



Development and Planning

Delegation Report

AUTHORITY UNDER LOCAL GOVERNMENT ACT 2000
DELEGATED POWERS

Application No:	19/01514/OUTM
Case Officer:	Mrs Andrea Suddes
Recommendation:	Planning Permission GRANTED (Sec106)
Date of Recommendation:	13th December 2019

Delegation Compliance:

1. This application is in accordance with adopted scheme of delegation.

Yes

Senior / Principal Officer Declaration

I certify that, in my opinion, the determination of the application meets the Agreed Scheme of Delegation and that the Recommendation is acceptable.

Delegation and Recommendation Authorised By:

N Elliott

Date:

16.12.2019

This application is in accordance with adopted scheme of delegation:

Yes

19/01514/OUTM

Introduction

The application seeks outline permission for residential development on a site that is currently overgrown shrub land. It seeks approval for residential development on approximately 1.87ha of land following demolition of the existing buildings. Approval is being sought for access only with all other matters of scale, appearance, landscaping and layout reserved for future consideration.

Relevant Site Characteristics

The site is a rectangular parcel of land situated to the rear of properties fronting Owston Road, and rear of properties fronting Askern Road. The site is approx. 1.87ha in size and was previously used as allotments and a depot and contains hardstanding and a range of derelict sheds and buildings associated with these uses. The land is currently heavily overgrown with vegetation and in some parts inaccessible.

There is an independent access from Owston Road, this is to be retained and improved to provide access to the development. The application site and the properties fronting Owston Road are separated by a narrow access track that provides access for residents. This track falls outside of the application site so will remain unaffected.

Relevant Site History

There is no relevant site history

Site Allocation

The site is allocated as a residential site with a unique policy reference number PH1 3/15 as defined by the saved Doncaster Unitary Development Plan 1998.

Relevant, Local, National Policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

NPPF

Section 5 requires the delivery of a sufficient supply of homes
Section 12 requires achieving well designed places

Doncaster Council's Core Strategy

Policy CS1 - Quality of life
Policy CS 9 promotes travel choice
Policy CS14 requires developments to be of high quality design.
Policy CS17 - Criteria D) ensures provision for open space facilities

Saved Doncaster Unitary Development Plan

Policy PH 11 supports residential development in Residential Policy Areas

Policy RL4 requires developments of more than 10 family units to provide a commuted sum in lieu of open space provision.

The emerging Doncaster Local Plan will replace the UDP and Core Strategy once adopted. The Local Plan has been approved at Full Council on the 25th July and Regulation 19 Publication period ended on the 30th September 2019. The Council is aiming to adopt the Local Plan by summer 2020. Given the relatively early stage of preparation of the emerging Local Plan, the document carries limited weight at this stage, although the following policies would be appropriate:

Policy 6: Housing Allocations
Policies 13, 14,15,17,18 : Transport and highways policies
Policy 42 : Character and Local Distinctiveness (Strategic Policy)
Policy 45 : Residential Design (Strategic Policy)
Policy 47: Design of Non-residential
Policy 49: Landscaping
Policy 55: Pollution
Policy 57/58: Drainage and flooding

Other Policy Considerations:

Supplementary Planning Document: Development Guidance and Requirements (Adopted July 2015)

Consultations

Local Plans (Open Space): 15% on site provision of POS as carcroft is deficient 3/5 open space typologies.

Tree and Landscaping: A tree survey has been submitted but the indicative proposed layout does not take account of the tree survey therefore concerns are raised. However the proposed layout is only indicative and issues around the proposed tree planting within the scheme can be addressed at reserved matters stage. An informative note will be included advising as such. A landscaping plan is also requested by condition.

Highways: No objections subject to conditions/advisory notes for the applicant.

Pollution Control: Due to the long standing previous use as allotments it is possible contamination could remain on site, with potential sources of contamination including; poor storage or accidental spills of chemicals/paints, persistent use of pesticides/fertilisers, ash and furnace slag brought onto site (for used as soil conditioner), asbestos sheeting is commonly found on such sites and the burning of waste is often prevalent.

It is also noted the site adjoins a depot, and part of the site is over former depot land. In light of this conditions are included for a desk top assessment, and remediation works.

Pollution (Air Quality): No response received.

Strategic Housing (Affordable): The development will require a 26% contribution in line with Core Strategy Policy CS 12. Evidence from the recent Housing Needs Study (2019) suggests there is a net Affordable Housing Need for the Carcroft/Skellow area, as a result of this need the full policy ask of 26% (18.46 units) on site delivery rather than commuted sum. In general a split of 75%/25% affordable rent/Shared Ownership, however if affordability is an issue in this area then we would like to see 100% affordable rented. In terms of mix we would suggest 2/3/4beds.

Education: Education requires a contribution for secondary school places amounting to 3 places X 5 year groups X 0.71 dwellings = 11 additional places required

11 places @ £18,297 = £ 201,267.00

This figure is therefore included within the s106 legal obligation.

Internal Drainage: No objections raised.

Shire Internal Drainage Board: No objections raised. An informative note advising consent is required from the drainage board is included.

Yorkshire Water: No objections raised subject to conditions in relation to the public sewer that crosses the site, protection of public sewerage infrastructure and details of discharge of surface water.

Environment Agency: No objections raised subject to condition for finished floor levels to be included and flood evacuation measures being in place. An informative note has been included to advise the applicant/occupiers to sign up to the Environment Agency's Floodline Warning Direct

Local Plans (Flooding): The flooding Sequential Test (ST) is required as the site lies within flood zones 2 and 3. The submitted ST satisfies the requirements and demonstrates that there are no other available sites in a lower risk of flooding.

Publicity and Summary of Representations Received

This application has been advertised in accordance with Article 15 of the Development Management Procedure Order (DMPO), by means of site notice and individual letters of notification to nearby neighbours. Two letters of representation has been received in opposition to the application for the following reasons;

-the ability to access properties from the rear access road

The application site does not include the existing rear access road that currently serves the existing residents living on Owston Road, therefore access will be unaffected.

-Concerns that the existing parking provision adjacent to number 46 will be retained-it is within the householders ownership.

This will be considered as part of the detailed Reserved Matters application.

-Concerns regarding possible number of properties

Again, this application is in outline only and therefore no details are provided at this stage.

-Noise from construction

A condition is included for details of a construction method statement to be submitted and agreed which will cover noise from construction.

Cllr David Hughes has also raised concerns due to potential numbers of vehicles using the access and highway safety concerns.

Planning Assessment

The application is seeking outline consent for residential development with approval of access only. All other matters of design, layout, appearance and landscaping are reserved. The main issues for consideration are therefore the principle of residential development and highways.

Principle

This is an allocated residential site with its own unique policy reference number within the Doncaster Unitary Development Plan and is therefore identified as an area to be developed for housing; as such residential development is acceptable in principle, subject to assessment against other policy criteria.

Planning Obligations

Paragraph 54 of the NPPF states that 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.

In paragraph 56 it is stated that planning obligations should only be sought where they meet all of the following tests (Community Infrastructure Levy Regulations 2010);

- 1.necessary to make the development acceptable in planning terms
- 2.directly related to the development; and
- 3.fairly and reasonably related in scale and kind to the development.

This proposal includes a Section 106 Agreement which provides for the direct provision on site, or necessary contributions towards mitigating the direct impacts that arise from this development off-site which includes the following;

Public Open Space

Doncaster UDP Policy RL 4 is relevant which states that the council will seek to remedy local public open space deficiencies within existing residential areas and will require the provision of public open space principally of benefit to the development itself in accordance with a criterion of standards as set out a-f within the policy.

In line with UDP Policy RL4 b), states that 15% of the total site area of new developments with over 20 family dwellings to be laid out as public open space where the site falls within or adjoins an area of existing local public open space deficiency..."

As the Carcroft Community Profile Area is deficient in 3/5 open space typologies, we would expect to see 15% of this site being provided as useable public open space, including provision suitable for children's play.

It is also noted that the applicants have proposed 10.2% of the site as open space on the indicative layout, albeit 2 parts of the site. This would therefore fall short of the policy ask. Officers take issue with the spaces provided and would not support the proposal as it currently stands. However wording of the s106 legal agreement requires policy on site provision. This is considered necessary and directly related to the development, to meet an identified deficiency in public open space in this area.

Affordable Housing

If the reserved matters development proposes more than 15 units this triggers the requirement for a 26% affordable housing contribution in accordance with Core Strategy Policy CS 12. The starting point for provision in the first instance is on site in accordance with criteria A) 1 of the policy which states that sites of 15 or more houses should include affordable houses on site with the proportion, type and tenure split reflecting the latest Strategic Housing Market Assessment.

The Strategic Housing Officer has advised that evidence from the recent Housing Needs Study (2019) suggests there is a net Affordable Housing Need for the Carcroft/Skellow area. As a result of this need we would like to see fully policy ask of 26% (18.46 units) on site delivery rather than commuted sum. In general the LPA would be looking for a split of 75%/25% affordable rent/Shared Ownership, however if affordability is an issue in this area then we would like to see 100% affordable rented. In terms of mix it is suggested 2/3/4beds.

This is considered necessary and directly related to the development, to meet an affordable housing need in this area.

Education

Policy CS 1 (A) of the Core Strategy states that as a means to securing and improving economic prosperity, enhancing the quality of place, and the quality of life in Doncaster, proposals will be supported which contribute to the Core Strategy objectives and in particular provide opportunity for people to get jobs, learn new skills, and have access to good quality housing, local services, sport, leisure, religious and cultural facilities. As such, the Education team have been consulted and have identified that based on the indicative layout provided, there are currently spare places available at Carcroft Primary therefore no primary school education contribution is required. Therefore, a Primary contribution would not be required. However, there is a deficiency in secondary school places at Outwood Adwick Academy. Given the number of properties proposed on the indicative layout (71 dwellings), a further 11 places are required at a cost of £201,267.00. This is considered necessary and directly related to the development, as without this sum there would be a deficiency in primary school places which would be a direct result of this development.

Flooding

Flooding

The site is located within Flood Risk Zones 2 and 3 as defined by the Environment Agency's Flood Maps. As such, in accordance with the NPPF and policy CS 4 of the Doncaster Council Core Strategy, a site specific Flood Risk Assessment has been submitted and considered by the Environment Agency, who raises no objection to the proposal subject to an advice note for the applicant to consider the use of a range of flood resilient/flood proof construction techniques.

National and local policy, also normally requires proposals in Flood Risk Zone 2 & 3 areas to pass a flood risk Sequential Test. The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding.

The Doncaster Development & Flood Risk SPD (adopted October 2010) sets out how flood risk policy should be applied in respect to the Doncaster borough. Table 3; page 31 of the SPD sets out the area of search for housing proposals. The site is identified in the Core Strategy as being in the Renewal Town of Carcroft/Skellow and is allocated for residential use therefore the area of search is identified as being as borough wide. However, the SPD

predates adoption of the Core Strategy which gives the Renewal Towns an indicative housing target of 1,660 dwellings over the plan period but no breakdown as to how they should be distributed to each of the 4 settlements as that was a job for the Sites & Policies DPD that had to be withdrawn in 2014.

The LPA has therefore already accepted through other planning applications at the Renewal Towns (such as Moorends) that the area of search should be restricted to sites elsewhere at the same settlement (in this case Carcroft-Skellow). Because the site is allocated for housing then the applicant needs to look for any other sites (either larger or cumulatively several smaller sites that could deliver the number of houses to the scheme being proposed) that are reasonably available and sequentially preferable, but any sites with permission can be discounted. The Council's evidence base such as Residential Land Availability (RLA)/5Year Housing Land Supply (5YHLS)/HELAA should be used to ascertain whether any such sites are available; it would also be reasonable to just look at sites either allocated or within the settlement boundaries as per the UDP so can rule out Green Belt urban extension sites as not being reasonably available.

The submitted ST looks at and assesses a number of sites within the Carcroft area using site data from the RLA, and HELAA. All sites have been discounted on account of not being in a lower flood risk area, or land allocated as Green Belt. Additionally, the remaining sites do not cumulatively cannot accommodate the development and there are no other available sites of similar size to accommodate the development. The ST is thereby deemed to be passed.

Notwithstanding the above, national policy also requires that residential proposals in FRZ3, as 'more vulnerable development', will be required to satisfactorily demonstrate they can pass the Exception Test which should be informed by a site specific Flood Risk Assessment to demonstrate the residual risks to the development can be managed and do not put the occupants, or existing neighbouring uses at risk.

A Flood Risk Assessment (FRA), prepared by Flood Risk Consultancy Limited accompanies the application. The principal potential flood mechanisms, identified are fluvial flooding from the Old Ea Beck and Wellsyke Dike; and also, pluvial due to an increase in surface water runoff associated with the development.

The findings of the FRA conclude that the risk of flooding from overtopping of the flood defences of the Old Ea Beck is considered to be low, although there will be some residual flooding from the breach of the flood defences. The flood risk from Wellsyke Dike is also residual in nature. It is part of the Danvm DC network of land drainage channels and watercourses; and the recommended measures to mitigate against flooding from Old Ea Beck will be sufficient to also provide protection to new properties from flood risk associated with Wellsyke Dike.

Mitigation measures include:

Finished floor levels to be set at a minimum of 0.6m above existing ground level or

5.87mAOD, whichever is the highest.

Flood Resistance/resilience material and construction methods are to be incorporated into the development plan

Residents to sign up to receive flood warnings & alerts from the Environment Agency via the free Flood Warning's Direct Service

Residents to prepare a personal flood evacuation plan

Safe refuge to be provided within all dwellings at first floor level for residents to retreat to in case of the rapid onset of flooding

Surface water management is to include sustainable methods and will discharge to the IDB land drainage network of channels and watercourses at a rate not exceeding 1.4l/s/ha (2.5l/s) to and including the 1 in 100-year + 40% climate change storm event. Flows in excess of this will be attenuated on-site prior to discharge.

With regards to the Exceptions Test, the NPPF in para 160 states that 'for the exceptions test to be passed it should be demonstrated that (a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The site is an allocated housing site within the development plan that will much needed housing including affordable housing accommodation in Carcroft. The development of the site will will transform the site into useable space; attract significant s106 contributions, which overall will benefit the community, that taking into account the conclusions of the FRA can be safely developed without increasing the risk of on-site flooding. The proposal is thereby deemed to pass the Exceptions Test.

Highways

The application seeks approval for the access into the site. In this case Policy CS14 is pertinent in that safety and security of the highway is one of the 9 criteria set out in Policy CS 14 to ensure that there are no negative effects upon the amenity of neighbouring land or the environment. Additionally Policy CS 9: Providing Travel Choice is also pertinent as it seeks to ensure that new developments provide the delivery of travel choice and sustainable opportunities for travel.

The access into the site is proposed via a natural gap between nos 46 and 71 Owston Road. A layout plan is submitted that shows grass verge adjacent no 46. The resident at 46 has raised concerns that the existing parking provision adjacent to their property will be retained as it is within their ownership. This will be considered at reserved matters stage as the layout submitted is indicative only.

The Highways DC officer has raised no objections in principle to the development and any forthcoming reserved matters application is to provide the minimum residential parking standards as defined within the Councils' Development Guidance and Requirements SPD.

A Transport Assessment was also submitted and which has been assessed by officers. The assessment highlights that the Owston Road/site access junction is forecast to operate within capacity in 2024 should the development be built out within the planning approval 3 year timeframe. However the Owston Road/Askern Road/Station Road/Skellow Road crossroads is already operating over capacity. DMBC traffic signals have checked the modelling for the above junction and are content with the findings. They are aware that the junction is already operating over capacity and work to improve this junction in the future is planned.

No objections are raised in regard to Transportation issues subject to conditions for electric vehicle charging points. The application thereby satisfies policy CS9.

Summary

In summary, taking account of all of the material planning issues it is considered that residential development is acceptable in this location subject to consideration of other issues such as appearance, layout, scale and landscaping, with a reserved matters application. Additionally, the proposed access will not result in a significant detrimental impact on highway or pedestrian safety. The application is thereby deemed acceptable and recommended for approval subject to the terms of the s106 agreement.

Conditions / Reasons

01. STAT2 The development to which this permission relates must be begun not later than whichever is the later of the following dates:- i) The expiration of three years from the date of this permission or ii) The expiration of two years from the final approval of the reserved matters or in the case of different dates the final approval of the last such matter to be approved.
REASON
Condition required to be imposed by Section 92 (as amended) of the Town and Country Planning Act 1990.
02. STAT3 In the case of the reserved matters, application for approval must be made not later than the expiration of three years beginning with the date of this permission.
REASON
Condition required to be imposed by Section 92(as amended) of the Town and Country Planning Act 1990.
03. U0072476 Approval of the details of the appearance, landscaping, layout and scale (hereinafter referred to as reserved matters) shall be obtained from the Local Planning Authority before the commencement of any works.
REASON
The application is in outline and no details having yet been furnished of the matters referred to in the outline they are reserved for subsequent approval by the Local Planning Authority.
04. U0072477 The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:
Site location Plan and Existing Block Plan Dwg No A(01)001 Rev D
REASON
To ensure that the development is carried out in accordance with the application as approved.
05. U0072475 Notwithstanding the approved plan the proposed layout as shown on the Site Plan Dwg No A(10)001 Rev E is indicative only and does not comprise of any part of this consent.
REASON
For the avoidance of doubt and clarity as to the extent of this consent.
06. U0072455 The development shall be carried out in accordance with the submitted flood risk assessment (FRA) by Flood Risk Consultancy Ltd (report no

N2019-031 revision C dated 18 June 2019) and the following mitigation measure it details:

Finished floor levels shall be set 0.6m above the existing ground level or 5.87m above Ordnance Datum (AOD) whichever is the higher value, as stated in Section 7.1 of the FRA.

The mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

REASON

To reduce the risk of flooding to the proposed development and future occupants.

07. U0072456 A Construction Environmental Management Plan shall be submitted to the Local Planning Authority for approval with any Reserved Matters application, and be implemented in accordance with the approved details.

- o A risk assessment of the potentially damaging construction activities in relation to wildlife and habitats.
- o A method statement for the protection of terrestrial fauna that may be encountered on site.
- o The use of protective fencing, exclusion barriers, and wildlife safety measures.

REASON

To ensure the ecological interests of the site are maintained in accordance with Core Strategy Policy 16 and that no offence is committed in respect of protected species legislation.

08. U0072457 Any reserved matters application should include a reptile survey with results and evaluation that will inform any development proposals such as layout site works and the precautionary method statement.

REASON

To ensure the ecological interests of the site are maintained in accordance with Core Strategy Policy 16 and that no offence is committed in respect of protected species legislation.

09. U0072458 Where reserved matters applications include the removal of trees on the eastern boundary of the site, bats surveys must be carried out and the results submitted with the application to ensure that protected species are given appropriate levels of protection and mitigation.

REASON

To ensure the ecological interests of the site are maintained in accordance with Core Strategy Policy 16 and that no offence is committed in respect of protected species legislation.

10. U0072459 Any reserved matters application shall include a Biodiversity Enhancement Master Plan to be submitted and approved in writing by the Local Planning Authority. The content of the Plan shall include;
- o Implementation of a biodiversity offsetting scheme that identified and quantifies loss
 - o Identification of the mitigation and/or compensation areas within the development site, including SUDS features.
 - o Baseline specifications for biodiversity creation and enhancement works and other ecological features specific to mitigation proposals for habitats, faunal groups and species. These to be based on site survey data and Local Biodiversity Action plan priorities.
 - o Provision of roosting and nesting opportunities in woodland and new dwellings

REASON

To ensure the ecological interests of the site are maintained in accordance with Core Strategy Policy 16

11. U0075301 The development hereby permitted shall not be commenced until a Construction Traffic Management Plan (CTMP) for that phase of development is submitted to and subsequently approved in writing by the Local Highway Authority. The approved plan shall be adhered to throughout the construction phase. I would expect the CTMP to contain information relating to (but not limited to):
- o Volumes and types of construction vehicles
 - o Parking of contractors vehicles
 - o identification of delivery routes;
 - o Contractors method for controlling construction traffic and adherence to routes
 - o Size, route and numbers of abnormal loads
 - o Swept path analysis (as required)
 - o Construction Period
 - o Temporary signage
 - o Measures to be taken within the curtilage of the site to prevent the deposition of mud and debris on the public highway.

REASON

In the interests of highway safety in accordance with policy CS14.

12. HIGH1 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.

13. HIGH3 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.

14. HIGH5 Before the development is brought into use, the sight lines as shown on the approved plan shall be rendered effective by removing or reducing the height of anything existing on the land hatched black on the said plan which obstructs visibility at any height greater than 900mm above the level of the near side channel line of the public highway. The visibility thus provided shall thereafter be maintained as such, unless otherwise approved in writing with the local planning authority.

REASON

In the interests of road safety and to provide and maintain adequate visibility.

15. HIGH11 The development hereby approved shall not be brought into use until a crossing over the footpath/verge has been constructed in accordance with a scheme previously approved in writing by the local planning authority.

REASON

To avoid damage to the verge.

16. U0075703 Detailed layout, engineering and drainage details for the proposed access arrangements shall be submitted for inspection and written approval by the Local highway authority before works commence on site. The design shall include for alteration to the existing handrail and relocating the existing bench.

REASON

In the interests of highway and pedestrian safety in accordance with Policies CS 14.

17. U0075705 Private single and shared driveways are to be surfaced with a bound material to prevent any stones, gravel or similar items from being

deposited on the adoptable area. Reason: In the interests of highway safety.

REASON

In the interests of highway and pedestrian safety in accordance with Policies CS 14 and CS 9.

18. U0072469 No building or other obstruction including landscape features shall be located over or within 3 (three) metres either side of the centre line of the public 250 mm diameter rising main located to the east of the site i.e. a protected strip width of 6 (six) metres, that crosses the site . If the required stand -off distance is to be achieved via diversion or closure of the sewer , the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken.

REASON

In order to allow sufficient access for maintenance and repair work at all times.

19. U0072470 The site shall be developed with separate systems of drainage for foul and surface water on and off site.

REASON

In the interest of satisfactory and sustainable drainage.

20. U0072471 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority .

REASON

To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the foul sewer network.

21. U0075302 Prior to the occupation of the development hereby approved, details of electric vehicle charging provision shall be submitted to and approved in writing by the local planning authority. Installation shall comply with current guidance/advice. The first dwelling shall not be occupied until the approved connection has been installed and is operational and shall be retained for the lifetime of the development. The development shall be carried out in accordance with the approved details.

REASON

To contribute towards a reduction in emissions in accordance with air quality objectives and providing sustainable travel choice in accordance with policies CS9 and CS18 of the Doncaster Council Core Strategy.

22. CON1B

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

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

b) The Phase 2 site investigation and risk assessment, if appropriate, must be approved by the LPA prior to investigations commencing on site. The Phase 2 investigation shall include relevant soil, soil gas, surface and groundwater sampling and shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology and current best practice. All the investigative works and sampling on site, together with the results of analysis, and risk assessment to any receptors shall be submitted to the LPA for approval.

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

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

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

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment pursuant to the National Planning Policy Framework.

This has to be prior to commencement so that any risks are assessed before works begin to the ground whether this be demolition works or construction works and remediation in place before works begin.

23. CON2

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 and pursuant to guidance set out in the National Planning Policy Framework.

24. CON3

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 and pursuant to guidance set out in the National Planning Policy Framework.

25. U0075706 No development shall take place, including any works of demolition, until a Construction/Demolition Method Statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) - the parking of vehicles of site operatives and visitors
- ii) - loading and unloading of plant and materials
- iii) - storage of plant and materials used in constructing the development
- iv) - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v) - wheel washing facilities
- vi) - measures to control noise and the emission of dust and dirt during construction
- vii) - a scheme for recycling/disposing of waste resulting from demolition and construction works

REASON

To safeguard the living conditions of neighbouring residents and in the interests of highway safety.

26. U0075726 Before first occupation of any part of the development hereby permitted, a Flood Evacuation Plan shall be submitted to and approved in writing by the local planning authority. The Flood Evacuation Plan shall include the following details:

- i) flood warning procedures;
- ii) safe points of extraction and evacuation;
- iii) the areas of responsibility for those participating in the Plan;
- iv) implementation procedures;
- v) communication strategies for occupiers; and
- vi) details of a scheme to update the Plan.

The Flood Evacuation Plan shall thereafter be maintained and adhered to.

REASON

To ensure that measures are in place for residents to be evacuated safely during times of flood.

01. U0013544

INFORMATIVE: TREE GUIDANCE FOR RESERVED MATTERS

In order to maximise the benefits of tree planting, the council will expect a minimum of 1 tree per dwelling (that can realistically establish and reach maturity), including a number of street trees to be designed into the public realm where appropriate. Planting can be particularly advantageous on prominent frontages, in front of houses and on the edge of green space and open countryside. Where sight lines are important, for example near pathways, low growing shrubs and trees with 2m clear stem heights should be chosen. Landscape planting should therefore be considered as an integral part of the urban design and layout of all housing development, and should include linear features, for example boulevards of large canopied specimen trees, and / or feature planting at junctions or community focal spaces along streets where they can aid legibility and place-making. Most streets in a new development should provide sufficient space to accommodate some tree planting within the public realm.

From the indicative layout, the development appears to have too many plots to achieve this and provide enough trees with realistic prospects. This is why with the reserved matters layout the landscaping and new planting should be recognised from the outset as an integral part of the development scheme. Tree planting should be purposefully designed to complement the proposed features of the development.

The landscape scheme should include:

- i) A planting plan and schedule of trees including appropriate trees and shrubs along the property frontage, tree planting within/beside the Public Open Spaces and spine roads and indicate all existing trees and hedgerows on the site, showing their respective size, species and condition. It shall distinguish between those, which are being retained, those proposed for removal and those requiring surgery.
- ii) Details of soft and hard landscaping;
- iii) A landscape and establishment specification, noting the requirement to replace any trees which do not become established;

02. U0013622

INFORMATIVE: BREEDING BIRDS

Birds may be nesting in trees and shrubs proposed for removal. It is an offence under the Wildlife and Countryside Act 1981 (as amended) to disturb nesting birds, and vegetation removal should be timed therefore to avoid the nesting season (March to August inclusive).

03. U0013624

INFORMATIVE: SHIRE IDB's

It is advised that the Applicant/Developer should take note of the consultation advice from the IDB;

The applicant should ensure that any existing or proposed surface water discharge system has adequate capacity for any increase in surface water run-off to the area.

The planning application may relate to work in, on, under or near a watercourse within the Internal Drainage Board (IDB) Drainage District and requires CONSENT from the IDB in addition to any landowner agreements for works, access, easements and PLANNING PERMISSIONS.

The IDB as a Consultee give the following comments/recommendations:

If the surface water were to be disposed of via a soakaway system, the IDB would have no objection in principle but would advise that the ground conditions in this area may not be suitable for soakaway drainage. It is therefore essential that percolation tests are undertaken to establish if the ground conditions are suitable for soakaway drainage throughout the year.

If surface water is to be directed to a mains sewer system the IDB would again have no objection in principle, providing that the Water Authority are satisfied that the existing system will accept this additional flow.

If the surface water is to be discharged to any watercourse within the Drainage District, Consent from the IDB would be required in addition to Planning Permission and would be restricted to 1.4 litres per second per hectare or greenfield runoff.

No obstructions within 9 metres of the edge of a watercourse are permitted without Consent from the IDB.

If surface water or works are planned adjacent to a Main River within the Drainage District, then the Environment Agency should be contacted for any relevant Permits

ANY surface water discharge into ANY watercourses in, on, under or near the site requires CONSENT from the Drainage Board.

For further guidance, pre-application advice & consent form visit: www.shiregroup-idbs.gov.uk, and select "Danvm DC"

For direct enquiries e-mail: planning@shiregroup-idbs.gov.uk

04. U0013626 INFORMATIVE: SITE LAYOUT

The proposed site layout as shown on Dwg No A (10)001 Rev E is indicative only and does not form part of this consent.

05. IFWI INFORMATIVE

At the time of this decision, the site has been identified as being within an area of medium or high flood risk, based on the Environment Agency's flood maps. Therefore, the applicant/occupants should consider registering for the Environment Agency's Floodline Warning Direct, by phoning Floodline on 0345 988 1188 . This is a free service that provides flood warnings direct by telephone, mobile, fax or paper. It also gives practical advice on preparing for a flood, and what to do if one happens. By getting an advanced warning it will allow protection measures to be implemented such as moving high value goods to an elevated level as well as evacuating people off site.

06. U0014040 INFORMATIVE: WORKS WITHIN/ON A HIGHWAY

o Works tying into or 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.

o Doncaster Borough Council Permit Scheme (12th June 2012) - (Under section 34(2) of the Traffic Management Act 2004, the Secretary of State has approved the creation of the Doncaster Borough Council Permit Scheme for all works that take place or impact on streets specified as Traffic Sensitive or have a reinstatement category of 0, 1 or 2.

Agreement under the Doncaster Borough Council Permit Scheme's provisions must be granted before works can take place. There is a fee involved for the coordination, noticing and agreement of the works. The applicant should make contact with Paul Evans - Email: p.evans@doncaster.gov.uk or Tel 01302 735162 as soon as possible to arrange the setting up of the permit agreement.

- o Any alteration to the existing street lighting as a result of the new access arrangements will be subject to a costs which are to be borne by the applicant. Street lighting design and installation is generally undertaken by the Local Highway Authority. There is a fee payable for this service and the applicant should make contact with Malc Lucas - Tel 01302 735110 regarding this as soon as possible. Further information on the selected DNO / IDNO together with the energy supplier will also be required as soon as possible as they directly affect the adoption process for the street lighting assets.
- o Roads other than shared private drives shall be constructed to an adoptable standard and offered for adoption on completion under (the provisions) Section 38 of The Highways Act (1980). Engineering and surface water drainage details shall be submitted for inspection and approval in writing by the (Local Planning Authority) Highways Authority before works commence on site.
- o The proposed access and future general layout shall be subject to Road Safety Audits in accordance with DMRB Volume 5 Section 2 Part 2 Road Safety Audit (GG119).
- o The developer shall ensure that no vehicle leaving the development hereby permitted enter the public highway unless its wheels and chassis are clean. It should be noted that to deposit mud and debris on the highway is an offence under provisions of The Highways Act 1980.
- o Whilst no information is given at this stage about the method of disposal of highway drainage, I am mindful of restrictions on surface water disposal and the emphasis on the use of sustainable solutions. I make this point as the use of a soakaway system has to be located outside the carriageway and at least 6m from any building may further affect the layout shown. Based on a standard soakaway capacity of 10m³ a commuted sum of £7800 to be used towards the future maintenance costs of each highway drain soakaway, shall be paid to the Council. An additional 780 extra will be added for each additional cubic metre of storage.
- o Any trees to be provided in the public highway are to have a clear stem of 2m and require a commuted sum for maintenance purposes of £1500 per tree (£300 pounds per annum for a period of 5 years) to be paid to the Council, prior to the issue of the Part 2 Certificate.

Justification

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

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:
Further highway information.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.