

Application	02
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Application Number:	22/02358/FULM
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Application Type:	Planning FULL
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Proposal Description:	Erection of 69 dwellings including access, associated infrastructure, landscaping and parking.
At:	Land on the South Side Of Melton Road Sprotbrough Doncaster DN5 7NU

For:	Crest Nicholson
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Third Party Reps:	14 representations in objection	Parish:	Sprotbrough and Cusworth
		Ward:	Sprotbrough

Author of Report:	Jessica Duffield
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SUMMARY

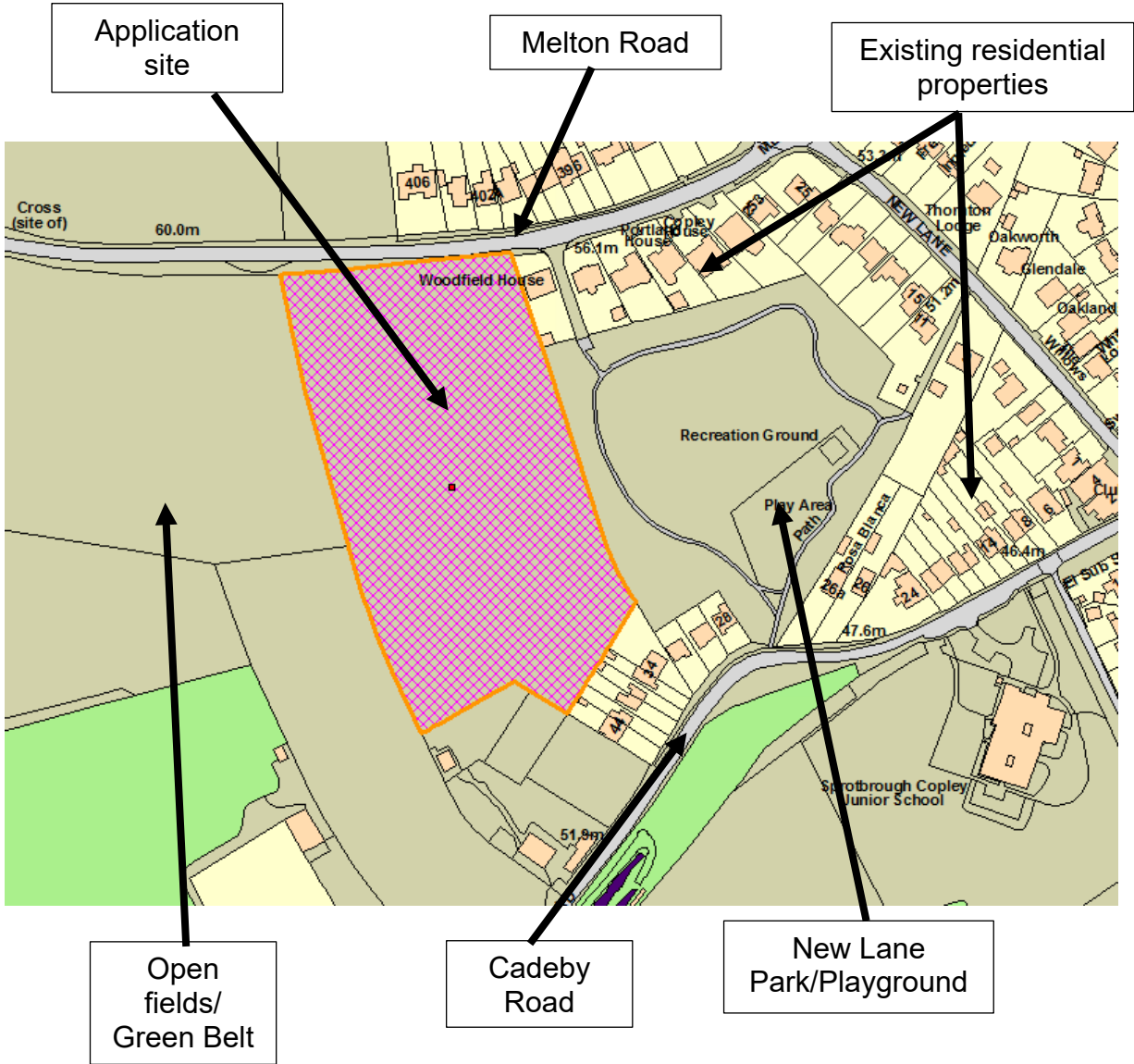
This application seeks permission for the erection of 69 dwellings and associated works including access, infrastructure, landscaping and parking. The proposal is considered to be acceptable in policy terms given the site is designated within the adopted Local Plan as a housing development allocation (site ref: SPR 01) with an indicative capacity of 80 dwellings. The development consists of a mixture of 2, 3, 4 and 5 bedroom private dwellings and 16 affordable units which are made up of 1, 3 and 4 bedroom units. Overall the proposal is considered to be an acceptable and sustainable form of development in line with paragraph 7 and 8 of the National Planning Policy Framework (NPPF, 2021).

The proposal is presented to Planning Committee for determination based on public interest. The proposal has received a total of 14 neighbour representations in objection.

The development is subject to a S106 Agreement to secure financial contributions towards Green Belt compensation; off-site Public Open Space (POS); Education and Bio-diversity Net Gain (BNG).

The report demonstrates that there are no material planning considerations that would significantly or demonstrably outweigh the social, economic or environmental benefits of the proposal in this location. The development would not cause undue harm to neighbouring properties, the highway network or the wider character of the area.

RECOMMENDATION: GRANT planning permission subject to conditions and signing of S106 Agreement.



1.0 Reason for Report

1.1 This application is being presented to Planning Committee due to the number of representations received.

2.0 Proposal

2.1 This application seeks full planning permission for the erection of 69 dwellings including the formation of a new vehicular access point; landscaping; parking and associated infrastructure at the land to the south of Melton Road. The application originally sought permission for the erection of 70 dwellings, however this has been reduced following amendments to the scheme.

2.2 The application site is allocated for housing development within the Doncaster Local Plan, site allocation ref: SPR01. The application site does not take up the entire allocation site, with the southern paddock area within the allocation excluded from this application. The entire housing allocation (ie the application site and the part excluded) has an indicative capacity of 80 dwellings.

2.3 The Local Plan allocation includes the site development requirements at Appendix 2. The requirements highlighted for this site include consideration of the following issues:

- Archaeology
- Biodiversity
- Compensatory Green Belt Improvements
- Design
- Education
- Transport
- Public Open Space
- Trees and Hedgerows

3.0 Site Description & Local Characteristics

3.1 The application site is a fairly rectangular shape and extends southwards from Melton Road towards Cadeby Road. The northern boundary of the site is defined by Melton Road, whilst the southern boundary abuts the rear gardens of Nos. 34- 44 Cadeby Road and the edge existing horse paddock.

3.2 The eastern boundary is defined by hedgerow and abuts New Lane playground. This boundary defines the current settlement boundary for Sprotbrough and prior to the adoption of the Local Plan was also the border between the settlement and Green Belt. However, the western side of the allocation now defines the Green Belt edge.

3.3 The site is undeveloped and has previously been used for the grazing of horses. The northern part of the site is at a slightly higher ground level, with the ground falling away towards the south. The site is currently accessed via a metal gate in the very north-eastern corner of the site.

- 3.4 To the west, the site abuts open fields which are washed over by Green Belt. Overhead pylons run along the western boundary of the site. These are to be retained in their current form and not put into the ground.
- 3.5 Existing residential properties are situated along Melton Road, Cadeby Road and around the perimeter of New Lane park. Along Melton Road and New Lane, the residential dwellings are predominately two-storey generously sized detached properties siting within substantially sized plots, though there are examples of dormer bungalows. Whereas, the properties to the south of the site on Cadeby Road are mostly semi-detached but again still well-sized and have landscaped gardens. Overall, the character in this part of Sprotbrough consists of low-density housing where typically red brick and light coloured render are the predominate external materials.
- 3.6 The application site does not cover the entire housing allocation, with the southern part of the site excluded from this application. The land to the immediate south is currently used a paddock/menage for horses and includes associated stable/barn buildings.
- 3.7 The application site is well connected to local amenities and facilities. Copley Junior School and Orchard Infant School are within a short walking distance from the site. A local shop, pharmacy and other amenities are situated in the village centre, also within walking distance.
- 3.8 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 as follows:

Reference	Description	Decision/Date
16/02192/FUL	Erection of covered storage area (with integral secure storage), retain two temporary stables and store, relocate and retain two timber stables and convert existing store area in barn to provide two extra stables	GRANTED 15/5/2017
11/03035/FUL	Erection of stable block (14.47m x 10.36m), formation of fenced horse exercise area and access from existing field entrance	GRANTED 23/12/2011

5.0 Site Allocation

- 5.1 The application site is allocated (SPR01) for housing in the Local Plan. The indicative capacity for housing within the allocation site is shown to be 80 dwellings.
- 5.2 The fields to the west are washed over by Green Belt, whilst New Lane Park to the east is designated protected open space. The properties to the north-east and south-east are within the Residential Policy Area.
- 5.3 National Planning Policy Framework (2021)
- 5.4 The National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions and the relevant sections are outlined below:
- 5.5 Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.6 Paragraphs 7-11 establish that all decisions should be based on the principles of a presumption in favour of sustainable development.
- 5.7 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 5.8 Paragraph 47 reiterates that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.9 Paragraphs 55 and 56 states that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning conditions should be kept to a minimum and only be imposed where necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.
- 5.10 Paragraph 60 states to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

- 5.11 Paragraph 63 requires on site provision of affordable housing where a need is identified.
- 5.12 Paragraph 108 states maximum parking standards for residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport.
- 5.13 Paragraph 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.14 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.
- 5.15 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.
- 5.16 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.
- 5.17 Paragraph 131 states trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.
- 5.18 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.
- 5.19 Paragraph 142 refers to the release of Green Belt land. It states that where it has been concluded that it is necessary to release Green Belt land for development, the impact of removing the land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.

- 5.20 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.
- 5.21 Paragraph 180 states if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- 5.22 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.
- 5.23 Development Plan
- 5.24 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), Sprotbrough Neighbourhood Plan (adopted 2021) and the Barnsley, Doncaster and Rotherham Joint Waste Plan (JWP) (adopted 2012).

Doncaster Local Plan

- 5.25 Policy 1 sets out the Settlement Hierarchy for the City. It seeks to concentrate growth at the larger settlements of the City with remaining growth delivered elsewhere to support the function of other sustainable settlements and to help meet more local needs taking account of existing settlement size, demography, accessibility, facilities, issues and opportunities. Policy 1 defines Sprotbrough as a Service Town and Village.
- 5.26 Policy 5 sets out housing allocations to deliver the housing requirement and distribution as set out in Policy 2. Allocations have been made 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: SPR01.
- 5.27 Policy 7 relates to the range of housing required. Part B refers to the requirement for the provision of affordable housing to meet local needs in the majority of the City's communities. Housing sites of 15 or more homes will be expected to include 23% affordable homes in high value market areas, such as Sprotbrough.
- 5.28 Policy 13 relates to sustainable transport within new developments. Part A.6 states that proposals must ensure that the development does not result in an unacceptable impact on highway safety, or severe residual cumulative impacts

on the road network. Developments must consider the impact of new development on the existing highway and transport infrastructure.

- 5.29 Policy 28 refers to the open space provision in new developments. Development proposals with 20+ family dwellings which are adjacent or close to a large open space are to provide a commuted sum of 10%- 15% of the market land value of the development site. The open space requirements will be determined by having regard to the Council's Green Space audits and strategies.
- 5.30 Policy 29 relates to ecological networks and that proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the City's ecological networks.
- 5.31 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. Policy 30 states that proposals must achieve a 10% net gain in biodiversity.
- 5.32 Policy 32 relates to woodlands, trees and hedgerows. Proposals will be supported where it can be demonstrated that woodlands, trees and hedgerows have been adequately considered during the design process, so that a significant adverse impact upon public amenity or ecological interest has been avoided. There will be a presumption against development that results in the loss or deterioration of ancient woodland and/or veteran trees.
- 5.33 Policy 39 states that development affecting other archaeological assets will need to demonstrate how any benefits will outweigh harm to the site.
- 5.34 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.
- 5.35 Policy 42 relates to urban design and states that new development will be expected to optimise the potential of a site and make the most efficient use of land whilst responding to location, local character, and relevant spatial requirement and design standards.
- 5.36 Policy 43 C) requires edge of settlement developments or developments on the edge of countryside or Green Belt to provide suitable landscaping to soften the urban edge.
- 5.37 Policy 44 relates to residential design and sets out the key design objectives which residential development must achieve, as well as stating that all developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours.

- 5.38 Policy 45 relates to Housing Design Standards and advises that new housing proposals will be supported where they are designed to include sufficient space for the intended number of occupants and are designed and constructed in a way that enables them to be easily adapted to meet existing and changing needs of residents in Doncaster. The policy requires all new dwellings to meet the Nationally Described Space Standard (NDSS).
- 5.39 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.
- 5.40 Policy 50 states that development will be required to contribute positively to creating high quality places that support and promote healthy communities and lifestyles, such as maximising access by walking and cycling.
- 5.41 Policy 54 relates to pollution and states that consideration will be given to the impact on national air quality.
- 5.42 Policy 55 deals with the need to mitigate any contamination on site.
- 5.43 Policy 56 requires the need for satisfactory drainage including the use of SuDS.
- 5.44 Policy 65 relates to developer contributions. The policy states that proposals should make appropriate contributions towards new infrastructure as required in order to deliver sustainable development. However, development should not be subject to such a scale of developer contributions or policy requirements that development viability is put at risk.

Neighbourhood Plan

- 5.45 The Sprotbrough Neighbourhood Plan was adopted in September 2021.
- 5.46 Policy S1 relates to all new development in Sprotbrough and sets out the criteria for the design of proposals. The policy states that proposals should enhance and reinforce the local distinctiveness of the neighbourhood area and should demonstrate how they have taken account of the locally distinctive character of the area as described in the character areas defined on Map 4. Development should follow a consistent design approach in the use of materials, fenestration and roofline, and should add to the quality or character of the surrounding environment.
- 5.47 Policy S4 relates to the mix of housing types and sizes and states that a suitable mix of housing on all allocated and windfall housing sites should be provided in line with needs identified.
- 5.48 Policy S5 relates to protecting and enhancing local community facilities. This policy states that development which contributes towards the improvement of existing recreational, community and educational facilities will be supported.

5.49 Policy S10 relates to protecting local landscape character and states that proposals should protect and enhance local landscape character by using locally appropriate materials and suitable landscaping schemes and boundary treatments. This policy make specific reference to sites adjoining the Green Belt and states development should be located so that existing landscape elements provide screening.

5.50 Other material planning considerations

5.51 The Biodiversity Net Gain Supplementary Planning Document (SPD) was adopted in September 2022.

5.52 Doncaster Council's previous suite of other adopted 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.

5.53 The Transitional Developer Guidance (TDG) (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.

5.54 Other material considerations include:

- National Planning Practice Guidance (ongoing)
- National Design Guide (January 2021)

5.55 Other Council initiatives include:

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

5.56 Launched in September 2021, Doncaster Delivering Together (DDT) is the Council's new 10 year 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

- 5.57 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.
- 5.58 The development includes appropriate mitigation through the inclusion of solar panels as well as Green Belt improvements (which would be secured by legal agreement) (1). The scheme would contribute towards improvements to the adjacent park (financial contribution to be secured through the legal agreement) and provide on-site affordable housing with access to good quality housing which is safe and efficient. There would be opportunities to employ a local workforce during the construction phase (2, 3). The layout of the scheme would be safe and inclusive and includes a well-balanced mix of housetypes (4). The properties and layouts would meet nationally prescribed space standards with good access to external amenity space (4) and local amenities suitable for children. There would be decent access to local services and primary school provision (5, 6). The development would have access to local public transport provision (7). Finally, the urban extension would represent a suitable expansion of housing within Sprotbrough and would be suitably landscaped to ensure it blends into the urban environment in this 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 notices to advertise major application
- 6.2 Two rounds of public consultation have been carried out to ensure that neighbours have had the opportunity to comment on any updated plans. Across the two rounds of consultation a total of 14 neighbour representations have been received raising the following comments:
- Increased traffic and parking issues;
 - Proposed dwellings are too close to existing houses;
 - Concerns regarding construction traffic;
 - Boundary wall should be raised;
 - Lack of recreational space;
 - Drainage pollution;
 - Impact upon school capacity;
 - Impact upon local health provision;
 - Lack of trees;
 - Lack of affordable bungalows;
 - Impact upon the setting of the adjacent park;
 - Proposed housing mix does not meet local needs;
 - More affordable dwellings should be included;
 - Disproportionate education contribution;
 - Lack of smaller dwellings;

- Loss of privacy/ overlooking issues;
- No consideration of environmental impacts;

7.0 Consultations

External Consultees

7.1 Parish Council 23/11/2022 – Objection due to the following concerns:

- Housing mix- the number of units should be increased to accommodate a better housing mix;
- Public Open Space – 15% Commuted Sum to be secured for off-site improvement to the New Lane recreation ground;
- Affordable Housing - clustered in the corner of the site;
- Design - lack of garages / poor parking layout;
- Highways – pedestrian footpath should extend the full length of the site;

Updated comments received 16/6/2023 - confirming that the amended masterplan addresses the majority of the issues raised but still wish that the following concerns are considered:

- Housing mix;
- Parking design/layout;
- Emergency vehicle access;
- Location of bin storage areas;

7.2 SY Police Architectural Liaison Officer 15/11/2022- No objection, informative proposed.

7.3 South Yorkshire Archaeology 20/1/2023 – No objection subject to a two-part condition relating to a Written Scheme of Investigation (WSI) being submitted prior to commencement. Then prior to occupation the local planning authority is to confirm in writing that the requirements of the WSI have been fulfilled.

Updated comments received 17/5/2023 – The WSI was submitted to the LPA (which is required to satisfy the first part of the proposed condition). The Archaeologist has reviewed this document and is satisfied that it meets the first part of the proposed condition. As such the proposed condition has been updated to refer to strict accordance with that document.

7.4 Environment Agency 12/12/2022 - No objection, no conditions required.

7.5 South Yorkshire Fire Service 14/11/2023 – No objection, guidance provided though vehicle access to be assessed further by Highways DC/Building Regulations.

- 7.6 National Highways 24/11/2023** – No objection. National Highways confirm that the trips generated by this development would not make a material impact to the overall number of development trips on the A1 motorway.
- 7.7 National Gas 18/4/2023** – No assets affected.
- 7.8 Northern Gas Networks** – No response.
- 7.9 Network Rail** – No response.
- 7.10 Coal Authority 10/11/2022-** Application site does not fall within the defined high risk area. Standing advice applies. Informative attached.
- 7.11 Woodland Trust** – No response.
- 7.12 Yorkshire Water 21/11/2022-** No objection to the drainage details submitted, condition attached.
- Updated comments received 28/6/2023-** Condition wording amended to reflect the latest drainage drawings. **Condition disregarded and the relevant plan instead referenced in Condition 2.**
- 7.13 Yorkshire Wildlife Trust 23/11/2023** – Want to see that +10% biodiversity net gain is achieved, the developer should refer to the Council's BNG SPD for further guidance. No further comments received during the re-consultation or following chaser emails sent by the Case Officer.

Internal CDC Consultees

- 7.14 Environmental Health 16/12/2022** – The submitted noise impact assessment has been assessed. The report concludes that the properties facing Melton Road would be the most exposed to noise, though it is only where windows are open that internal levels are found to be in excess of the maximum residential target levels. On this basis recommendations for mitigation are set out at sections 5.1.11 and 5.1.12 of the report, which should be implemented at the front elevation of plots 1-7 only. Condition to be attached to this effect.

Overall no objection subject to conditions relating to hours of construction; construction method statement and construction impact management plan. The Construction Method Statement is covered by the Highways DC Officer's comments so is disregarded, but the impact management plan is to be submitted prior to commencement.

7.15 Highways Development Control Officer 13/12/2022 – Initially raised concerns based on the original masterplan submission in regards to the following aspects:

- Visibility at the site entrance;
- Telegraph pole at the site entrance to be repositioned;
- Pedestrian footway to be extended the full width of the site entrance;
- Position of private drives and visitor spaces;
- Lack of tree lined streets;
- Garage and driveway sizes;

Updated comments received 3/2/2023 – Comments based upon revised masterplan (Plan Date: 27/1/2023) concerns raised regarding the highways layout as follows:

- Private drive too close to main site entrance;
- Visibility sight lines still not sufficient;

Updated comments received 15/2/2023 – Comments based upon revised masterplan, (Plan Date: 9/2/2023):

- Re-located private drive and visibility distances now acceptable;
- Query regarding the position of waste collection points, but covered by Waste & Recycling Officer.

Updated comments received 14/4/2023 – Overall no objection to the development based upon the revised masterplan (Plan Date: 11/4/2023) minor tweaks to the layout are required as follows:

- Driveways for plots 13, 19 and 20 slightly extend into the adopted highway.

Proposed scheme is acceptable subject to the following conditions relating to:

- Surfacing and sealing of road surfaces;
- Vehicle turning spaces;
- Parking to be retained;
- Submission of construction traffic management plan (pre-commencement).

7.16 Waste & Recycling Officer 27/2/2023 – Management and adoption plan is acceptable. Query regarding the road surface materials but this to be dealt with under the highways/adoption regime.

Comments regarding the bin collection point for plots 1-7 were suggested but these concerns have been addressed through the Highways comments/revisions. No objection overall.

7.17 Ecology 22/11/2022 – Submitted Ecological Assessment is a good, concise and well-structured document. There are no significant ecological constraints on the site. The submitted Biodiversity Impact Assessment is to be updated to include the requirements of the adopted SPD along with the DEFRA Excel Metric. The updated assessment and metric was received 28/4/2023.

Updated comments received 2/5/2023 – The updated information has been assessed, which concludes that the development has no potential to deliver +10% biodiversity net gain and the deficit units will have to be compensated through a financial contribution. Query raised regarding the grading of the mixed shrub. Additional justification received 10/5/2023 clarified this.

Updated comments received 12/5/2023 – No objection subject to a financial contribution equivalent to 1.87 habitat units being secured through a S106 Agreement.

7.18 Drainage Officer 14/11/2023 – Initially objected to the development due to missing details. Additional information has been submitted through the course of the application to address the original comments. A meeting was also held between the Drainage Officer and the Applicant's drainage consultants.

Updated comments received 21/6/2023 – No objection subject to the conditions proposed relating to:

- Management/maintenance information.

7.19 Transportation 28/11/2022 – The proposed trips as set out in the Transport Assessment considered to be acceptable. Following concerns/queries:

- Further details of the 4 collisions in the study area to be provided;
- Footway along Melton Road to be extended;
- EV Charging should be provided (now covered by Building Regulations)
- Cycle parking to be provided within the curtilage of each dwelling and where there is no garage a suitable garage building is to be provided;
- Link to adjacent park to be provided;

Updated Transport Assessment including the collisions data was received 17/4/2023 and an updated travel plan received 4/5/2023

Updated comments received 9/5/2023 – All queries addressed, no objection.

7.20 Local Plan Housing 24/11/2022 – The site is allocated in the adopted Local Plan as housing site SPR01 and therefore the principle of housing is acceptable on this site.

7.21 Urban Design 7/11/2022 – Initially objected based on the first revision of masterplan, the main concerns raised related to:

- Impacts upon the openness of the adjacent Green Belt;
- Use of terrace properties not in-keeping with local character;
- Better use of dual-aspect properties to be incorporated into the design;
- Lack of connectivity due to limited pedestrian pathways and crossing points;
- Insufficient separation distances;
- Front parking dominating the street scene;
- Additional landscaping required;

Updated comments received 15/2/2023 – Objection maintained based on revised masterplan (Plan Date: 9/2/2023) as not all the comments above have been sufficiently addressed. Outstanding concerns relating to:

- Infilling of hedgerows and planting;
- 2.5 storey properties not appropriate adjacent to the Green Belt boundary;
- Render to be added to key plots;
- Windows to be added to side elevations to provide surveillance of the adjacent public open space;
- Double garage to front of Plot 32/25 to be removed;
- Some garden sizes not in accordance with the Transitional Developer Guidance;
- Distance between planting and existing pylons to be checked;

Updated comments received 16/3/2023 – Objection maintained based on revised masterplan (Plan Date: 28/2/2023) as the site layout is not considered to reflect the local character and still includes too many terrace properties. Following this a design-focussed meeting took place between the Urban Design Officer, Case Officer and the Developer.

Updated comments received 14/4/2023 – Minor amendments to the masterplan (Plan Date: 11/4/2023) required including:

- M4(2) and M4(3) dwellings to be listed on the accommodation schedule;
- Some M4(2) parking to be updated;
- Cycle storage to be added to some plots;
- Materials Plan to be updated;
- Minor amends to some housetype plans required;

Updated comments received 20/4/2023 – Objection removed based on masterplan received: 17/4/2023 (Plan Date: 14/4/2023). The Urban Design Officer supports the development and is satisfied that the proposal accords with the relevant design policies, with all the previous concerns relating to layout, parking and housetypes now addressed. Now that the layout is agreed the developer can move forward with finalising the landscaping masterplan in

conjunction with the Tree Officer. In terms of design conditions are proposed relating to:

- Materials (pre-commencement condition);
- M4(2) and M4(3) plots.

7.22 Contamination 21/6/2023 – No objection subject to conditions attached as follows:

- Unexpected contamination found on site;
- Material imported onto site.

7.23 Tree Officer 12/12/2022 – Initial comments confirmed there was no objection as there is no existing trees on the site which are worth considering for retention. However, the existing hedgerows are worth protecting. The main interest is the restoration and protection scheme of the retained hedgerows during the development and the proposed soft landscaping scheme.

Following the agreed masterplan as per the Urban Design Officer's comments a proposed landscaping plan was submitted, received: 26/4/2023

Updated comments received 28/4/2023- the landscape masterplan is acceptable in terms of layout and species, though slightly larger trees should be included in the street tree locations which can accommodate them/include a bit more space. The street trees are to be protected by a Tree Preservation Order (TPO) to preserve them in the long term. Following on from this, additional landscaping details have been provided including an updated masterplan; management company plan and proposed tree pit design.

Updated comments received 16/6/2023 – Overall landscaping masterplan is acceptable but does not include enough detail to avoid a pre-commencement condition as it does not detail all specific numbers/density of which plants are to be installed and where. On this basis conditions are proposed relating to:

- Hedgerow restoration works (pre-commencement) (condition 16);
- Retained tree and hedgerow protection plan (pre-commencement) (condition 17);
- Detailed landscaping scheme to be agreed (pre-commencement) (condition 18);

7.24 Area Manager/ Communities North- 10/11/2022- No comments to make.

7.25 Air Quality 15/12/2022 – Air Quality assessment submitted with the application. Officer highlighted a slight error at section 6.1. An updated report has been provided to clarify this. No objection subject to condition relating to EV charging points (now covered into Building Regs).

7.26 Traffic/Highway Safety 15/11/2022- Visibility splays on Melton Road to be carefully considered by Highways DC Officer. There is an existing speed warning sign located within the vicinity of the proposed access which would need to be relocated at the developer's expense to a position agreed with Doncaster Council. The development should implement a 20mph speed limit. Footpath outside the site to be extended.

Updated comments received 17/4/2023 - Same comments as above, though footpath comments have been addressed.

7.27 Local Plan Open Space 10/11/2022- Commuted sum required as per the developer requirements set out in the adopted Local Plan. On site green infrastructure is also welcomed. The proposed development is not considered to provide any on-site useable open space, with the green space shown consisting of linear edges and the site of an attenuation tank- ie undevelopable land. The commuted sum of 15% is requested to improve local open spaces. Connections from the development to the adjacent open space should be provided.

As the site was removed from the Green Belt there is also a requirement for compensatory Green Belt improvements to be provided, as set out in the developer requirements. These improvements should contribute to the environmental quality and accessibility of remaining Green Belt land within the vicinity of the site.

It is imperative that the western boundary is made strong and consistent to provide a robust defensible Green Belt boundary.

Updated comments received 6/2/2023- again confirmed that the full 15% commuted sum must be secured due to unusable open space being provided onsite. The 15% commuted sum is to be calculated based on the average land value of the site.

Updated comments received 19/4/2023- alterations to the masterplan does not change the comments above in regards to the open space commuted sum.

Following on from the land valuation undertaken by the Council Asset's department, a commuted sum of £360,000.00 is to be secured via a S106 Agreement.

7.28 Affordable Housing 13/12/2022 – The development includes 16 affordable units which equates to 23% of the total number of units. No objection subject to these affordable units being secured through a S106 Agreement.

7.29 Education 16/11/2022- originally requested a contribution of £240,876.00

Updated comments received 11/4/2023- contribution updated in line with amended masterplan and the latest availability of local school places. The education contribution being secured through the S106 Agreement is £223,047.00. This is made up of:

Infant school contribution - £0 (local school has sufficient capacity)

Junior school contribution - £0 (local school has sufficient capacity)

Secondary school contribution: 3 places x 5 year groups x 0.61 dwellings = 9 places, 9 places x £24,783 = £223,047.00

7.30 Footpaths/Public Rights of Way – No recorded public rights of way, no objection.

7.31 Highways Network Management – No response.

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 NPPF (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:

- The Principle of the Development
- Sustainability
- Impact upon residential amenity
- Affordable Housing
- Public Open Space/ Accessibility
- 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
- Energy Efficiency/Sustainability Features
- Archaeology
- Ecology
- S106 Planning Obligations
- Overall Planning Balance

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

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

The Principle of the Development

8.5 Policy 5 sets out Housing Allocations to deliver the housing requirement and distribution set out in Policy 2 of the Local Plan. The site is described as housing allocation “SPR01” in the Local Plan and has been sequentially assessed as suitable for modest housing development subject to the specific site constraints. The ‘Developer Requirements’ detailed in Appendix 2 (page 304) of the Local Plan details the following matters need to be taken into detailed consideration:

- **Archaeology** – The presence or otherwise of significant archaeology on the site is unknown. Contact the South Yorkshire Archaeological Service (SYAS) as to whether any further archaeological investigations are required if the site is brought forward for development.
- **Biodiversity** – Hedgerows on site should be retained where possible and landscaping should buffer the western site boundary. Biodiversity net gain should be demonstrated.
- **Compensatory Green Belt** – The site allocation results in the loss of Green Belt land, this must be compensated for by continuing to improve the environmental quality and accessibility of remaining Green Belt land within the vicinity of the site.
- **Design** – New development should front toward Cadeby Road and Melton Road with building set back to reflect existing street frontages and building lines. New homes should provide surveillance over the open space. Pedestrian and cycle connections should be provided between Melton Road and Cadeby Road and the open space. In the interests of creating a new strong, defensible and likely to be permanent Green Belt boundary, a clearly defined site boundary should be formed to the western limited of the site using suitably tall, dense and continuous hedgerow or tree planting.
- **Education**- A contribution towards education may be required.

- **Public Open Space** – Given the site is adjacent to an existing open space, a commuted sum would be required to improve this. Green infrastructure should be present on the site itself, with access to the adjacent open space provided.
 - **Transport** – Access to be designed to DMRB standards. There is a need to provide a footway along the site frontage.
 - **Trees and Hedgerows** – No arboricultural issues. Boundary hedgerow retention dependent on structural condition, highway visibility and secure boundaries. The western boundary should be retained and enhanced.
- 8.6 The application fully accords with policies 2 and 5 of the Local Plan and this is given significant weight in favour of the application.
- 8.7 Policy 7 states that new housing developments will be required to deliver an appropriate mix of house size, type and tenure to address housing needs and market demand. The policy states that there is clear requirement for the provision of affordable housing to meet local needs. As such this proposal provides a mixture of private and affordable properties and is compliant with the 23% affordable housing requirements.
- 8.8 It is important to note that the indicative number of dwellings within the Local Plan are not ceilings to quantum of development, which are to be more appropriately assessed at the detailed planning application stage. However, it does serve as a guide and it is important to note that proposals for lower density schemes can be supported where this would assist with the delivery of a better design solution. The scheme under consideration is below the indicative capacity but in doing so responds positively to the site constraints in terms of the local character; separation distances; the openness of the Green Belt and the smaller application site area.
- 8.9 Taking the above considerations into account (primarily that the site is an allocated residential site within the Local Plan; and the benefit of provision of housing (including policy compliant affordable housing) to meet Local Plan housing targets), it is considered that the site is capable of forming a sustainable residential development when assessed against Local Plan policy. The proposal is therefore acceptable in principle, subject to other policy considerations. This is considered to weigh substantially in favour of the application.

Sustainability

- 8.10 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

- 8.11 There are three strands to sustainability, social, environmental and economic. Paragraph 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

- 8.12 Policy 44(A) of the Local Plan states: Developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours or the host property (including their private gardens), be over-bearing, or result in an unacceptable loss of garden space.
- 8.13 Table 2 of the Transitional Developer Guidance (TDG) gives minimum separation distances that are applied for new residential development. 2-3 storey properties should have back to back distances (between facing habitable rooms) of no less than 21m, and front to front distance of no less than 12m, dependent upon the street hierarchy. Habitable room windows that overlook neighbouring garden space should normally be at least 10 metres from the boundary. Where a new property overlooks an existing garden these distances may need to be increased. Oblique or obscured outlook from habitable room windows within 10m of the boundary may be allowed at the discretion of the case officer dependent upon site specific considerations. Where first floor habitable rooms face habitable rooms in a single storey dwelling, or the habitable rooms of two single storey dwellings face one another this separation distance may be reduced at the discretion of the case officer.
- 8.14 The properties most likely to be affected by the development are those to the north-east on Melton Road and those to the south-east on Cadeby Road.
- 8.15 The separation distances between the proposed dwellings and the neighbouring existing properties accord with the standards as set out in the TDG Guidance and therefore would not cause harmful overlooking or overshadowing of existing neighbouring properties.
- 8.16 The proposed dwellings will provide appropriately sized outdoor amenity space in accordance with the TDG, including the maisonette properties which provide appropriately sized shared amenity space.
- 8.17 Policy 45 of the Local Plan requires all new dwellings to meet the Nationally Described Space Standard (NDSS). The proposed dwellings have been measured and accord with this standard. In addition to this, 45 properties (65%) will meet Part M4 (2) for accessible and adaptable dwellings and 4 will meet Part M4 (3) for wheelchair user dwellings. All properties will have good standards of internal and external amenity space.
- 8.18 As per the design criteria set out in Appendix 2, plots 1-7 are positioned to face Melton Road and follow the established build line with the adjacent properties. Melton Road is a busy traffic route connecting Sprotbrough with High Melton

meaning occupiers of those plots are likely to be somewhat impacted by noise. The submitted noise assessment suggests mitigation including Tinton SFXtra Tricklevents and stricter glazing standards at these plots, on the facades which face Melton Road, to ensure that the acceptable internal noise levels are achieved.

- 8.19 Given that Melton Road is an established residential street, whereby existing neighbours are already impacted by road traffic noise to a similar level, the impact upon the future residents at plots 1-7 is considered to be limited. Nevertheless, a condition has been attached relating to the installation of the mitigation set out in the noise assessment prior to occupation.
- 8.20 Overall the development would provide acceptable levels of adequate residential amenity in accordance with Local Plan Policy 44 and 45.

Affordable Housing

- 8.21 Doncaster Local Plan Policy 7 relates to housing mix and affordable housing stating that new housing developments will be required to include a mix of house size, type, price and tenure to address the identified needs and market demand to support mixed communities. It further states that in terms of delivering affordable housing, on housing sites of 15 or more homes will normally be expected to include 23% affordable homes in the Borough's high value housing market areas.
- 8.22 The proposed development will provide 16 affordable properties on site which include the following housing mix:
- 8x 1bedroom maisonettes
 - 5x 3bedroom houses
 - 3x 4bedroom houses
- 8.23 The Strategic Housing team have reviewed the proposals and supports on-site provision, with achieves the 23% requirement. The position of the affordable housing has been amended to ensure that this is evenly distributed throughout the site to encourage inclusivity within the community. Overall, the application satisfies the requirements of Local Plan Policy 7.

Public Open Space/ Accessibility

- 8.24 Policy 28 relates to the open space provision in new developments.
- 8.25 As stated in the developer requirements, given the site's position adjacent to existing open space, it is not considered necessary to provide on-side POS. Instead, a financial contribution towards improvements to existing open spaces within the Sprotbrough Ward as well as the provision of appropriate pedestrian links is considered to be more beneficial. Whilst the layout does include a landscape buffer around the perimeter of the site, this area is not considered to be useable as recreational open space. As such the full 15% contribution is required.

- 8.26 A financial contribution, which has been calculated based on the land value as per Policy 28, is to be secured through the S106 Agreement. Two pedestrian links which connect into the adjacent park are proposed, as indicated on the masterplan. A formal footpath is proposed adjacent to plot 45/46 in the south-eastern corner of the site. A second access between to plots 63/64 and 69 is also proposed.
- 8.27 In regards to accessibility to nearby POS, the proposed arrangements are considered to be acceptable and accord with the relevant policies.
- 8.28 The site developer requirements refers to a pedestrian access onto Cadeby Road. As the site boundary does not abut Cadeby Road, a north- south pedestrian link from Melton Road to Cadeby Road cannot be provided. To facilitate future connections, a footpath to the west of plot 37 will be installed.
- 8.29 Conclusion on Social Impacts.**
- 8.30 Paragraph 8(b) of the NPPF (2021) sets out the social objection which requires developments to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations through well-designed places; accessible service and open spaces that reflect the current and future needs to support community health, social and cultural well-being.
- 8.31 The proposed development would not detract or harmfully impact the residential amenity of existing neighbouring residential properties. The proposed dwellings will provide good levels of internal and external living areas in accordance with the NDSS and the standards set out in the TDG. Appropriate noise mitigation is to be secured through a condition which ensures that the future residents would not be harmfully impacted by road traffic noise. The development includes pedestrian links to the adjacent park to support accessibility to open space.
- 8.32 It is accepted that the proposal would lead to some noise and disturbance being generated whilst construction is taking place, however this is considered to be short term when considered against the lifetime of the development and a condition is attached to mitigate this. A planning condition would require a construction traffic management plan to be submitted and approved by the local planning authority in addition to the construction method statement to ensure that impacts are minimised. Significant weight should be attached to the provision of community benefits including the contribution towards the improvements of New Lane Park (or other POS within the ward) and the provision of much needed on-site affordable housing. Overall, the social impact of the development is considered to be acceptable and significant weight should be attached to this in favour of the development.

ENVIRONMENTAL SUSTAINABILITY

Impact upon the character and appearance of the surrounding area

- 8.33 Policies 41 (a), 42 (b), and 44 (b) in part require development to be of a high-quality design that contributes to local distinctiveness, respond positively to existing site features and integrate well with its immediate surroundings. These policies also look at design components including the mix, layout, density and form of development, to ensure it provides a decent living environment and is safe.
- 8.34 Paragraph 130(a) of the NPPF states that planning decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Part (c) seeks to ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- 8.35 The proposed dwellings would consist of a mixture of housetypes ranging from 1 bedroom maisonettes through to detached 4 and 5 bedroom houses. It is recognised that both the Parish Council and local neighbours have raised concerns regarding the housing mix and the aspirations for more bungalows and affordable housing units. However, given the semi-rural and edge of settlement position of this site, high density housing is not considered to be appropriate in this location.
- 8.36 The Urban Design Officer and Case Officer have worked closely with the developers to ensure that the proposed layout responds well to the local characteristics which are apparent in the surrounding streets, as well as being suitable in this formerly Green Belt location. The closest development to the site consists of a mixture of semi-detached and detached properties, as described in the adopted Neighbourhood Plan Map 4. As there is no examples of terrace or bungalows within the immediate locality, these types of houses would not be appropriate at the application site.
- 8.37 Initially the development included a higher number of terrace properties, but this was not considered to reflect the local built form and the site layout appeared overdeveloped and poorly designed. As such the number of dwellings proposed has been reduced by 1 unit and includes less terracing. As a result, the overall layout has a more spacious and open design, which responds well to the edge of Green Belt location.
- 8.38 Nevertheless, the development still includes some smaller house types including affordable 1 bedroom units as well as private 2 and 3 bedroom dwellings. The rows of terracing have been reduced meaning no more than 3 properties form a row. Instead, the terraces have been broken up to form more semi-detached dwellings, which is in-keeping with the style of the existing properties to the south-east on Cadeby Road.
- 8.39 The external materials are primarily red brick, with the use of render on key feature plots. These materials are acceptable and respond well to the local built form. The spine road includes suitably positioned tree streets, whilst the

western boundary also forms a landscape buffer, to screen the development and create a defensible Green Belt boundary. All the dwellings have a maximum 2-storey height, again ensuring that the built form is in-keeping with the surroundings and makes the development less harmful, in terms of visual impact, on the adjacent Green Belt landscape. The streets have been designed to include appropriate planting and off-street parking/driveways to ensure that development will not appear dominated by vehicles.

- 8.40 Although the eastern side of the development is at a slightly higher density than the western side, this is considered to be acceptable given the position of the site. The properties along the eastern edge (adjacent to New Lane park) provide surveillance over the open space, as per the guidance set out in Appendix 2, whilst the lower density housing along the western edges contributes to the sense of openness adjacent to the Green Belt.
- 8.41 The position of plots 1-7 respect the established build line along Melton Road and are suitably set back from the highway. Similarly, the dwellings along the western boundary have been pulled away from the boundary with the Green Belt to further preserve the openness.
- 8.42 Overall the design and appearance of the proposed development is acceptable and suitably reflects the local character and materials which are prevalent in the surrounding area. The development has been carefully arranged so that there is a distinct sense of openness and spaciousness whilst providing a well-mixed variety of housetypes.

Impact upon highway safety

- 8.43 Policy 13(A) of the Local Plan states that the Council will work with developers to ensure that appropriate levels of parking provision are made in accordance with the standards in Appendix 6 (criterion 4) and development does not result in unacceptable impacts on highway safety (criterion 6). Developments should also include provision for electric vehicle charging points (criterion 4).
- 8.44 Paragraph 111 of the NPPF states that “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”
- 8.45 The application has been supported by a Transport Statement and Travel Plan, as well as an addendum to address some queries raised by the Transport Planner.
- 8.46 The proposal includes the formation of a main access point off Melton Road, to the west of the existing metal gate. The highways works also includes the extension of the existing footway which currently ends outside No.265 Melton Road. The proposed footway extends along the main spine road and connects to the pedestrian link into the adjacent park.

- 8.47 A second private drive access is to be created off Melton Road which will provide vehicular access for plots 1-5. The position of this second access has been amended to ensure that the appropriate visibility distances are achieved.
- 8.48 As set out in section 7.15 various amendments and alterations to the layout have been undertaken to satisfy the relevant highways and design standards. All of the properties provide sufficient off-street parking which accord with the standards set out in Appendix 6 of Local Plan, in addition to satisfactory levels of visitor parking which is positioned across the development. Therefore, in terms of objectors concerns regarding increased pressure for parking, the development provides sufficient car parking provision on site to serve the future residents.
- 8.49 Appropriate bin storage areas have been located at the end of private drives to allow for suitable waste collection arrangements.
- 8.50 Each property provides suitable cycle storage facilities, either in the form of a garage or shed type outbuilding.
- 8.51 It is recognised that in the developer requirements it refers to an access via Cadeby Road. However, as this application boundary does not abut Cadeby Road this has been disregarded.
- 8.52 Overall, the proposal provides suitable arrangements for vehicular access, parking and protects public safety in line with the above policies. The trip generation to and from the site would not lead to a cumulative impact and the location of the site means that there is potential for reduced private car demand and ownership. The Highways DC Officer and Transport Planner as well as National Highways, raise no objection to the scheme based on the latest masterplan and subject to the attached conditions.

Trees and Landscaping

- 8.53 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 schemes which include fit for purpose planting and generous trees, shrubs and hedgerow planting.
- 8.54 The application was supported by an arboricultural assessment which assesses the condition of the existing trees and hedgerows.
- 8.55 The existing hedge along the eastern boundary is to be retained, with gaps infilled with native hedgerow to form a substantial boundary between the development and the adjacent park.
- 8.56 Policy 43 C) requires developments to soften the edge of development where it abuts countryside. In this instance the western boundary abuts the Green Belt and open fields. However due to the presence of Overhead Power Lines (OHL's) this will prohibit a traditional shelter belt/screen planting along that boundary, because of the height restriction the OHL creates. The existing

hedge on the western boundary will be retained, with suitably sized trees and landscaping added to soften the appearance of the site along this Green Belt boundary. The size of the trees will be limited to a maximum height of 7m and must be planted at least 3m from the OHL.

- 8.57 Landscape buffers and planting are proposed around the perimeter of the site to add to the sense of greenery and spaciousness, in-keeping with the local character of Sprotbrough. The majority of the properties have landscaped front gardens with low hedges, shrubs and planting.
- 8.58 Street trees are positioned along the central spine road as well as within the verge at the site entrance. To ensure the long-term protection of the proposed trees, these are to be covered by a Tree Protection Order meaning any works to the trees would need to be agreed by the Council's Tree Officer.
- 8.59 The Tree Officer is satisfied with the landscaping masterplan in terms of the species proposed and the position of the planting. More detailed plans, which include the number of plants/trees are still required, as per the conditions attached as well as full details of the tree protection scheme.

Flood Risk and Drainage

- 8.60 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.
- 8.61 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 from main river flooding. Nevertheless major planning applications must be supported by the relevant drainage information including plans and strategies in order to accord with adopted Policy 56.
- 8.62 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 development includes two swales which are positioned on the western boundary of the site. The information provided has been reviewed by the Council's Drainage Officer and there is no objection on this basis, subject to the maintenance condition attached.
- 8.63 Yorkshire Water and the EA were also consulted on the application, neither of which raised any objections. Yorkshire Water's engineers requested a condition relating to compliance with the submitted drainage plans.

Air Pollution and Contaminated Land

- 8.64 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 suitable for the proposed use.

- 8.65 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.
- 8.66 The Contamination Officer has reviewed the application in regards to land contamination. The submitted environmental appraisal confirms that the site has been investigated and no remedial measures are required. Conditions are attached relating to the importing of soil and any unexpected contamination.
- 8.67 In terms of air quality, an assessment has been provided which has been reviewed. The site lies outside any Air Quality Management Area. Based on the findings of that report, there is no objections relating to air quality. However, a condition was proposed relating to EV charging but this is now covered by building regulations.

Energy Efficiency/Sustainability Features

- 8.68 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.
- 8.69 The proposed development includes the integration of PV solar roof panels on all of the property roofs in addition to the provision of an EV charging point. These energy efficient features accord with current Building Control regulations, therefore providing clear environmental benefits.

Archaeology

- 8.70 Policy 39 states that development affecting other archaeological assets will need to demonstrate how any benefits will outweigh harm to the site.
- 8.71 The developer requirements for the site allocation states that the presence of archaeology is unknown and to contact the relevant consultee. The South Yorkshire Archaeology Service have reviewed the submitted WSI and have provided an amended condition which is to be discharged prior to occupation. There is no objection on this basis.

Ecology

- 8.72 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.

- 8.73 Paragraph 5.1.1 of the adopted Biodiversity Net Gain SPD states that *'in cases where BNG delivery cannot be secured onsite, nearby or within the wider Doncaster area, then as a last resort a biodiversity offsetting contribution will be accepted by the Council.'*
- 8.74 Paragraph 5.1.2 follows on to state that a contribution of £25,000 per unit will be agreed via a Section 106 agreement in compensation for the loss.
- 8.75 The application has been supported by an ecological appraisal which concludes that there will no significant ecological impacts as a result of the development. The Ecologist agrees with the findings and recommendations of that report.
- 8.76 A biodiversity impact assessment has also been submitted which confirms that the site has no potential to provide the +10% biodiversity net gain. As such a financial contribution which is equivalent to the habitat unit loss is to be secured, in accordance with the SPD.
- 8.77 Subject to the financial contribution, the Ecologist has no objection to the development and no conditions are required. Natural England and the Yorkshire Wildlife Trust also have no objection to the development.

Conclusion on Environmental Issues

- 8.78 Paragraph 8(c) 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.
- 8.79 In conclusion of the environmental issues, it is considered that there have been no significant issues raised which would outweigh against the benefits of the proposal or that cannot be mitigated by condition. The design, layout and appearance of the development is acceptable in this semi-rural location and takes into account the local character. The parking/access arrangements are deemed to be acceptable, as well as the tree and landscaping proposals.
- 8.80 The site is not in a flood risk area and a financial contribution relating to biodiversity net gain is to be secured through the S106. All of the properties will include sufficient energy efficient features include solar panels and EV charging points, in addition to cycle storage provision. Overall, the environmental impact of the development is considered to be acceptable and significant weight should be attached to this in favour of the development.

ECONOMIC SUSTAINABILITY

- 8.81 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.

- 8.82 On a wider level, additional housing will increase spending within the City which is of further economic benefit in the long term.

S106 Planning Obligations

- 8.83 Paragraph 55 of the NPPF states '*Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.*'
- 8.84 Paragraph 57 states '*Planning obligations must only be sought where they meet all of the following tests: a) necessary to make the development acceptable in planning terms; b) directly related to the development; and c) fairly and reasonably related in scale and kind to the development.*'

Green Belt Compensation

- 8.85 The site was removed from the Green Belt upon the adoption of the new Local Plan in 2021. NPPF paragraph 142 states that Local Plans "should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land". Local Plan Policy 5 states that new housing allocations "will be developed having regard to both the specified developer requirements set out at Appendix 2".
- 8.86 Within Appendix 2, the developer requirements for SPR01 state that "As the site allocation results in the loss of Green Belt land, this must be compensated for by contributing to improving the environmental quality and accessibility of remaining Green Belt land within the vicinity of the site. Details of specific sites and projects will be established in discussion with the Council".
- 8.87 Following discussions between the Open Space Officer, Biodiversity Officer in conjunction with YWT, a compensatory improvement scheme which a total costing of **£53,200** has been proposed. The money will be spent to facilitate improvements to the conservation management of grassland of the existing Green Belt sites at Nursery land grassland and Boat Farm Quarry, Sprotbrough, or any alternative Green Belt site identified as suitable for conservation management within the vicinity of the development.
- 8.88 The key management objectives of the improvement works include the control of scrub to maintain and enhance grassland diversity and prevent scrub encroachment.

Public Open Space

- 8.89 As referred to in section 7.27 given the site's position adjacent to an existing protected open space, an on-site provision of public open space was not considered to be necessary and instead a financial contribution towards improvements to the adjacent park or other such public open space within the Sprotbrough Ward is considered to be more beneficial to the local community and future residents. The provision of direct links between the proposed development and the adjacent park have also been included in the masterplan.
- 8.90 To comply with Policy 28, a financial contribution of calculated based on 15% of the market land value is to be secured in the S106 Agreement. The commuted sum amounts to **£360,000**.

Education

- 8.91 A commuted sum of **£223,047.00** is required to provide 9 places at the local secondary school- Ridgewood School. No primary school places are required as there are sufficient spare spaces available at the local infant and junior school. This accords with Policy 52 of the Local Plan which states that "where housing proposals of more than 20 family dwellings will create or exacerbate a shortfall in the number of local school places, mitigation will be required, either through an appropriate contribution to off-site provision or, in the case of larger sites, on site provision."

Bio-diversity Net Gain

- 8.92 As set out in section 8.73 where +10% BNG cannot be accommodated within the application site or nearby land, a financial contribution towards the offsetting will be accepted. All money collected from the offsetting contribution will be used to secure BNG schemes within Doncaster which will be delivered either on land owned by the Council or via an agreement with a third party.
- 8.93 The BNG metric calculates an overall habitat loss (inclusive of the required +10%) is **1.87 units x £25,000**.

Conclusion on Economy Issues

- 8.94 Para 8 a) of the NPPF (2021) sets out that in order to be economically sustainable developments should help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- 8.95 Whilst the economic benefit of the proposal is slight and afforded only limited weight, it does not harm the wider economy of the City 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 (2021) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal will develop and allocated site for housing and this is considered to weigh substantially in favour of the application. Officers have identified no adverse economic, environmental or social harm that would significantly or demonstrably outweigh the benefits identified when considered against the policies in the Framework taken as a whole. The proposal is compliant with the development plan and there are no material considerations which indicate the application should be refused.
- 9.2 The proposal is subject to a Section 106 Agreement which is considered to meet the requirements of the CIL tests. The heads of terms and conditions necessary to make the development acceptable are clear and are outlined below. On this basis the application is recommended for approval.

10.0 RECOMMENDATION

10.1 DELEGATE AUTHORITY TO THE HEAD OF PLANNING TO GRANT PLANNING PERMISSION SUBJECT TO THE CONDITIONS BELOW AND FOLLOWING THE COMPLETION OF AN AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 IN RELATION TO THE FOLLOWING MATTERS;

1. Public Open Space - £360,000.00 (15% of Land Value)
2. Bio-diversity Net Gain – 1.87 units x £25,000 (£46,750.00)
3. Education - £223,047.00
4. Green Belt Contribution - £53,200.00 (YWT Costings)
5. Affordable Housing – 16 units (as indicated on site plan)

CONDITIONS

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 shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows:

Site Plan- Masterplan Layout, Drwg: P22-0599_DE_001_0101_D,
Received: 17/4/2023

Site Plan- Masterplan Layout including Accommodation Schedule,
Drwg: P22-0599_DE_001_0101_D, Received: 17/4/2023

Site Plan – Material Plan, Drwg: P22-0599_DE_001_0104_D,
Received: 4/7/2023

Site Plan- Measurement Plan, Drwg: P22-0599_DE_001_0111_B,
Received: 17/4/2023

Landscaping Details – Landscape Masterplan, Drwg: P22-
0599_EN_0106_M, Received: 9/6/2023

Landscaping Details- Indicative Street Tree Pit Detail, DRWG: P22-
0599_EN_0108, Rev: B, Received: 26/5/2023

Proposed Plans- Housetype Pack Part 1, Rev: D, Received:
16/4/2023

Proposed Plans- Housetype Pack Part 2, Rev: D, Received:
16/4/2023

Proposed Plans- Housetype Pack Part 3, Rev: D, Received:
16/4/2023

Location Plan- Drwg: P22-0599_DE_0100, Received: 25/10/2022

Drainage Plans- Adoptable Soakaways: Typical Plan & Section
Details, Drawing No: 23/768/10467A, Rev: A, Received: 20/6/2023

Drainage Plans- Adoptable Soakaways: Systems A, B & C- General
Arrangement, Drawing No: 23/768/10468A, Received: 20/6/2023

Drainage Plans – S104 Plan, Drawing No: 23/768/10426C, Rev: C,
Received: 3/5/2023

Drainage Plans – Impermeable Area Plan, Drawing No:
23/768/10427C, Received: 3/5/2023

REASON

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

03. The development shall only take place in accordance with the
approved Written Scheme of Investigation (WSI) entitled “Land North
of Cadeby Road Sprotbrough 22./02358FULM 05.13.23 Written
Scheme of Investigation Archaeological Strip, Map and Record”
(version history D; dated 17/5/23). The development shall not be
brought into use until the Local Planning Authority has confirmed in
writing that the requirements of the WSI have been fulfilled.

REASON

To ensure that any archaeological remains present, whether buried or
part of a standing building, are investigated and a proper
understanding of their nature, date, extent and significance gained,
before those remains are damaged or destroyed and that knowledge
gained is then disseminated in accordance with Local Plan Policy 39.

04. Demolition or construction works shall not take place outside the
following times:
Mondays to Fridays: 07:30 - 18:00
Saturdays: 09:00 - 13:00
And not at any time on Sundays or Bank Holidays.

REASON

To safeguard the amenities of the occupiers of the adjoining properties.

05. Before any construction works are started on the application site, a Construction Impact Management Plan, indicating measures to be taken to mitigate the effects of the construction activity and associated vehicle movements upon the living conditions of neighbouring residents and highway safety shall be submitted to and approved by the Local Planning Authority. The mitigation measures shall include provision for the following: the limitation of noise, the means of enclosure of the construction sites, and any proposed external security lighting installation; the control of dust emissions; the control of deposition of mud or debris on the highway, and the routing of contractors' vehicles. The mitigation measures so approved shall be carried out at all times during the construction of the development hereby approved.

REASON

To safeguard the living conditions of neighbouring residents.

06. 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.

07. The vehicle turning space as shown on the approved plans shall be constructed before the development is brought into use and shall thereafter be maintained as such.

REASON

To avoid the necessity of vehicles reversing on to or from the highway and creating a highway hazard.

08. 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.

09. No development shall take place, including any works of demolition, until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The approved plan shall be adhered to throughout the construction period. The plan 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

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

10. 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).

11. Before the development commences, details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. This may include submission of samples if requested 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.

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

Plots:

3/5/6/7/8/9/12/13/14/15/16/17/18/19/20/22/23/24/25/27/29/30/31/33/36/37/38/39/42/43/ 44/48/53/54/55/56/57/58/61/62/65/66/67/68, and 69 must meet Part M4(2) 'accessible and adaptable dwellings'.

Plots: 45/51/59, and 63 must meet Part M4(3) 'wheelchair adaptable dwellings'.

REASON

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

13. The development hereby granted shall not be commenced until a detailed proposal of hedgerow restoration work (to include the planting up of gaps with shrubs and trees native to the local area, and proposals for laying or coppicing to increase the density of hedges as appropriate) for retained hedges H1, H2, H3, H4 and sections of H5 identified in the arboricultural impact assessment has been submitted to and approved in writing by the Local Planning Authority. Best practice, guidance from Natural England Technical Information Note TIN085 (as amended) and advice from the project ecologist and arboriculturist shall be employed in all work to help promote/restore the long term robustness of the hedges while promoting the bio-diversity value of the hedges. Once approved, work shall be completed after the facilitation hedgerow removal (sections of H5) and vegetation removal and prior to the commencement of construction phase of the development before any equipment, machinery or materials have been brought on to site for the purposes of the development outside of the bird nesting season. Any proposed planting up of gaps shall include details of planting/ground preparation, species, density/staggering, guarding from pests and a detailed aftercare schedule with clear responsibilities and once agreed being implemented during the first available planting season (October to March) during the development and for five years any new hedge planting will be subject to appropriate weed control and watering as appropriate. Any new planting that dies, is damaged or is removed within 5 years shall be replaced as per the approved details during the next available planting season.

REASON

To ensure that all tree work is carried out to the appropriate high standard, help any new planting be more established prior to the site being occupied and compliance with Policy 48: Landscaping of New Developments section C and F and Policy 29: Ecological Networks (Strategic Policy) section B and C of the adopted Doncaster Local Plan 2015 -2035

14. Prior to the commencement of the development hereby granted a scheme for the protection of all retained trees and hedgerows that complies with British Standard 5837: 2012 Trees in Relation to Design, Demolition and construction shall be submitted to the Local Planning Authority for approval. Tree and hedgerow protection shall be implemented on site in accordance with the approved scheme after the implementation of the approved hedgerow restoration and vegetation removal facilitation works and before any equipment,

machinery or materials have been brought on to site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

REASON

To ensure that retained trees, hedgerows and new hedgerow plantings are protected from damage during construction and compliance with Policy 32: Woodlands, Trees and Hedgerows section B the adopted Doncaster Local Plan 2015 -2035

15. The landscape scheme hereby agreed in writing shown on DRWG: P22-0599_EN_0106_M, Received: 9/6/2023 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 home/houses. Any trees are to be planted in accordance with guidance in BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations. Any hedge planting within the development is to be staggered with a density of 5 to 7 plants per meter. Any Ornamental Shrubs are to be planted at 800mm centres/1.56 plants m². Irrigation is required during the summer months and periods of drought for at least two full growing seasons after planting of the approved scheme. Trees are to be mulched to a 500mm radius and 75mm depth, shrub bed areas are to be mulched to a 75mm depths and hedgerows are to be mulched to a 75mm depth and a 300mm radius. 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 Policy 48: Landscaping of New Developments section C and F of the adopted Doncaster Local Plan 2015 -2035

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

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment, in accordance with the National

Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

17. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and be approved in writing by the LPA prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.
REASON
To secure the satisfactory development of the site in terms of human health and the wider environment, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.
18. Prior to occupation of any part of the development the relevant noise mitigation, as set out in Section 5.1.11 and 5.1.12 of the submitted Noise Assessment (ENS Noise Impact Assessment, Ref: NIA-10437-22-10612-v1.1, Received: 25/10/2022) must be installed on the front elevations of Plots 1 - 7 and any other facades which face directly towards Melton Road.
REASON
To ensure that internal noise levels accord with the maximum residential target levels as stated in the BS8233:2014 and in the interests of residential amenity.
19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (No.596) (England) Order 2015, Article 3, Schedule 2: Part 1 (or any subsequent order or statutory provision revoking or re-enacting that order) no additions, extensions or other alterations other than that expressly authorised by this permission shall be carried out without prior permission of the local planning authority.
REASON
The local planning authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future development to comply with policy 10 of the Doncaster Local Plan.

INFORMATIVES

01.

INFORMATIVE: SOUTH YORKSHIRE POLICE

Should the developer decide not to apply for secured by design accreditation, the below recommendations are the minimum required to meet Building Regulations (Document Q) and provide a reasonable level of security.

1. Doorsets including sliding patio doors, outward opening French doors and doors leading to integral garages are to comply with one of the following security standards-

- PAS 24:2016.
- STS 201 Issue 7:2015; or
- LPS 1175 Issue 8:2019 Security Rating A2+; or
- STS 202 Issue 6:2015 Burglary Rating 2; or
- LPS 2081 Issue 1.1:2016 Security Rating B

2. Windows - All ground floor and easily accessible windows including roof lights and roof windows must be certified to one of the following standards

- PAS 24:2016; or
- STS 204 Issue 6:2016; or
- LPS 1175 Issue 8:2019 Security Rating A2
- STS 202 Issue 7:2016 Burglary Rating 1; or
- LPS 2081 Issue 1.1:2016 Security Rating A.

3. The glazing units consist of a minimum of one pane of glass that achieves compliance under the BS EN356 P1A attack resistance standard. (Double glazed with laminated as the exterior pane)

4. Lighting is required to each elevation that contains a doorset where the public, visitors or occupants of the building are expected to use.

5. Prior to the commencement of development (including ground works), a scheme detailing any street lighting to all private (un-adopted) sections of secondary roads/drives/courtyards should be submitted to and approved in writing by the Local Planning Authority. The scheme should not include low-level or bollard lighting. No dwellings accessed from private (un-adopted) roads/drives/courtyards shall be brought into use until the street lighting so approved has been installed and brought into use, and the street lighting shall be retained as such thereafter.

https://www.securedbydesign.com/images/PCPI_LIGHTING_GUIDE_web.pdf

6. Any fencing between adjacent properties should consist of 1.8 metre close-boarded fence. It is recommended that this fencing to consist of both 1.8 metre close-boarded fence and 1.5m fencing with a 30 cm trellis top. The 1.8 m fence to extend from the house for a distance of approximately 2m to provide a private amenity area adjacent to the

house. The remaining fence panels from this point to the end of the garden to consist of the 1.5m fence with trellis top.

7. Fencing between dwellings and footpaths leading to the rear of adjacent dwellings should be 1.8m close boarded without a trellis topping.

8. Any gates to the side of the dwellings that provide access to rear gardens or the gardens of adjacent properties must be robustly constructed, be the same height as the fence (minimum height 1.8m) and be capable of being locked (operable by key from both sides of the gate). Such gates must be located on or as near to the front of the building line as possible.

It is important to keep the development secure and safe during the construction phase: Please refer to-

https://www.securedbydesign.com/images/CONSTRUCTION_SITE_SECURITY_GUIDE_A4_8pp.pdf

02.

INFORMATIVE: COAL AUTHORITY

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

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

03.

INFORMATIVE: NESTING BIRDS AND BATS

Please be aware that this decision does not constitute an exemption under the Wildlife and Countryside Act 1981 (as amended). It is an offence to disturb nesting birds or bats and their roosts even when not in use. The felling or pruning of trees or removal of climbing plants such as ivy should not be carried out unless it has been verified that no bat roosts or active bird nests are present within the tree.

04.

INFORMATIVE: Section 38 & 278

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

05.

INFORMATIVE: M4(2) and M4(3) Plots

In relation to Condition 13 - this condition may be partially discharged by the submission and approval of Completion Certificates for individual plots during a site build out. This condition will be fully discharged upon receipt of satisfactory Completion Certificates for all the relevant plots.

Appendix 1- Masterplan



Appendix 2- Accommodation Schedule

Open market (77%)						
Unit size	House type	Plotting	No. of units	Total No. of units	M4(2)	M4(3)
2 bed houses	Cromer	Semi-detached	2	2	✓	
3 bed houses	Evesham	Semi-detached	4	10	✓	
	Chesham	Detached	4		✓	
	Seaton	Detached	2		✓	
4 bed houses	Marlborough	Detached	6	15		
	Winkfield	Detached	9		✓	
5 bed houses	Buckingham	Detached	10	26		
	Windsor	Detached	15		✓	
	Stratford	Detached	1		✓	
			53	53		

Affordable (23%)						
Unit size	House type	Plotting	No. of units	Total No. of units	M4(2)	M4(3)
1 bed houses	Maisonette GF	Terraced	4	8		✓
	Maisonette FF	Terraced	4			
3 bed houses	AFR 3B4P	Terraced	5	5	✓	
4 bed houses	AFR 4B5P	Terraced	3	3	✓	
			16	16		