

<b>Application</b>	<b>2</b>
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<b>Application Number:</b>	22/00255/REMM
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<b>Application Type:</b>	Reserved Matters
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<b>Proposal Description:</b>	Details of Access, Appearance, Landscaping, Layout and Scale of design for 248 units with 25 affordable units and 223 open market units (being matters reserved in outline application previously granted permission under ref 15/01278/OUTM on 05/02/2019). (Amended Plans and Description)
<b>At:</b>	Land to the east of Mere Lane, Edenthorpe, Doncaster, DN3 2BF

<b>For:</b>	Avant Homes
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<b>Third Party Reps:</b>	13 Objections	<b>Parish:</b>	Edenthorpe Parish Council
		<b>Ward:</b>	Edenthorpe & Kirk Sandall

<b>Author of Report:</b>	Stephen Gill
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## SUMMARY

Outline planning permission reference 15/01278/OUTM was granted for residential development (for up to 600 dwellings) on the overall site in February 2019 by way of appeal. The subject of this application is one parcel of the overall site known as Phase 1 of the development, and the application is a reserved matters application for 248 dwellings. This application is considering the matters reserved as part of the outline planning permission including access, scale, layout, appearance, and landscaping. The principal of residential development is not in question as this has already been accepted as part of the outline planning permission. It should also be noted that following the adoption of the current Local Plan, this site is now an allocated site for residential development under reference MUA51.

Each reserved matter is considered in depth in this report; however, the following is a summary of the assessment:

### Access

The position of the main access point into the site was agreed (in principle) as part of the outline planning permission. The access point will be constructed off the A630 and will comprise a three-arm roundabout with footways either side. The access arrangement, which is known as Phase 1a of the development on the approved phasing plan has been submitted and agreed as part of reserved matters application 22/00178/REMM.

## Scale

In terms of the scale, there are 14 different house types proposed in this application, which range from 2 to 2.5 storey in height. They are a mixture of semi-detached and detached properties in either a 1, 2, 3, 4 or 5 bed formats. The scale of the house types used and their positioning within the site has been reviewed and accepted by the Urban Design Officer. On that basis, the scale of development is considered acceptable, and this complies with Local Plan Policy 41, Edenthorpe Neighbourhood Plan Policy 1, and the approved Design Code for the site.

## Appearance

In relation to the appearance, there is variation in the use of materials across the site. The main material will be brick, including red, multi and buff brick. Some house types will be finished in an off-white render, and buff brick to add some variation, but render is not a primary material. The house types proposed generally have a pitched roof design and the roof will be finished in either grey slate or terracotta. The door and window designs are standard in their appearance for the house types proposed. The Urban Design Officer has reviewed the house types and does not object to the appearance of the house types. Therefore, it is concluded that the appearance meets the tests of Local Plan Policies 41 (a), 42 (b), 44 (b) and NPPF Section 12.

## Layout

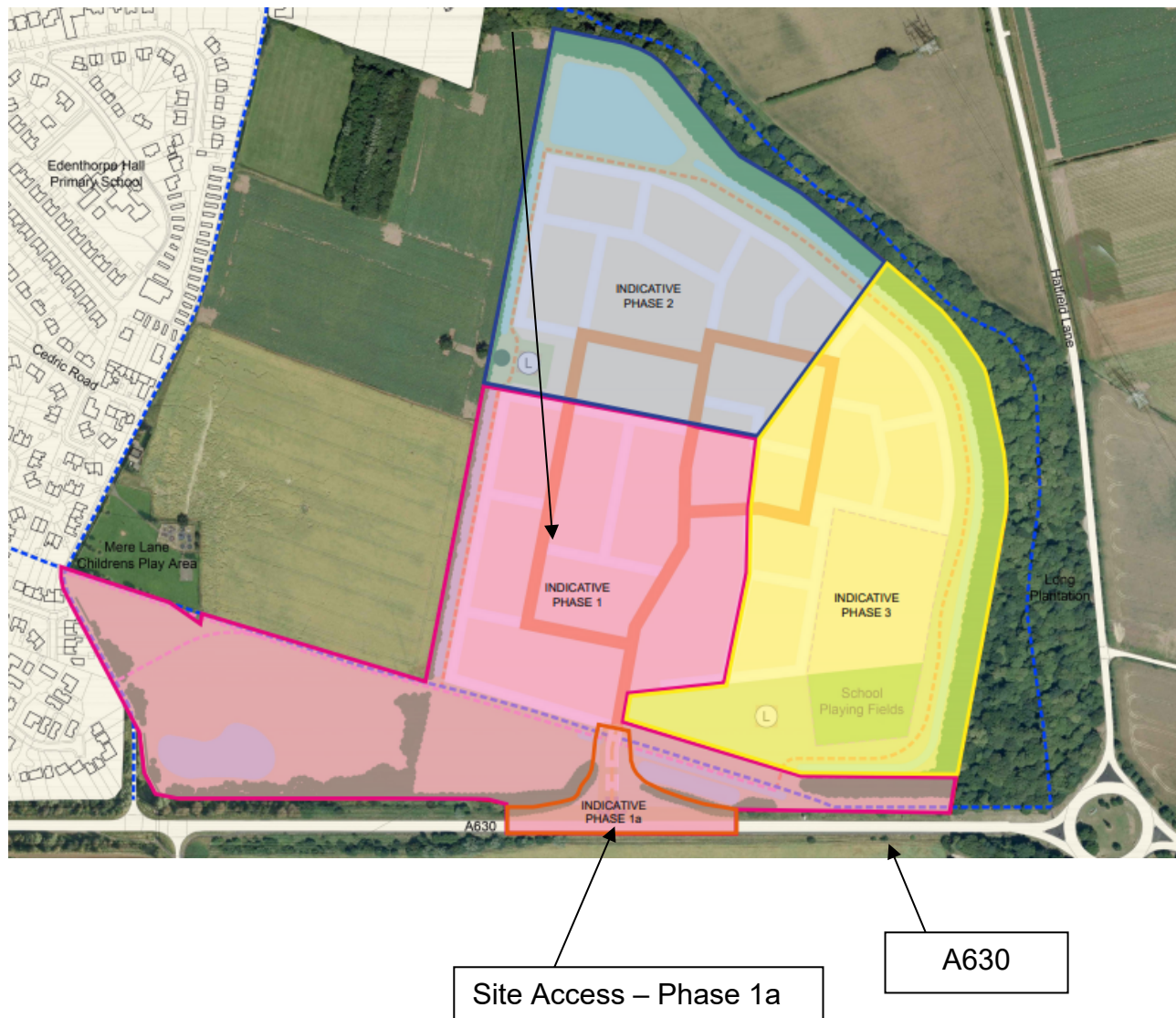
Much work has been put in by both the Council and the applicant to produce a layout that works for Phase 1 of the development. The Urban Design Officer concludes that the general layout of the development now broadly conforms with the approved Design Guide for the site, and we also have a development that is fully NDSS compliant. A large, useable area of open space will be created to the south of Phase 1. There are no objections to the layout on drainage grounds, and the parking and highway requirements have been met. Therefore, it is considered that the development complies with Local Plan Policies 13, 41, 42, 44, 45 and 56 as well as NPPF at Section 12.

## Landscaping

The applicant has submitted a comprehensive hard and soft landscaping scheme. A mixture of extra heavy standard, heavy standard, and standard trees are proposed throughout the layout. Tree lined streets will be created on both the primary and secondary streets throughout, as envisaged by the approved design code for the site. Where parking is not situated to the front of properties, grassed turf is proposed, along with ornamental shrub and hedge planting. A mixture of shrub and hedge planting is also proposed along the western boundary of the site. Overall, the proposed landscaping scheme is acceptable.

**RECOMMENDATION: APPROVE RESERVED MATTERS subject to conditions**

## The Site – Phase 1



### 1.0 Reason for Report

- 1.1 The application is being presented to Members due to the high level of public interest in the application.

### 2.0 Proposal and Background

- 2.1 In terms of background, outline planning permission was granted in February 2019 with all matters reserved, following the Secretary of State's decision to allow an appeal against the refusal of outline planning application 15/01278/OUTM (appeal reference APP/F4410/W/17/3169288). The description of the development in that application was as follows:

*“Outline application for residential development with open space, landscaping and associated access (Approval being sought for access)”*

2.2 It should be noted that during the appeal public inquiry, the matter of access was also reserved as part of that process, so the outline planning application became an application for residential development with all matters reserved.

2.3 This application follows on from the outline planning permission and assesses the matters reserved as part of the outline planning permission. It is a reserved matters application that considers access, scale, appearance, layout, and landscaping for a development of 248 dwellings (223 open market and 25 affordable properties).

### 3.0 Site Description

3.1 The site subject of the application forms part of a large 31-hectare site in Edenthorpe. The wider area is surrounded by a well-established and mixed residential area.

### 4.0 Relevant Planning History

4.1 Planning history for the application site as follows:

Application Reference	Proposal	Decision
22/00178/REMM	Reserved Matters application for delivery of initial infrastructure phase comprising access on land at Mere Lane, Edenthorpe (Phase 1a of outline planning permission 15/01278/OUTM - the first phase of development as per the approved phasing plan).	Granted September 2023
15/01278/OUTM	Outline application for residential development with open space, landscaping and associated access (Approval being sought for access)	Granted at appeal – February 2019

### 5.0 Site Allocation

5.1 The site forms part of a larger area that is allocated for residential development in the Local Plan under reference MUA51.

### 5.2 Local Plan

5.3 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. The development plan for Doncaster consists of

the Doncaster Local Plan (adopted 23 September 2021). The following Local Plan policies are relevant in this case:

- Local Plan Policy 5: Housing Allocations (Strategic Policy)
- Local Plan Policy 13: Promoting sustainable transport in new developments
- Local Plan Policy 29: Ecological Networks (Strategic Policy)
- Local Plan Policy 30: Valuing Biodiversity and Geodiversity (Strategic Policy)
- Local Plan Policy 32: Woodlands, Trees and Hedgerows
- Local Plan Policy 41: Character and Local Distinctiveness (Strategic Policy)
- Local Plan Policy 42: Good Urban Design (Strategic Policy)
- Local Plan Policy 44: Residential Design (Strategic Policy)
- Local Plan Policy 45: Housing Design Standards (Strategic Policy)
- Local Plan Policy 56: Drainage

## **5.5 National Planning Policy Framework (NPPF 2023)**

5.6 The National Planning Policy Framework 2023 (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:

- Section 2: Achieving sustainable development
- Section 9: Promoting sustainable transport
- Section 11: Making effective use of land
- Section 12: Achieving well-designed places
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 15: Conserving and enhancing the natural environment

## **5.7 Neighbourhood Plan (NP).**

5.8 Edenthorpe Neighbourhood Development Plan ("ENDP") was adopted in July 2021, and the following are the relevant policies for a development of this type:

- Policy 1: New Residential Development
- Policy 3: Housing Type and Mix
- Policy 5: General Development Principles
- Policy 11 Sustainable Transport

## **5.10 Other material planning considerations and guidance**

5.11 The following Supplementary Planning Documents (SPDs) have been adopted and can therefore be treated as a material consideration in decision-making.

- Biodiversity Net Gain SPD (adopted September 2022);

- Flood Risk SPD (adopted August 2023);
- Local Labour Agreements SPD (adopted August 2023);
- Loss of Community Facilities and Open Space SPD (adopted August 2023); and
- Technical and Developer Requirements SPD (adopted August 2023).

5.12 Doncaster Council's previous suite of 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. The SPDs refer to superseded development plan policies, and some provide guidance which is not in accordance with the new Local Plan. The Transitional Developer Guidance (August 2023) provides guidance on certain elements, including design, during the interim period, whilst new SPDs to support the adopted Local Plan are progressed and adopted. The Transitional Developer Guidance, Carr Lodge Design Code and the South Yorkshire Residential Design Guide (SYRDG), should be treated as informal guidance only as they are not formally adopted SPDs. These documents can be treated as material considerations in decision-making, but with only limited weight.

### **IMPORTANT**

5.13 In relation to the requirements of the Local Plan, the ENDP, and the newly adopted SPD's, it should be noted that the outline planning permission was granted prior to the adoption of the Local Plan, the ENDP and SPDs. This reserved matters application is bound by the requirements and conditions of the outline planning permission, and because the reserved matters is bound by the outline planning permission, the Local Planning Authority cannot enforce the more recently adopted policy requirements, as the outline planning permission was not assessed against these policies. This has been confirmed through discussions with the Councils legal team.

5.14 Notwithstanding the above, it should be noted that the applicant has worked with the Council in a proactive manner to try and meet the relevant requirements of the Local Plan, the ENDP and the newly adopted SPD's and this report will set out what policies have been met.

## **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 by means of council website and neighbour notification letters.

6.2 Thirteen representations were received as part of the consultation process. The representations raise the following concerns (in summary):

- The existing sewer infrastructure cannot cope with the existing properties, and by adding more properties on the scale proposed means the problem will worsen considerably.

- The pumping station at Hunger Hill Woodland continually breaks down and requires constant repair.
- The drainage infrastructure needs to be updated prior to this development coming forward.
- Development needs to be more focused where employment is to alleviate the rise in fuel costs, not all people can afford electric vehicles.
- There are very few medical facilities available for the existing residents in the area, and this development will only make this situation worse.
- The development will destroy the existing wildlife around the site.
- Yorkshire Water currently object to the application, and this must be considered.
- The existing schools in the area will become oversubscribed.
- The traffic impacts will be unacceptable and will cause a huge amount of congestion.
- The Government is very keen to reduce carbon emissions, but this scheme combined with the development at Hungerhill will increase carbon emissions through congestion.
- The application makes no reference to the Edenthorpe Neighbourhood Plan.
- The application fails to consider the overhead power cables which cross the site.
- The site has poor public transport linkages.
- The level of affordable housing provision is poor.
- The new roundabout leading into the site is likely to cause more congestion
- The loss of open space will adversely impact the wellbeing of residents.
- Existing brownfield land in the Borough should be considered before this land.
- The development does not bare any similarity to what has been agreed in the approved Design Guide.

## **7.0 Parish Council**

- 7.1 Edenthorpe Parish Council object to the application because (in summary) the drainage infrastructure in the area is inadequate and unable to cope with another 1000+ properties. The Parish Council assert that the Environment Agency said, "Water is a precious resource that is under pressure across the country" and that taking more from natural stores is "posing a real risk to chalk streams, river, and wetland habitats." While one water company said it has "resilient, long term" plans to increase supplies but is also trying to reduce demand. This is only if the supply hasn't been polluted.
- 7.2 The Parish Council have also noted Yorkshire Water's objection to the application due to concerns in respect of the potential impacts to groundwater. The Parish Council note that once the principal aquifer is polluted nothing can be done to alleviate the damage caused.

7.3 The Parish Council also raise concerns in respect of public services, and the fact that they are unable to cope with demand or are currently non-existent, and this development will only worsen this problem.

## **8.0 Relevant Consultations**

8.1 **CDC Drainage Officer** – No objection

8.2 **CDC Ecology Officer** – Raises a concern because no Construction Environmental Management Plan has been submitted with the application (a requirement of Condition 12 of the outline planning permission). It should be noted that Condition 12 of the outline planning permission does not specify the need to submit this detail as part of the reserved matters application. The applicant has submitted a Construction Environmental Management Plan as part of discharging condition 12 under Discharge of Condition application 23/01250/COND, and is being considered separately.

8.3 **CDC Highway Officer** – No objection subject to conditions

8.4 **CDC Pollution Control Team** - No objections

8.5 **CDC Landscaping**– No objection subject to conditions

8.6 **CDC Waste and Recycling Officer** – No objection

8.7 **CDC Environmental Health** – No objection

8.8 **CDC Urban Design Officer** – Concludes overall that the scheme has improved significantly, and we have a full NDSS compliant scheme. Does raise concerns in respect of parking dominated frontages in small pockets of the scheme. In addition, concerns have been raised for some plots in respect of the relationship between the position of the detached garage and the front elevation of the properties.

8.9 **CDC Public Right of Way** – No objection

8.10 **CDC Open Space** – No objection

8.11 **CDC Strategic Housing** – No objection

8.12 **CDC Public Health** – No objection

8.13 **South Yorkshire Fire and Rescue** – No objection

8.14 **South Yorkshire Mayoral Combined Authority** – No objection

8.15 **South Yorkshire Police** – No objection



8.16 **Superfast South Yorkshire** – No objection

8.17 **Yorkshire Water** – No objection

## 9.0 **Assessment**

### Principle of development

9.1 In terms of the principle of residential development, this was assessed as part of the outline planning application 15/01278/OUTM and subsequently appeal reference APP/F4410/W/17/3169288 and was approved. Therefore, the principle of residential development cannot be re-assessed as part of this application. In addition, since the outline planning permission was granted, a new Local Plan has been adopted for Doncaster, and the Local Plan allocates the phase subject of this application and the wider site for residential development under reference MUA51.

9.2 The main consideration in determining this application is whether the details submitted for the matters reserved as part of the outline planning permission namely access, appearance, landscaping, layout, and scale are acceptable, and these matters will be considered below in this report.

### Access

9.3 Local Plan Policies 13, 42 and 46 requires, amongst other criteria, that site layouts function correctly and development should not result in unacceptable impacts on highway safety. Section 9, paragraph 110 of the NPPF states that development proposals should mitigate against any significant impacts on the transport network (in terms of capacity and congestion), or on highway safety

ENDP Policy 1 states that residential development must demonstrate adequate highway infrastructure to enable ease of access and does not exacerbate existing environmental or highway problems.

9.4 The position of the main access point into the site was agreed (in principle) as part of the outline planning permission and this is illustrated on the approved Parameters Plan reference 5428-L-02 Revision P. The access point will be constructed off the A630, and will comprise a 65m ICD roundabout, with 3 arms and 2m footways either side of the access road and will continue towards the north side of the A630 to the east of the proposed access. This detail has been assessed as part of the Phase 1a works submitted under reserved matters application 22/00178/REMM. This application has been approved and will provide the main access in and out of the site.

9.5 The access agreed for the site has undergone extensive discussions between the Council's Highways Engineers and the applicant. The access detail will require a Section 278 agreement between the applicant and the Council, which the applicant

is currently undertaking, however, this is separate to the planning process. Overall, no objections have been raised by the Council Highway Engineers in relation to this development and its ability to be accessed from the details agreed as part of application 22/00178/REMM. On that basis, this complies with Local Plan Policies 13, 42 and 46, ENDP Policy 1 and NPPF section 9.

### Scale

- 9.6 Local Plan Policy 41 states (in summary) that development proposals will be supported where they integrate visually and functionally with the immediate and surrounding area at a settlement, neighbourhood, street, and plot scale.
- 9.7 ENP Policy 1 states that primary and secondary streets should differentiate from one another in scale, level of enclosure, use of materials and landscaping features to help provide a clear and distinctive highway network.
- 9.8 The Parameters Plan (reference 5428-L-02 Rev P) approved as part of the outline planning permission states that the overall site will incorporate up to 15.34 hectares of land for residential development for up to 600 dwellings. This development represents Phase 1 of the overall site, with the remaining Phases (Phases 2 & 3) yet to come forward. With that considered, the development proposed sits well within the scale of development envisaged for the site (up to 600 dwellings) and no concerns are raised in this regard.
- 9.9 The approved Design Code for the site (approved under discharge of condition application 19/02863/COND) sets out how the form and scale of the development should evolve for the site. For primary streets, the Design Code states that a higher density arrangement would be expected, with the use of 2.5 to 3 storey properties considered to be acceptable in principle. For secondary streets, a medium density arrangement is expected with the predominant use of 2 storey house types. A lower density arrangement is expected for Green Lanes, with the predominant use of 2 storey house types within the layout, and the 2 storey house types with a mixture of dwelling heights expected for the Mews.
- 9.10 The house types proposed and their overall appearance, will be discussed below, however in terms of their scale, there are 14 different market house types proposed, and 2 affordable house types (16 in total) which range from 2 to 2.5 storey in height and are semi-detached and detached. The scale of the house types used and their positioning within the site on the primary and secondary streets as well as on Green Lane and the Mews has been reviewed by the Urban Design Officer. The Urban Design Officer does not object to the scale, or the positioning of the various house types within the layout, and on that basis, the scale of development is considered acceptable, and this complies with Local Plan Policy 41, ENP Policy 1, and the principles agreed in the approved Design Code.

## Layout

### *General Layout*

- 9.11 Local Plan Policy 44(A) states that 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. In addition, Local Plan Policy 45 sets out a requirement that all new homes must meet the criteria in the Nationally Described Space Standards (“NDSS”)
- 9.12 Paragraph 130 of the NPPF seeks, amongst other things, to ensure developments will function well and promote health and well-being with a high standard of amenity for existing and future users.
- 9.13 When considering living standards and residential amenity, separation distances are an important factor to ensure the existing and future occupants have adequate levels of privacy. The Transitional Developer Guidance states that 21m should be achieved (back-to-back) for 2 storey properties and no less than 12m front to front. The layout has seen a reduction of 15 dwellings as part of the application process. This has created greater levels of space within the site, which means that separation distances proposed are acceptable. The Urban Design Officer has reviewed the layout in this regard and has not raised any concerns.
- 9.14 In relation to garden sizes, the South Yorkshire Residential Design Guide (SYRDG) recommends the provision of at least 50sqm of private outdoor amenity space for 2-bedroom dwellings, and at least 60sqm of outdoor amenity space for 3 or more-bedroom dwellings. All the garden sizes proposed meet this requirement.
- 9.15 In relation to the NDSS, M42, and M43 requirements set out in Local Plan Policy 45, the outline planning permission was granted prior to the adoption of the current Local Plan. This means, as described earlier, that this application is bound by the requirement of the outline planning permission. Therefore, the Local Planning Authority cannot enforce the requirements of Local Plan Policy 45 on the layout, specifically the requirements for NDSS, M4(2) and M4(3).
- 9.16 Notwithstanding the above, the Council have worked with the applicant, and the applicant has agreed to propose house types that meet the requirements of Local Plan Policy 45. This should be considered as a significant benefit in the planning balance, given that in this instance there is no requirement for the applicant to do this.
- 9.17 The development layout proposes a mix of house types including 1, 2, 3, 4 and 5 bed properties, and some of the house types will include a detached garage. There is no policy in the Local Plan which specifies what housing mix is expected from an applicant, however, the Doncaster Council Housing Needs Study 2019 (“HNS”) does provide some information on what the housing need position is in Doncaster. The

present need is for 2, 3 and 4 bed properties according to the HNS. The layout proposes 98 - 3 bed properties, 38 - 2 bed properties and 67 – 4 bed properties, the remaining is for 17 – 1bed units and 3 - 5 bed units. The development will make a very strong contribution to the house types needed in the borough, specifically for 2, 3 and 4 bed properties, and this weighs in favour of the development in the planning balance.

- 9.18 The layout also proposes 25 affordable housing units, which is 10% of the overall layout. The HNS indicates that there is an ongoing need for, 2, 3 and 4 bed affordable housing in the borough. The layout proposes 13 - 2 bed properties and 12- 3 – bed properties (affordable). 10% provision is what was agreed through the outline planning permission, and this was subject to a viability assessment. The requirement for 10% affordable housing is also set out in the signed Section 106 (S106) agreement.
- 9.19 In terms of how the affordable housing will be managed, the requirements are clearly set out in the S106 agreement, and prior to commencement of any development an Affordable Housing Scheme will need to be submitted and agreed in writing with the Local Planning Authority.
- 9.20 There has been a lot of work undertaken between the Council and applicant in respect of the general layout. Whilst the Urban Design Officer has noted that the layout has improved substantially over the application process, and the quality of the scheme overall is good, there are still some areas of concern from the Urban Design Officer's perspective. Concerns include parking dominated frontages in certain areas of the layout, and garages positioned to the front of properties on some plots. Those comments have been considered carefully, and when we balance these comments against the overall quality of the scheme and improvements made to the scheme overall, these factors together are considered to outweigh the concerns of the Urban Design Officer in this instance.
- 9.21 In relation to boundary treatments, the approved Design Code for the site states that at the rear and side of properties close boarded timber fences should be used and where plots border streets / areas of public realm then boundary walls should be used. ENP Policy 1 states that boundary treatments should reinforce the sense of continuity of the building line and help define the street, appropriate to the character of the area. Boundary treatments should not impair natural surveillance
- 9.22 There is a mixture of boundary treatments proposed. This includes 1.2m high post and rail fencing, which will be primarily used as a boundary divide between properties at the rear. 1.8m high close boarded timber fencing will be used as screen fencing mostly to the rear boundary of properties. 1.8m high brick wall and fencing will be used on corner plots where gardens will face the street scene. 450mm high timber knee rail fencing is proposed in areas to separate the green space from the properties, and 1.2m high metal railings are also proposed, which would be positioned as a boundary treatment to the front of properties. The boundary

treatments proposed are well considered and will complement the layout, and on that basis, there are no objections.

- 9.23 A large area of open space is also proposed as part of this scheme, which is situated to the south of the residential development. The area is divided by the access road into the site, and the large area to the west will be utilised for recreation. The area to the west of the access will include a meadow, with a turfed kick about area directly adjacent. A basketball & 5 aside net, an adventure play area and toddler / junior area is also proposed in this space. The Open Space Officer does not object to the equipment or uses proposed for this area of the site. No specific information has been submitted in terms of the specification or appearance of the proposed equipment; however, the submission of this information can be conditioned. A large amount of mixed landscaping is also proposed in this area, which is discussed in detail in the landscape section of this report.
- 9.24 The area to the east, will be an area of soft landscaping, and will be absent of any recreational equipment. The open space area overall will provide a pleasant buffer to the A630, which is welcomed.
- 9.25 The signed S106 Agreement sets out a requirement to ensure that the open space is transferred to a management company. The Council will have opportunity to assess the management companies' suitability prior to any transfer of the open space. The agreed management company will be responsible for the maintenance of the open space as agreed in the signed s.106 agreement.

#### *Site Drainage - Layout*

- 9.26 Local Plan Policy 56 (Drainage) states that development sites must incorporate satisfactory measures for dealing with their drainage impacts to ensure wastewater and surface water run-off are managed appropriately and to reduce flood risk to existing communities.
- 9.27 The site is within Flood Zone 1 and is not considered to be at a high risk of flooding from main river sources. An overall site wide drainage strategy has been agreed for the site as part of discharging condition 10 of the outline planning permission as discussed below. The applicant has also submitted a drainage strategy to demonstrate how the site drainage proposed for this phase will fit into the overall site wide drainage strategy. The Lead Local Flood Authority (LLFA) have reviewed the information submitted and do not object to the drainage strategy proposed for this phase of development. This phase of development will drain to a new infiltration pond, which is proposed to the south of the site near to Phase 1a. The LLFA have reviewed these proposals, and do not have any fundamental concerns.
- 9.28 Yorkshire Water raised some concerns initially in respect of the potential impacts on a principal aquifer and requested the completion of a Hydrogeological Risk Assessment. It should be noted that condition 12 of the outline planning permission deals with groundwater, and there is no requirement to discharge this condition as

part of the reserved matters. However, given that this is a concern that has been raised as part of the representations, and by the Parish Council, it was considered necessary by the Council and the applicant to deal with this matter as part of the reserved matters.

- 9.29 In response to Yorkshire Water's concerns, the applicant applied to discharge condition 12 (and other conditions) (reference 23/01250/COND), in which they submitted a Construction Environmental Management Strategy, undertaken by Lithos. The document sets out several measures to ensure that groundwater quality will be protected, the measures relate to plant and equipment maintenance, oils, fuels and chemicals, emergency procedures in the event of a spill, borehole protection and decommissioning, and groundwater quality monitoring. Yorkshire Water have reviewed the information submitted and are now satisfied with the measures proposed. Therefore, Yorkshire Water have now removed their objection to the application, and no further concerns are raised in relation to groundwater.
- 9.30 In terms of the site levels, the land is generally flat as it exists presently. The proposed drainage infrastructure and development overall will not raise the existing levels unacceptably. The level increases demonstrated on drainage plan reference 47856 XX XX DR C 0002 P04 are generally between 0.5 and 0.8m from the existing levels and given that the development is not immediately adjacent to any residential or commercial properties, these minor increases will not have any adverse impacts to the amenity of the surrounding area or the character.
- 9.31 Overall, the development will incorporate satisfactory measures for dealing with any additional surface water that will be generated by the proposed layout. The improvements that will be made to the existing drainage infrastructure as part of discharging condition 10 of the outline planning permission (details set out below) will also ensure that the drainage infrastructure around the site is fit for purpose. The LLFA and Yorkshire Water do not object to the scheme on drainage grounds, and this complies with Local Plan Policy 56, and the Flood Risk SPD.

#### *Highways - Layout*

- 9.32 Paragraph 110 of the NPPF states that development proposals should mitigate against any significant impacts on the transport network (in terms of capacity and congestion), or on highway safety. Local Plan Policies 13, and 42, amongst other criteria, that site layouts function correctly, and development should not result in unacceptable impacts on highway safety.
- 9.33 The overall highway impacts of the development to the existing highway network, were assessed as part of the outline planning permission, and these will not be revisited as part of this application, as there is no requirement to do so.
- 9.34 The only highway matters that will be considered is whether the proposed layout is acceptable in highway terms. The Council's Highway Engineer has reviewed the final layout and after much discussion, does not object to the current scheme. There are

no objections to the level of parking provision proposed, the quality of the parking spaces or the road network that will run through the site. The road and footways within the layout are considered fit for purpose, and no objections are raised to the proposed layout on highway grounds, and this complies with Local Plan Policies 13, 42 and 46.

### *Conclusion on Layout*

- 9.35 Overall, much work has been undertaken by both the Council and the applicant to produce an acceptable layout for Phase 1 of the development. The Urban Design Officer concludes that the general layout of the development now broadly conforms with the approved Design Guide for the site, and we also have a development that is fully NDSS compliant. A large, useable area of open space will be created as part of the layout, which is supported by the Open Space Officer (subject to condition). There are no objections to the layout on drainage grounds, and the parking and highway requirements have been met. Therefore, it is considered that the development complies with Local Plan Policies 13, 41, 42, 44, 45 and 56 as well as NPPF at Section 12.

### Appearance

- 9.36 In terms of appearance, Local Plan Policies 41 (a), 42 (b), 44 (b) all seek for development to be sympathetic to the character of the area and to integrate well with the immediate and surrounding environment.
- 9.37 ENP Policy 5 states that development should complement and should be well integrated with neighbouring properties in the immediate locality in terms of scale, density, massing, separation, layout, materials, and access.
- 9.38 The approved Design Code for the site at chapter 8.2, states that in terms of appearance the buildings should have a well-proportioned building form with simple, facades and fenestration with the avoidance of over-elaboration, fussy detailing, and pastiche.
- 9.39 The applicant has submitted a materials plan, which demonstrates variation right across the site. The main material to be used will be brick, including red, multi and buff brick. Some house types will be finished in an off-white render, and buff brick to add some variation, but render is not a primary material. The house types for the most incorporate pitched roof designs and the roof will be finished in either grey slate or terracotta. The door and window designs are standard in their appearance for the house types proposed. The Urban Design Officer has reviewed the house types and does not object to the appearance, or the materials proposed. The type, size and design of the proposed boundary treatments has been set out above, and these are acceptable in terms of appearance.
- 9.40 The site is not immediately adjacent to existing residential properties, however, in the wider vicinity, the site is surrounded to the north, west and south by existing

residential properties. Most of these properties are either bungalow or two storey house types, and they are a mixture in size, materiality, and styles. Given the distance between the development and other residential properties, and considering the house types and materials proposed, it is not considered that the development will look out of character with the area in terms of appearance.

- 9.41 Overall, considering the above, the varied use of the materials for the house types is welcomed, and will add some interest to the overall appearance of the site. Therefore, it is concluded that the development meets the tests of Local Plan Policies 41 (a), 42 (b), 44 (b), ENDP Policies 1 & 5 and NPPF Section 12.

### Landscaping

- 9.42 Local Plan Policy 32 states that proposals will be supported where it can be demonstrated that woodlands, trees, and hedgerows have been adequately considered during the design process, so that a significant adverse impact upon public amenity or ecological interest has been avoided. In addition, Local Plan Policy 33 supports proposals that take account of the quality, local distinctiveness, and the sensitivity to change of distinctive landscape character areas and individual landscape features. Local Plan Policy 48 states that development will be supported which protects landscape character, protects, and enhances existing landscape features, and provides a high quality, comprehensive hard and soft landscape scheme.
- 9.43 The applicant has submitted a comprehensive hard and soft landscaping scheme with the application. A mixture of extra heavy standard, heavy standard, and standard trees are proposed throughout the layout. Tree lined streets will be created on both the primary and secondary streets throughout, as envisaged by the approved design code for the site. Where parking is not situated to the frontage of properties, grassed turf is proposed, along with ornamental shrub and hedge planting. A mixture of shrub and hedge planting is also proposed along the western boundary of the site.
- 9.44 In terms of the open space area to the south of the site, an attenuation pond will be created to the west, which will act as drainage for the site, but will also add amenity value. As is the case for the landscaping proposed within the housing scheme, a mixture of heavy duty and standard tree species are proposed, along with ornamental shrub planting, native hedgerows, with a mixture of wildflower grass seed mix and meadow seed mix.
- 9.45 The landscaping scheme has been reviewed by the Urban Design Officer and Landscape Officer, and no objections have been raised to the position of the planting or the species proposed. On that basis, the development is considered to comply with Local Plan Policy 48.



## **OTHER MATTERS**

### Outline Planning Conditions & s.106 Requirements

- 9.46 This section discusses the technical matters that need to be considered as part of assessing the reserved matters. In addition, there are also planning conditions, which are attached to the outline planning permission, which require information to be submitted prior to or as part of the reserved matters, and these will also be discussed in this section.

#### *Outline Planning Conditions*

- 9.47 As part of the outline planning permission, the following conditions require technical information to be submitted either prior to or on submission of a reserved matters application:

#### *Condition 3 – Development Framework Plan*

- 9.48 Condition 3 of the outline planning permission set out a requirement for a Development Framework Plan, including details of development phasing (to be submitted prior to the submission of the first reserved matters application). These details were submitted as part of discharge of condition application 19/02863/COND and the information submitted was sufficient to discharge Condition 3.

#### *Condition 5 – Design Guide*

- 9.49 Condition 5 of the outline planning permission set out a requirement for a design guide for the whole site, which follows the principles of the design and access statement submitted with the outline application (to be submitted prior to the submission of the first reserved matters application). These details were submitted as part of discharge of condition application 19/02863/COND and the information submitted was sufficient to discharge Condition 5.

#### *Conditions 9 – Archaeological Evaluation*

- 9.50 Condition 9 of the outline planning permission requires an archaeological evaluation of the application site. Archaeology details to discharge the condition were submitted as part of application 19/02864/COND. South Yorkshire Archaeology Service concluded that the condition could be partially discharged to allow phase 1a and 1 of the development to come forward.

#### *Condition 10 – Site Wide Drainage Strategy*

- 9.51 Condition 10 of the outline planning permission requires a site wide drainage is submitted to and approved in writing prior to the first reserved matters. The applicant has submitted a site wide drainage plan, which has been accepted. It has been agreed between the developer and the Council that some work will be needed to

upgrade the existing drainage network to facilitate the site wide drainage strategy proposed. The scope of work needed has been agreed between the Council's drainage team and the applicant and the applicant has provided the necessary funding to carry out the work, which includes the following:

- Access preparation for diking with robotic flail cutter
- Monitored root cutting of 85mts of 375mm surface water drainage (90% roots mass)
- Diking to include fall of 50mts from outfall downstream, inlet 50mts upstream
- Robotic cutting of roots in preparation for lining
- Provide and install 85mts of 375mm UV liner from outfall upstream to inlet,
- Provide a post CCTV survey of drainage system on completion of works

9.52 The work will be carried imminently, and with that considered, the Lead Local Flood Authority have confirmed that they are satisfied to discharge condition 10 in full.

#### *Condition 11 – Lighting Strategy (Bats)*

9.53 Condition 11 states that on submission of the reserved matters for each phase, a lighting design strategy for the public realm relating to bats must be submitted and approved. A lighting design strategy has been submitted with the application, and following a review by the Council's Ecologist, the details are acceptable. Therefore, condition 11 is part discharged in relation to this phase of development.

#### *Other Outline Planning Conditions*

9.54 As set out throughout the report there are several pre commencement conditions attached to the outline planning permission for a range of technical matters including:

- Condition 6 – Materials
- Condition 7 – Tree Protection
- Condition 8 – Hard and Soft Landscaping
- Condition 12 – Construction Environment Management Plan
- Condition 13 – Contamination
- Condition 14 - Contamination
- Condition 15 – Acoustic Fence (noise)
- Condition 16 – Construction Method Statement (demolition)
- Condition 17 – Construction Traffic Management Plan
- Condition 18 – Access details
- Condition 19 – Highway Improvement Works

9.55 The outline planning permission also has several preoccupation conditions that will need to be satisfied for the following:

- Condition 20 – Surfacing and Drainage of Highways
- Condition 21 – Travel Plan

- Condition 22 – Vehicle Charging Points

9.56 The above pre commencement and pre-occupation conditions do not prevent the reserved matters application from being determined. The applicant will need to submit information as part of separate discharge of condition applications if they have not already.

#### s.106 Requirements

9.57 As part of the outline planning permission, a s.106 agreement was signed, which stated that as part of the development, obligations will need to be met in relation to the following:

- Affordable Housing
- Bus Service Level Agreement
- Education Commuted Sum
- Open Space
- School Land
- Transport Improvement Bond
- West Moor Link Commuted Sum

9.58 None of the requirements and obligations set out for each of the matters listed above will prevent the reserved matters application from being determined.

## **10.0 PLANNING BALANCE & CONCLUSION**

10.1 The details submitted for reserved matters are acceptable and will ensure the development is delivered in an appropriate way in line with the outline planning permission.

10.2 The house types proposed are acceptable, and the housing mix put forward for both the market and affordable housing should be considered as a benefit in the planning balance, given that they will help to address an ongoing need in the borough.

10.3 The applicant has worked proactively with the Council to meet the policy requirements of the Local Plan and ENDP. The areas of concerns raised by the Urban Design Officer have been considered and noted, and it is felt that overall, the scheme is acceptable, and the concerns raised would not form a reasonable basis to refuse this application.

10.4 In conclusion, there are no objections to the details submitted as part of this reserved matters application for Access, Scale, Layout, Appearance and Landscaping, and overall, it is considered that the development complies with Local Plan Policies 32, 41, 42, 44, 45, 48 and 56, ENDP Policies 1, 3, 5 and 11 and NPPF sections 2, 9, 11, 12, 14 and 15

## **11.0 RECOMMENDATION – APPROVE RESERVED MATTERS**

### **11.1 MEMBERS RESOLVE TO APPROVE RESERVED MATTERS FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE FOLLOWING CONDITIONS:**

#### **Conditions / Reasons**

1. The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:

- Location Plan Ref 100 Rev X
- Proposed Site Layout – Ref: 4202-201 Revision D
- Landscape Masterplan – Ref: R/2563/1E
- POS Masterplan – Ref: R/2563/2B
- POS Details Ref: 2563/3A
- Landscape Details Ref: R/2563/5B
- Landscape Details Ref: R/2563/6A
- Landscape Details Ref: R/2563/7B
- Landscape Details Ref: R/2563/8A
- Landscape Details Ref: R/2563/9A
- Proposed House Types Brochure – Second Issue September 2023
- Drainage Assessment (Mere Lane, Edenthorpe) dated 24.08.2023
- Boundary Treatments 0.45m Post and Rail Ref: 4153/208.18
- Boundary Treatments 1.2m & 4 rail Ref: 2101-208.04
- Boundary Treatments 1.8m High Brick Pier & Panel Wall Ref: 2101/208.01
- Boundary Treatments 1.8m High Screen Fence Ref: 2101-208.02
- Appraisal Sheet Layout Sheet 1 – Ref: 47856 XX XX DR C 0002 P04 (Drainage)
- Appraisal Sheet Layout Sheet 2 – Ref: 47856 XX XX DR C 0003 P02 (Drainage)
- Plot 1 Elevation and Floor Plan Only – Ref: FER/BAI-P1-001

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

2. Prior to any above ground works for Phase 1 of the development details of the recreational equipment proposed in POS Masterplan layout (plan reference R/2563/2A) shall be submitted to and approved in writing by the Local Planning Authority for the following proposals:

- Basketball / 5 aside net area
- Adventure Play Area
- Toddler / Junior Play Area

The approved details shall be completed prior to the occupation of the 150<sup>th</sup> dwelling.

REASON - To ensure that the recreational equipment proposed for the public open space is appropriate, and is implemented accordingly having regard to Policy 28 of the Doncaster Local Plan 2021

3. Prior to any above ground works and the signing of any S38 agreement, details of the proposed tree pits and utilities siting and alignments within the adoptable highway shall be submitted to and agreed in writing by the Local Planning Authority. This shall include a detailed specification for tree pit construction that utilises either grass verges or a professionally recognised crate system construction to provide the minimum rooting volume set out in the Council's Transitional Developer Guidance and a load-bearing capacity equivalent to BS EN 124 2015 Class C250 for any paved surface above; a specification for planting including details of tree support, tree pit surfacing, aeration and irrigation; a timescale of implementation, and where required a maintenance specification until trees are adopted by the Council.

Thereafter, the landscape scheme and utility design shall be implemented in full accordance with the approved details, with the crating system laid prior to any utilities. The Local Planning Authority shall be notified prior to the backfilling of any engineered tree pits to inspect and confirm compliance and within seven days of the completion of landscape works to inspect and approve practical completion in writing.

4. Following the commencement of the development and before 30<sup>th</sup> September of every year during the implementation period (either phased or in full) and 5 year aftercare period, a 'Landscaping Implementation Report' shall be prepared by a suitably qualified landscape architect and / or contractor, and submitted by the developer to the Local Planning Authority in order to demonstrate that the landscaping has been carried out in full accordance with the approved landscaping details. The report should record the landscaping operations carried out on the land since the date of commencement, or previous report / aftercare meeting, and set out the intended operations for the next 12 months. It shall cover the following matters in particular, but not limited to, species, size, location, planting and aftercare specification, and be illustrated with evidence such as an overall progress summary, inspection site visit notes, a schedule of maintenance operations undertaken, before and after photos of any remedial plantings or completed works. If required, the developer shall arrange to attend a site meeting with the Local Planning Authority to inspect the planting and ongoing maintenance requirements.

REASON: To ensure that the landscaping scheme is carried out and protected in the interests of visual amenity and to safeguard the future appearance of the area having regard to Policy 48 of the Doncaster Local Plan 2021.

5. 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.

6. 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.

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

The applicant has amended the proposal during the consideration of the application to reduce the number of dwellings from 4 to 3 and to change the design from 2-storey to bungalows.

**The above objections, consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence**

# APPENDIX 1 – Proposed Site & Landscaping Plan



