer-** No objection based on the submitted Phase 1 and Phase 2 investigations. Once developed the majority of the site will be hardstanding, however ground gas monitoring has identified some elevated carbon dioxide and depleted oxygen levels which is being investigated further. On this basis conditions are proposed relating to further surveys being submitted (conditions 15 and 16).
- 7.10 **Yorkshire Water-** Refer to Severn Trent Water.
- 7.11 **Investment Team-** No objections.
- 7.12 **Environment Agency-** No objections, no conditions required.
- 7.14 **Woodland Trust -** No response.
- 7.15 **Natural England –** No objection, the proposed development will not have a significant adverse impact on statutorily protected nature conservation sites or landscapes.
- 7.16 **Public Health-** No objection. Internal design features suggested though these are not controlled by planning.

- 7.17 **Transportation** – Cycle parking (condition 17) to be secured by condition as well as accordance with the travel plan (condition 18). The Transport Planner suggests exploring the possibilities of an additional bus stop being installed on West End Lane adjacent to the site. However following discussions with the applicant/highway consultant and given the lack of response from the South Yorkshire Passenger Transport Executive it was concluded that existing bus stops are located within walking distances of the development. No objections on this basis.
- 7.18 **Parish Council** - queries raised include the number of vehicle entrance and exit points; provision of a pedestrian crossing; inclusion of a pharmacy within the building; any provision of a community transport service across Rossington.
- 7.19 **South Yorkshire Passenger Service** – No formal response.
- 7.20 **Ward Members**- No response.
- 7.21 **Doncaster East Drainage Board**- No objection.
- 7.22 **Planning Policy Retail** – No objection in principle, however relevant conditions should be attached to ensure that the building remains as proposed for the intended purposes only and cannot be converted to other Class E/town centre uses such as shops or retail units. A condition is attached to this affect (condition 19).
- 7.23 **National Grid** – No objection.
- 7.24 **South Yorkshire Architectural Police Liaison Officer** – No objection, informative attached relating to the suggested security specifications to discourage crime.
- 7.25 **Highway Safety** – Queried the potential number of pedestrian movements though this has been resolved. No objection.
- 7.26 **Council Asset and Property** – No response.
- 7.27 **Northern Gas Networks**- No response.
- 7.28 **Severn Trent Water** – No response.
- 7.29 **South Yorkshire Archaeology Service** - archaeological potential is negligible and SYAS have no comments to make.

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
- Sustainability
- Impact upon residential amenity
- Provision of Community/Health Facilities
- Impact upon the character and appearance of the surrounding area
- Impact upon highway safety
- Trees and Landscaping
- Flood Risk and Drainage
- Air Pollution and Contaminated Land
- Archaeology
- Ecology
- Overall Planning Balance

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

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

The Principle of the Development

8.5 Policy 5 of the Doncaster Local Plan sets out Housing Allocations to deliver the housing requirement and distribution set out in Policy 2 of the Local Plan. The site is described as housing allocation “ROS01” in the Local Plan.

8.6 The principle of the development was established under the outline planning ref: 12/01107/OUTA whereby the approved masterplan earmarked the application site for community use/health centre facility.

8.7 Policy 5 states that housing allocations will be primarily developed for residential uses though other uses will be permitted where they provide a service of other facility mainly for local residents and would not harm

residential amenity or undermine the delivery of housing. The proposed development falls within the 'other uses' allowed permitted in housing allocations.

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

Sustainability

- 8.9 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
- 8.10 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

- 8.11 Policy 46(A) of the Doncaster Local Plan states: non-residential and commercial developments will be supported where they are designed to have no unacceptable negative effects upon the amenity of neighbouring land uses.
- 8.12 Residential properties are located directly to the north of the application site with housing also likely to forward to the west of the site through future phases. Nevertheless nearby neighbours are unlikely to be harmfully impacted by the proposal.
- 8.13 The building itself is centrally positioned within a relatively wide site meaning that there is sufficient separation distances between the medical centre and any properties which are to be built to the west.
- 8.14 To the north, West End Lane provides a buffer between the site and immediate neighbours, with the properties facing the application site being substantially set back from the highway edge. This means that there is separation distance of 37.6m between the proposed building and the nearest existing residential dwelling.
- 8.15 Given the significant distance between the building and the closest neighbours there is considered to be limited harm introduced through overshadowing or overlooking.
- 8.16 It is recognised that some disturbance associated with the frequent coming and going of vehicles may be created by the development which would particularly affect the occupiers of the properties nearest to the proposed

access point/ those on Furnace Close. However similar to above, those properties are positioned set back from West End Lane with a generous grass verge and planting providing an additional buffer.

- 8.17 Given that this site has always been earmarked for a medical centre/community use and lack of public representations it is considered that any disturbance caused by the uplift in vehicle movements at this access is limited. It is also important to highlight that the medical centre opening hours are unlikely to be during anti-social hours with the majority of patient appointments occurring during the day. The opening hours of the facility are controlled as per condition 20.
- 8.18 Overall the development would provide acceptable levels of adequate residential amenity in accordance with Local Plan Policy 46.

Provision of Community/Health Facilities

- 8.19 Policy 50 and Policy 51 of the Doncaster Local Plan both promote the development/protection of community facilities particularly those which encourage and support healthy lifestyles.
- 8.20 The development hereby proposed will increase the accessibility of health services for residents of New Rossington as well as provide improved/new facilities for the patients of the existing GP surgeries.
- 8.21 It is recognised that the proposed facility is located slightly further away from Old Rossington and the existing GP practices (discussed further below). However the application site is centrally located between both the older and newer parts of Rossington and will therefore be more accessible to wider range of residents. The building will replace existing GP buildings (both of which require significant improvement works) and will provide new and modern medical facilities and therefore encourage and support healthy wellbeing.
- 8.22 The proposed development therefore accords with Local Plan policies 50 and 51 and Neighbourhood Plan policies R2 and R3.
- 8.23 Conclusion on Social Impacts.**
- 8.24 It is not considered that the proposed development would detract from the residential amenity of any neighbouring residential properties or surrounding uses. The building is located an acceptable distance away from immediate neighbours and no concerns have been raised in regards to amenity.
- 8.25 The proposed development will replace two existing GP surgeries and provide new/modern medical facility for the wider Rossington community, which in turn increases the accessibility of health facilities and contributed towards social wellbeing and healthy lifestyles.

ENVIRONMENTAL SUSTAINABILITY

Impact upon the character and appearance of the surrounding area

- 8.26 Policies 41, 42, and 46 of the Doncaster Local Plan 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.
- 8.27 The proposed development consists of a part 2-storey, part 3-storey building which has a modern façade. The main entrance into the building has been repositioned following concerns raised by the Case Officer and the Urban Design Officer. Initially the main entrance faced onto the car park which meant the northern/West End Lane elevation was blank and uninviting. The amended scheme includes the entrance on the north-eastern corner, so that both pedestrians and vehicle users can clearly see the entrance when approaching the site.
- 8.28 The entrance corner is 2-storey and finished in red brick with a canopy feature with signage above. The east facing elevation includes large glazing and a mixture of cream and blue render which together creates a modern but welcoming façade. The generous use of glazing also means the internally the building will be filled with natural light which is considered to be important in clinical settings.
- 8.29 From West End Lane the northern elevation will be the most visible which is finished in a red brick and cream render with coloured glass panels. The coloured panels are a functional requirement as well as aesthetic, facilitating the option to alter the layout of the internal patient rooms in the future.
- 8.30 The ground level of the building is slightly lower than West End Lane, meaning the overall massing and bulkiness of the structure (which extends to 3-storey) will be less noticeable and will not appear to over-dominant the surrounding built form. The Urban Design Officer has worked with the applicant to ensure that the scheme includes appropriate landscaping along the northern boundary to mitigate any dominating impact. Soft landscaping will be added along this boundary as well as a parkland hoop style fence (similar to that on the opposite side of the road).
- 8.31 The western and southern elevations again include glazing and lots of windows to increase the availability of natural light internally.
- 8.32 Overall the development has a modern but functional character which will positively contribute to the appearance of the local area. The use of modern materials and styles such as large glazing, render and red brick, as well as the installation of similar boundary treatments, means the proposal will be in-keeping with the adjacent residential built form and help tie the development to its surroundings. The Urban Design Officer considers that the amended plans are acceptable subject to the conditions attached.

Impact upon highway safety

- 8.33 Policy 13(A) of the Doncaster 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).
- 8.34 The main vehicular access into the site will utilise the existing junction/access off West End Lane which was constructed as part of the road design. The access is positioned at the eastern end of the application site which connects to the generous car park.
- 8.35 The layout of the car park has been altered slightly following comments from the Highways DC Officer. As a result of the small changes the overall number of car parking spaces has increased to 83 spaces. The car park also includes a clear pedestrian route which connects to the footpath along West End Lane.
- 8.36 Disabled parking bays are to be positioned immediately adjacent to the medical centre entrance, with a cycle storage area also provided. EV charging points are to be positioned in the spaces along the southern boundary. Conditions are attached relating to the details/specifications of the cycle storage whilst Building Control Regulations Part S covers EV Charging points.
- 8.37 Policy 13 states that *'appropriate levels of parking provision are made in accordance with the standards contained within Appendix 6. A departure from these standards may be justified on a case by case basis.'*
- 8.38 Appendix 6 of the Local Plan sets out the minimum parking standards to be applied to new developments. Based on a building of this size ideally 90 car parking spaces should be provided. However given the position of the application site which is in close proximity to the recent housing developments and the provision of nearby bus stops, the development of 83 spaces is considered to be adequate.
- 8.39 It is noted that neighbour representations have referred to the position of the medical centre in relation to Old Rossington and suggest that car usage will be relied upon for residents of that area. However, the site is easily accessible via pedestrian footpaths as well as bus services. Whilst the relocation of existing GP surgeries away from some patients is unfortunate, the impact upon the highway from the minor increase in vehicle trips between Old Rossington and the application site is considered to be significantly outweighed by the benefits provided by the new facility.
- 8.40 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 significant impact upon the highway network.

Trees and Landscaping

- 8.41 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.
- 8.42 The Council's Tree Officer has reviewed the application and has no objection to the proposal. Appropriate landscaping has been included in the proposed plans and an in-depth consideration to the existing trees to the south of the site is included in the submitted documents. On this basis there is no objection subject to the conditions attached.

Flood Risk and Drainage

- 8.43 Policy 56 states that development proposals will be supported where there is adequate means of foul sewerage disposal; no increase in flood risk or surface water run off and make use of SUDs unless it can be shown to be technically unfeasible.
- 8.44 The site lies within Flood Risk Zone 1 as per 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. Nevertheless major planning applications must be supported by the relevant drainage information including plans and strategies in order to accord with adopted Policy 56.
- 8.45 The site will incorporate satisfactory measures for dealing with drainage impacts to ensure waste water and surface water run-off is dealt with on site. The information provided throughout the application has been reviewed by the Council's Drainage Officer and there is no objection on this basis, subject to the conditions attached.
- 8.46 Yorkshire Water/Severn Trent Water and the EA were also consulted on the application, neither of which raised any objections. The owner of the land immediately adjacent to the application site has also confirmed acceptance of the crossing of land to appropriately discharge into the relevant watercourse.

Contaminated Land

- 8.47 Policy 55 states that proposals will be required to mitigate contamination by demonstrating there is no significant harm to human health; land; natural environment; pollution of soil or any watercourse. Developments must ensure that necessary remedial action is undertaken and demonstrate that any adverse ground conditions have been properly identified and safely treated so that is suitable for the proposed use.
- 8.48 Policy 54 relates to pollution and states that consideration will be given to the impact on national air quality. An air quality assessment will be required to enable clear decision making on any relevant planning application.

- 8.49 The Contamination Officer has reviewed the application in regards to land contamination. A contaminated land risk assessment with soil sampling has been submitted, with some further investigation relating to ground gas monitoring still to take place. Findings of these additional surveys are to be submitted to the local planning authority prior to any development taking place, as set out in the attached conditions.
- 8.50 Based on the submitted reports and the attached conditions there is no objection in regards to land contamination.

Energy Efficiency/Sustainability Features

- 8.51 Policy 58 relates to low carbon and renewable energy proposals, and states that development will be supported which give priority to heat or power generation from light or other low carbon heat sources.
- 8.52 The proposed development includes the integration of air source heat pumps with a dedicated enclosure indicated on the site plan. The use of sustainable energy sources for commercial buildings of this nature is considered favourably.

Archaeology

- 8.53 Policy 39 states that development affecting other archaeological assets will need to demonstrate how any benefits will outweigh harm to the site.
- 8.54 The South Yorkshire Archaeology Service have been consulted and confirmed that the site has negligible archaeological potential and advises that there are no archaeological concerns with this application.

Ecology

- 8.55 Policy 29 states proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the Borough's ecological networks. Policy 30 states proposals which may harm priority habitats; protected species or features of biodiversity interest will only be supported where the DEFRA biodiversity metrics demonstrates that a proposal will be deliver a minimum 10% net gain for biodiversity.
- 8.56 The application has been supported by a preliminary ecological appraisal; along with a landscape and ecological management plan and a biodiversity net gain assessment and metric.
- 8.57 The Ecologist has reviewed all of the submitted documents, with his comments summarised at paragraph 7.5. Overall the development results in a BNG of +36.82% which significantly exceeds the +10% requirement as set out in Local Plan Policy 30. On this basis there is no objection to the development subject to the conditions attached.

Conclusion on Environmental Issues

- 8.58 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.
- 8.59 In conclusion of the environmental issues, it is considered that there has been no significant issues raised which would outweigh against the benefits of the proposal or that cannot be mitigated by condition. The proposal would contribute to character of the area and would integrate well with the surrounding built form, in combination with the well designed tree and landscaped proposals.
- 8.60 The highways arrangements are deemed to be acceptable and include sufficient provision of both cycle and vehicle parking. There are no archaeological constraints, and the site is not in a flood risk area. The development will provide a significant uplift in BNG with an overall habitat units percentage of 38.82. Overall, the environmental impact of the development is considered to be acceptable.

ECONOMIC SUSTAINABILITY

- 8.61 It is anticipated that there would be some short term economic benefit to the development of the site through employment of construction workers and tradesmen connected with the build of the project however this is restricted to a short period of time and therefore carries limited weight in favour of the application.

Conclusion on Economy Issues

- 8.62 Whilst the economic benefit of the proposal is slight and afforded only limited weight, it does not harm the wider economy of the borough and for that reason weighs in favour of the development.

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 in the Local Plan and its designation in the approved masterplan for outline planning permission ref: 12/01107/OUTA. The proposal will provide a much needed new medical centre facility, replacing two existing local GP surgeries. The building will include modern equipment and technologies and make better use of land by housing two existing surgeries within one site. The proposal will improve the accessibility and increase the provision of health services within the Rossington area which provides significant social benefits.

- 9.3 The proposal includes good quality landscaping. Meanwhile the revised internal layout and overall appearance of the building respects the local character and surrounding built form. The proposed external materials and finishes will provide a modern appearance which will be in-keeping with the adjacent and future developments in this part of Rossington.
- 9.4 The site provides an adequate provision of parking including cycle storage and disability bays, as well as defined pedestrian pathways.
- 9.5 The site constraints have been assessed and there are no adverse economic, environmental or social harm that would significantly or demonstrably outweigh the overall benefits identified when considered against the policies in the NPPF taken as a whole.
- 9.6 As set out in paragraph 5.46 the proposal also adheres to the key goals included in the Doncaster Delivering Together 10 Year Strategy.

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 – Project No: 15/1346, Drawing No: 20B, Received: 17/10/2022

Site Plan- Project No: 15/1346, Drawing No: 03L, Rev: L, Received: 23/2/2023

Proposed Floor Plan- Ground Floor Plan Accommodation, Project No: 15/1346, Drawing No: 110, Rev: B, Received: 23/2/2023

Proposed Floor Plan- First Floor Plan Accommodation, Project No: 15/1346, Drawing No: 111, Rev: B, Received: 23/2/2023

Proposed Floor Plan- Second Floor Plan Accommodation, Project No: 15/1346, Drawing No: 112, Rev: B, Received: 23/2/2023

Roof Plan- Project No: 15/1346, Drawing No: 09, Received: 4/10/2022

Proposed Elevations – South & West Elevation, Project No: 15/1346, Drawing No: 13, Rev: B, Received: 23/2/2023

Proposed Elevations – North & East Elevation, Project No: 15/1346, Drawing No: 12, Rev: B, Received: 23/2/2023

Sections- Site Sections, Project No: 15/1346, Drawing No: 25, Rev: C, Received: 14/3/2023

Drainage Plan – Drainage Layout, Drawing: Y635 - BPL - 00 - XX - DR- C- 0021, Rev: P4, Received: 24/3/2023

Landscaping Detail – Landscape and Ecological Management Plan (LEMP), Report Ref: 18747-LEMP, Version: V4.0, Received 2/2/2023

Additional Information – Arboricultural Report, Report Ref: 18768, Version: V1.0, Received 4/10/2022

Landscaping Details – Soft Landscape Proposals Planting Plan, Drg No: 18747-LD-01, Rev: A, Received: 4/10/2022

REASON

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

03. 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.

04. Before the development hereby permitted is brought into use, the parking as shown on the approved plans shall be provided. The parking area shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved.

REASON

To ensure that adequate parking provision is retained on site.

05. No construction works shall take place until full details of offsite highway works have been submitted to and agreed in writing by the Local Planning authority within a Construction Traffic Management Plan. The development shall be carried out in accordance with the agreed details and cover the following points:

- Construction Period
- The number and types of construction vehicles used daily and weekly;
- The area(s) demarked for parking of vehicles of site operatives and visitors
- Identification of delivery routes and agreed access point;

- Contractors method for controlling construction traffic and adherence to routes
- Timing of deliveries
- Areas shown for loading, Unloading and Storage of plant and materials
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- Temporary signage
- Wheel Wash facilities
- Measures to control noise and the emission of dust and dirt during construction

REASON

To safeguard the living conditions of neighbouring residents and in the interests of highway safety in accordance with Local Plan Policy 13.

06. The scheme of protection for all retained trees directly adjacent to the site, including tree management, ground protection measures and the erection of impact resistant protective barriers shall be implemented in full accordance with the requirements contained within the approved plans and particulars (ref. ECUS Rossington Hub - BS 5837: 2012 Arboricultural Report, Impact Assessment and Method Statement Report ref. 18768 version V1.0 dated June 2022) before any equipment, machinery or materials have been brought on to site for the purposes of the development.

The local planning authority shall be notified of implementation and shall visit site to approve the setting out of the site and location of protective barriers prior to the commencement of development.

Thereafter tree protection practices shall be implemented and monitored in full accordance with the approved scheme 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

In the interests of environmental quality and in accordance with Policy 32 of the Local Plan.

07. 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 development being brought into use.

REASON

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

08. Prior to the development hereby approved being brought into use, 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 National Planning Policy Framework (2021).

09. Before the development commences, product 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 the satisfactory appearance of the development in accordance with Local Plan Policy 46.

10. Unless otherwise agreed in writing the development should take place in accordance with the submitted BREEAM pre-assessment dated 21/07/2022 and achieve a level of sustainable construction equivalent to BREEAM Very Good. Prior to the building being brought into use, an updated assessment and evidence of installed measures should be submitted to and approved by the Local Planning Authority.

REASON

In the interests of sustainability and to minimise the impact of the development on the effects of climate change.

11. Prior to the commencement of development a GCN district level licence issued by natural England shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure the ecological interests of the site are maintained in accordance with Local Plan policy 29 and that no offence is committed in respect of protected species legislation.

12. Before the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to the LPA for approval, and implemented in accordance with the details as set out in the Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment (ECUS January 2023 Ref:18734) and include:
- A risk assessment of the potentially damaging construction activities in relation to wildlife and habitats.
 - A method statement for the protection of reptiles and other terrestrial fauna that may be encountered on site.
 - Measures to protect the adjacent Local Wildlife Site, Holes Carr Great Wood
 - The use of protective fencing, exclusion barriers and wildlife safety measures.

The approved CEMP shall thereafter be adhered to at all times.

REASON

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

13. Within one month of commencement, a lighting design strategy for light-sensitive biodiversity in (specify the site/site areas) shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall show how, external lighting on the new building will be installed (through the provision of external lighting contour plans and technical specifications) so that it can be clearly demonstrated that it will not disturb or adversely affect the use of the nearby woodlands by bats and other species of wildlife. The strategy shall be informed by the Institute of Lighting Professionals/Bat Conservation Trust, Guidance Note 08/18: Bats and Artificial Lighting in the UK. All external lighting shall be installed prior to occupation of the building in accordance with the specification and locations set out in the strategy and maintained as such for the lifetime of the development.

REASON

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

14. Prior to the commencement of development, a Management and Monitoring Plan for proposed onsite habitats shall be submitted to the Local Planning Authority for approval in writing. The Management Plan shall be based on the proposals set out in the Biodiversity Impact Assessment (ECUS January 2023 Ref: 18734) and detailed in the following:
- The baseline biodiversity assessment against which an uplift in biodiversity unit value will be monitored.
 - The project's biodiversity unit targets.

- A detailed adaptive management plan setting out how habitats will be created or enhanced and describing the proposed ongoing management for a minimum of 30 years.
- The details of when target condition will be achieved and how it shall be maintained.
- A detailed monitoring plan that will be used to inform any potential changes to the ongoing management and assess the progress towards achieving target condition. This should outline the surveys that will be used to inform condition monitoring reports. Monitoring reports will be provided to the Local Planning Authority by the end of years 1,2,5,10,20, and 30 of the monitoring period.
- The roles, responsibilities and professional competencies of the people involved in implementing and monitoring the biodiversity net gain delivery.
- Evidence that the necessary resources are available to deliver the proposed biodiversity net gain plan and the ongoing management.

Once approved the Management and Monitoring Plan shall be implemented in full and any subsequent changes to management as a result of findings from the monitoring agreed in writing with the Local Planning Authority.

REASON

To fulfil specifically the requirements of Local Plan policy 30B and enhance local ecological networks in accordance with Local Plan policy 29.

15. 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.
- 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.

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

REASON

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

17. The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and/or visitors to the development have been submitted to and approved in writing by the local planning authority. These facilities shall be fully implemented and made available for use prior to the first use of the

development hereby permitted and shall thereafter be retained for use at all times.

REASON

To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy 13 of the Doncaster Local Plan.

18. The development shall to be delivered in accordance with the approved Travel Plan document (SLR Report dated: September 2022, received: 19/10/2022).

REASON

In the interests of highway safety and the promotion of sustainable transport methods in line with Local Plan Policy 13.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the Town and Country Planning (Use Classes) Order 1987, or any Order revoking and re-enacting that Order with or without modification), the development hereby approved shall only be used/occupied by uses falling within Use Class E(e)- Medical or Health Services and for no other purpose (including any other purpose in Class E of the Schedule to the Use Classes Order).

REASON

To ensure that the building is only used for its intended use and cannot be converted to other town centre uses and thus bypass the Sequential Test exercise which is required by Local Plan Policy 22.

20. The development hereby approved must only operate during the following hours:

Monday - Friday: 07:30 - 20:30

Saturday: 08:00 - 18:00

Not at any time on Sundays or Bank Holidays

REASON

In the interests of protecting nearby residential amenity in accordance with Local Plan Policy 46.

22. The scheme of soft landscaping shall be implemented in full accordance with the approved plans and particulars (ref. ECUS Rossington Hub Landscape and Ecological Management Plan Report ref. 18747-LEMP version V4.0, received 2/2/2023) during the first available planting season following the completion of the development hereby granted. The local planning authority shall be notified in writing within 7 working days of the completion of the landscape works to inspect and approve practical completion in writing.

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.

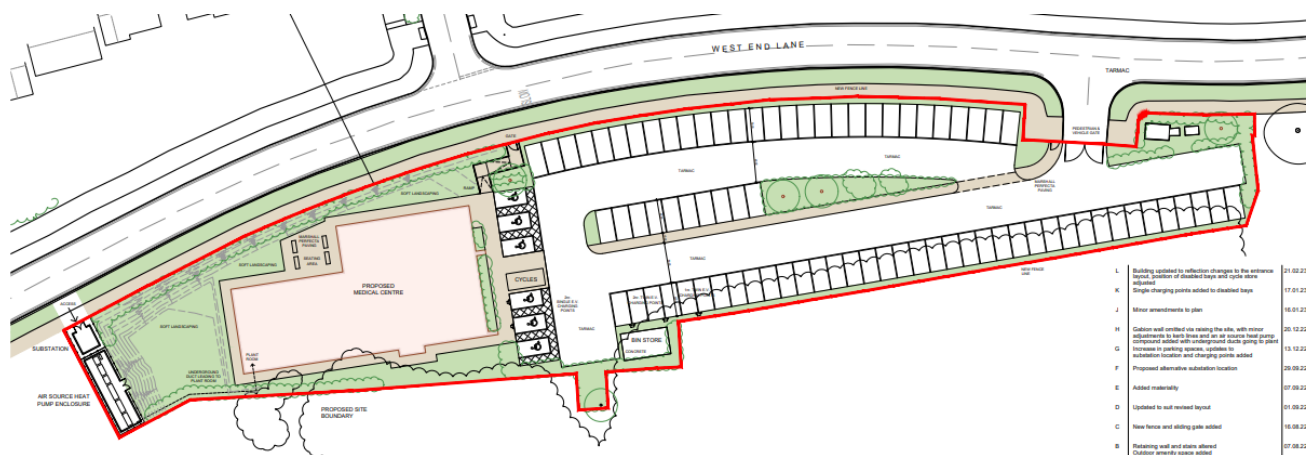
REASON

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

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

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 – Proposed Elevations



North Elevation

1 : 100 @ A2



East Elevation

1 : 100 @ A2



South Elevation

1 : 100 @ A2



West Elevation

1:100 @ A2