

Application	2
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Application Number:	22/00848/FULM
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Application Type:	Planning FULL Major
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Proposal Description:	Erection of 38 residential units and 56 retirement living homes, including landscaping and access.
At:	Land on the north east side of Sandford Road, Balby

For:	Stacey Chappell - Hooper Urban Partnership
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Third Party Reps:	Petition (51) against 1 letter in support.	Parish:	
		Ward:	Balby South

Author of Report:	Mel Roberts
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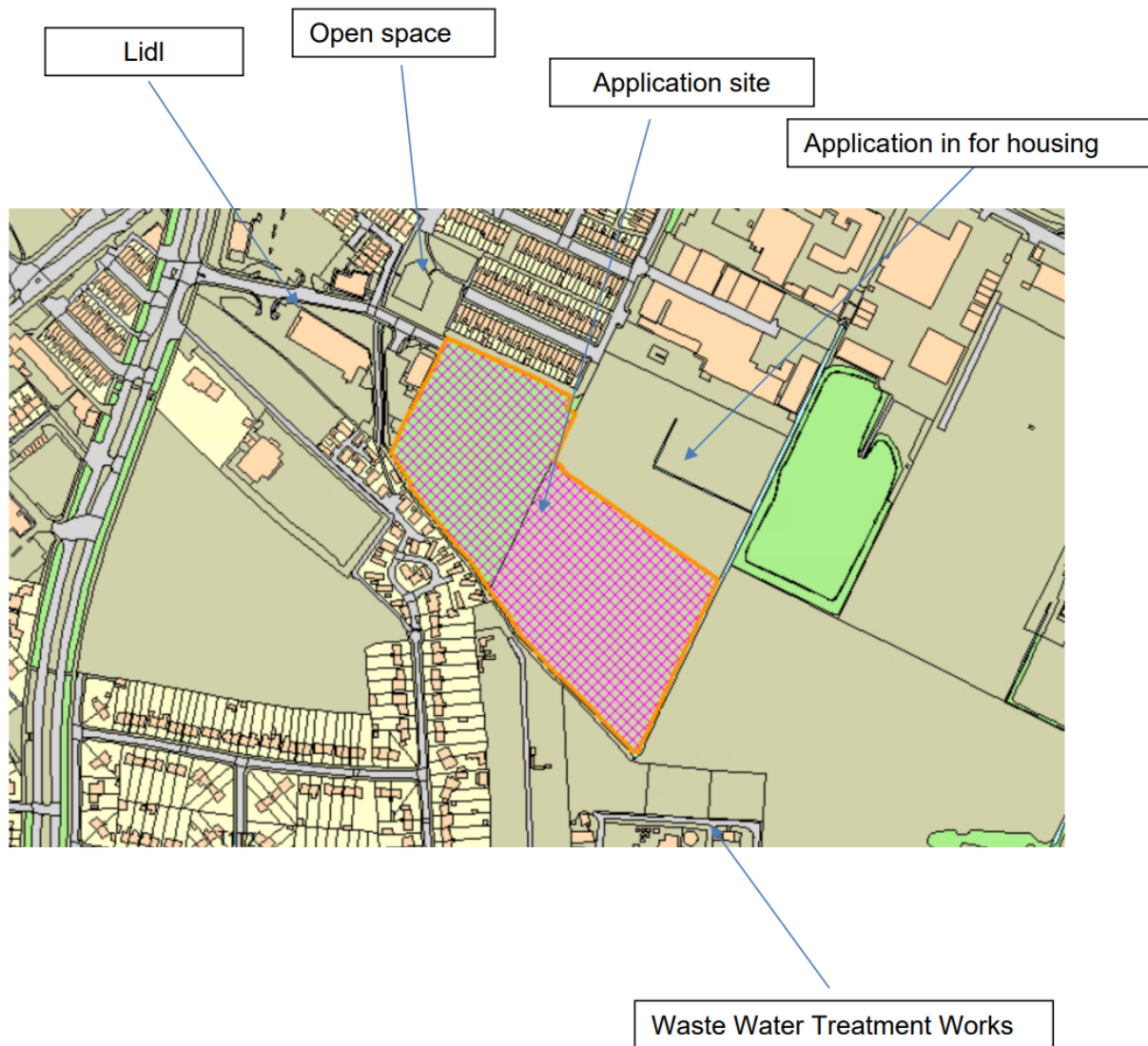
SUMMARY

RECOMMENDATION: Planning permission be granted subject to a Section 106 Agreement.

The site is allocated for housing in the Local Plan and the proposal would provide for much needed affordable housing, being 100 per cent affordable. The site is in a sustainable location being located close to local amenities and facilities.

The scheme has been designed in accordance with the principles set out in the Development Brief produced for the site. All other issues such as impact on residential amenity, highways and drainage have been satisfactorily resolved.

The applicant has shown through a Viability Assessment that it will not be possible to achieve 10 per cent Biodiversity Net Gain, but all other policy asks including on-site open space are achieved. A Section 106 Agreement will secure the provision of 100 per cent affordable housing and highway contributions.



1.0 Reason for Report

- 1.1 This application is being reported to planning committee due to the number of representations made. This application was considered at Planning Committee on 19th September and was deferred for further publicity to make it clear that some of the accommodation on site is retirement living rather than extra care. The application has been readvertised with an amended description in the press, on site and with letters to neighbouring properties. All consultees have also been notified of the change in description from extra care to retirement living.

2.0 Proposal and background

- 2.1 This application seeks planning permission for the erection of 38 houses and 56 retirement living homes (totalling 94 dwellings) including landscaping and access (see Fig A for site layout plan). The proposal will deliver 100 per cent affordable housing across the site. The Tenure Plan submitted with the application indicates that the 38 dwellings will comprise affordable rent properties, although the exact split between affordable rent and shared ownership for these properties will be secured through a Section 106 Agreement.

- 2.2 The 38 houses are all two storeys and comprise 2, 3 and 4 bed properties and are a mixture of semi-detached and detached properties (see Fig B for street scenes showing typical house types).
- 2.3 The retirement living units comprise thirteen 2-bed semi-detached bungalows and 43 apartments in a three-storey building of which 36 are 1-bed and 7 are 2-bed (see Fig C for elevations of apartments). The retirement living units have been designed to enable residents aged over 55 to continue to live within their own home with additional support being provided. The retirement living apartment block includes a Residents' lounge and storage area for scooters. The three storey apartments have landscaped gardens and associated parking.
- 2.4 Access into the site is taken from the eastern end of Sunningdale Road. Access from Cross Bank will be pedestrian only with bollards or other measures in place to restrict vehicular access into the site.
- 2.5 The existing sewer and associated easement is retained as part of the development proposals, contained within the proposed highway. A 9m wide landscape strip is proposed along the southern and eastern boundaries in accordance with the required internal drainage board access strip, which also provides for pedestrian access around the periphery of the site.
- 2.6 The proposed development includes a SuDS Pond and surface water pumping station for the foul and surface water drainage. The SuDS area forms part of the open space located in the south eastern part of the site; this open space continues through the centre along the route of the power line that crosses the site in a broadly east-west direction.
- 2.7 It should be noted that the number of dwellings and proposed layout has significantly changed since its original submission, mainly due to the constraints on site. The original submission was for the erection of 76 dwellings and 43 retirement living apartments, making a total of 119 residential units and so the current scheme is for 25 less dwellings than originally applied for.

3.0 Site Description

- 3.1 The site is undeveloped land, which is slightly 'L' shaped extending to 3.22 hectares in size. The site lies in a mixed area consisting of commercial uses close to Sandford Road and the A630, established residential areas to the north and south and a large employment area to the east (Balby Carr employment area). Generally, there is a gradual fall across the site from west to east. The highest point is from the western boundary, approximately 6.9m AOD falling towards the east at approximately 5.9m AOD. Overhead power transmission cables cross the site. There are informal footpaths running through the eastern half of the site and linking through to the vacant site to the north.
- 3.2 To the north of the site is residential with the terraces on Coronation Road backing onto the site's northern edge with an alley to the rear. The remainder of the northern edge of the site lays adjacent to a vacant cleared former employment site which consists of areas of rough ground and wasteland. The site boundary here is formed by a ditch characterised by shrub and tree pioneers. Further to the north are employment uses accessed from Cross Bank. To the east and south east of the site are open semi natural areas including a raised former tip which is now wooded

to the north east. A drain runs along the eastern edge of the site and separates it from the green areas to the east; another drain runs along the southern boundary. There is a day nursery immediately to the west off Sandringham Road, a caravan park to the south west, allotment gardens to the south and semi detached houses off Lambeth Road. Also to the south of the site is an operational sewage works which is accessed from Woodfield Road.

4.0 Relevant Planning History

- 4.1 There is no relevant planning history on this site.
- 4.2 On land immediately to the north of the site, an application has been submitted under reference 23/01430/FULM for the erection of 65 affordable dwellings and is currently pending consideration.

5.0 Planning Policy Context

National Planning Policy Framework (NPPF 2023)

- 5.1 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:
- 5.2 Paragraphs 7 – 11 establish that all decisions should be based on the principles of a presumption in favour of sustainable development. One of the three overarching objectives of the NPPF is to ensure a significant number and range of homes are provided to meet the needs of present and future generations (paragraph 8b).
- 5.3 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 5.4 The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force (para 58).
- 5.5 Paragraph 60 outlines the Government's objective of significantly boosting the supply of housing, noting the importance of a sufficient amount and variety of land coming forward where it is needed and that the needs of groups with specific housing requirements are addressed.
- 5.6 Paragraph 62 requires a mix of housing size, type and tenure to come forward on developments to meet housing need, including those who require affordable housing.
- 5.7 Paragraph 110 sets out that in assessing specific applications for development, it should be ensured that:

- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users;
- c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code and
- d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

5.8 Paragraph 111 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

5.9 Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 126).

Local Plan

5.10 The site is allocated for housing in the Doncaster Local Plan (MUA63).

5.11 Policy 1 supports development within the Doncaster Main Urban Area, which Balby/Woodfield fall within. It states that at least 45 per cent of new homes will go to the Main Urban Area.

5.12 Policy 2 states that the Local Plan's strategic aim is to facilitate the delivery of at least 920 new homes each year over the plan period (2018-2035) (15,640 net homes in total).

5.13 Policy 5 identifies that the site is suitable for residential development, as it is an allocated housing site. It states in the supporting Table 4.1 that the layout should be informed by a programme of archaeological evaluation. It states that along the southern/south-western boundary of the site, there should be a significant wildlife corridor, a minimum of 25-30m width and that this should form part of the public space on-site rather than being enclosed in gardens so that wildlife can be maximised. Access to the site should predominately be from Sunningdale Road, with a secondary connection northward to Cross Bank and to access the northern part of the site. The northern side of the access road will require landscape screening to the rear of the existing terrace properties alleyway. There is the potential for this site to provide access to neighbouring sites to the east and the layout should make provision for this. The southern part of the site should be laid out as an area of public open space and to act as a buffer to the sewage works. The buffer along the southern edge should include informal recreation routes which provide potential future linkages to the land to the east through the green wedge to Carr Lodge. The open space should be overlooked by development. There is a need to provide appropriate stand-off distances from existing residential development along the northern and southern edges of the site. Yorkshire Water is unlikely to support residential development within 200m of the Sewage Works due to the potential for odour nuisance and loss of amenity; any application for this use should be informed by an odour assessment and include suitable mitigation where appropriate. New development would need to accommodate or divert the existing

sewers and overhead power lines which cross the site and the ditches at the edges, with suitable easements provided if retained in situ. New housing should provide a frontage to Cross Bank.

- 5.14 Policy 7 states that the delivery of a wider range and mix of housing types, sizes and tenures will be supported through the following:
- a) New housing developments will be required to deliver a mix of house sizes, types, prices, and tenures to address as appropriate the needs and market demand identified in the latest Housing Need Assessment;
 - b) Housing sites of 15 or more homes (or 0.5ha or above) will normally be expected to include 23% affordable homes in the borough's high value housing market areas or a lower requirement of 15% elsewhere in the borough (including starter homes which meet the definition) on site.
- 5.15 Policy 13 sets out that new development shall make appropriate provision for access by sustainable modes of transport to protect the highway network from residual vehicular impact to ensure that:
- a) access to the development can be made by a wide choice of transport modes, including walking, cycling, private vehicles and public transport;
 - b) site layouts and the street environment are designed to control traffic speed through an appropriate network and street hierarchy that promotes road safety for all;
 - c) walking and cycling are encouraged with the development and beyond, through the design of facilities and infrastructure within the site and provision of linkages to the wider network;
 - d) appropriate levels of parking provisions are made; and
 - e) existing highway and transport infrastructure is not adversely affected by new development. Where necessary, developers will be required to mitigate (or contribute towards) and predicted adverse effects on the highway network.
- 5.16 Policy 16 states that the needs of cyclists must be considered in relation to new development and in the design of highways and traffic management schemes to ensure safety and convenience. Provision for secure cycle parking facilities will be sought in new developments.
- 5.17 Policy 17 states that an increase in walking provision in Doncaster will be sought. Walking will be promoted as a means of active travel. Proposals will be supported which provide new or improved connections and routes, which enhance the existing network and address identified gaps within that network. The needs of pedestrians will be considered and prioritised in relation to new developments, in public realm improvements and in the design of highways and traffic management schemes.
- 5.18 Policy 21 sets out that all new housing and commercial development must provide connectivity to the Superfast Broadband network unless it can be clearly demonstrated that this is not possible.
- 5.19 Policy 28 deals with open space provision in new developments and states that proposals of 20 family dwellings or more will be supported which contribute 10 or 15 per cent of the site as on-site open space to benefit the development itself, or a commuted sum in lieu of this (especially where the site is close to a large area of open space). For retirement living schemes, facilities will be required to provide

good quality on-site amenity spaces equating to 16 square metres of open space per person.

- 5.20 Policy 29 Ecological Networks – Developments which deliver a net gain for biodiversity and protect, create, maintain and enhance the Boroughs ecological networks will be supported.
- 5.21 Policy 30 seeks to protect sites and species of local, national and international importance and requires proposals to meet 10 per cent net gain for biodiversity.
- 5.22 Policy 32 states sets out that proposals will be supported where it can be demonstrated that woodlands, trees and hedgerows have been adequately considered during the design process, so that a significant adverse impact upon public amenity or ecological interest has been avoided.
- 5.23 Policy 41 sets out that imaginative design and development solutions will be encouraged to ensure that proposals respect and enhance identity, character and local distinctiveness. In all cases, proposals will need to demonstrate an understanding of the context, history, character and appearance of the site, neighbourhood and wider area, to inform the appropriate design approach.
- 5.24 Policy 42 states that high-quality development that reflects the principles of good urban design will be supported. Proposals for new development will be expected to follow a best practice design process and where appropriate, use established design tools to support good urban design.
- 5.25 Policy 44 sets out that new housing will be supported where it responds positively to the context and character of existing areas and creates high quality residential environments through good design.
- 5.26 Policy 45 states that new housing proposals will be supported where they are designed to include sufficient space for the intended number of occupants and shall meet the Nationally Described Space Standard as a minimum.
- 5.27 Policy 48 states that development will be supported which protects landscape character, protects and enhances existing landscape features and provides a high quality, comprehensive hard and soft landscape scheme.
- 5.28 Policy 50 states that development will be required to contribute positively to creating high quality places that support and promote healthy communities and lifestyles, such as maximising access by walking and cycling.
- 5.29 Policy 52 states that where housing proposals of 20 or more family dwellings will create or exacerbate a shortfall in the number of local school places, mitigation will be required, either through an appropriate contribution to off-site provision or, in the case of larger sites, on-site provision.
- 5.30 Policy 54 sets out that where developments are likely to be exposed to pollution, they will only be permitted where it can be demonstrated that pollution can be avoided or where mitigation measures will minimise significantly harmful impacts to acceptable levels. This includes giving particular consideration to the presence of noise generating uses close to the site.

- 5.31 Policy 55 states that proposals will be required to mitigate contamination by: a) demonstrating there is no significant harm to human health, or land, natural environment,, pollution of soil or any watercourse or ground water; b) ensuring necessary remedial action is undertaken to safeguard occupiers of the site; c) demonstrating that adverse ground conditions have been properly identified; and d) clearly demonstrating that the land is suitable for its proposed use.
- 5.32 Policy 56 states that development sites must incorporate satisfactory measures for dealing with their drainage impacts to ensure waste water and surface water run-off are managed appropriately and to reduce flood risk to existing communities.
- 5.33 Policy 65 states that developer contributions will be sought to mitigate the impacts of development through direct provision on site, provision off site, and contributions towards softer interventions to ensure the benefits of the development are maximised by local communities.
- 5.34 Policy 66 states that where the applicant can demonstrate that particular circumstances justify the need for a Viability Appraisal, the Council will take a pragmatic and flexible approach to planning obligations and consider their genuine impact on viability of development proposals on an independent and case-by-case basis.

Other material planning considerations

- 5.35 Doncaster Council's previous suite of adopted Supplementary Planning Documents (SPDs) was 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 in September 2021. Since then, the Council are in the process of drafting and adopting new SPDs to provide further guidance about the implementation of specific planning policies in the Local Plan.
- 5.36 Following public consultation, the Council has adopted five SPDs under the Local Plan with respect to Biodiversity Net Gain, Flood Risk, Technical and Developer Requirements, Loss of Community Facilities and Open Space, and Local Labour Agreements. The adopted SPDs should be treated as material considerations in decision-making and are afforded full weight.
- 5.37 The Transitional Developer Guidance (Updated August 2023) provides supplementary guidance on certain elements, including design, whereby updated SPDs have not yet been adopted. The Transitional Developer Guidance should be referred to during the interim period, whilst further 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.
- 5.38 A Planning and Development Brief dated July 2018 was produced for this site and although not formally adopted and so therefore afforded little weight, it does highlight a number of design issues (which have been carried through into Local Plan Policy 5):

- i) Access to the site should predominantly be from Sunningdale Road, with a possible secondary connection northward to Cross Bank.
- ii) The main proposed access route will be via Sandford Road.
- iii) A green infrastructure corridor of 25-30m width should be developed along the site's southern / western edge. This should include informal recreation routes which provide potential future linkages to the land to the east through the green wedge to Carr Lodge.
- iv) The southern part of the site should be laid out as an area of public open space to meet local requirements and to act as a buffer to the sewage works. The open space should be overlooked by development and meet relevant guidance and standards.
- v) Yorkshire Water is unlikely to support residential development within 200m of the Sewage Works due to the potential for odour nuisance and loss of amenity. Any application for this use should be informed by an odour assessment and include suitable mitigation where appropriate.
- vi) New development would need to accommodate or divert the existing sewers and overhead power lines which cross the site, with suitable easements provided if retained in situ.
- vii) The layout and design should be informed by a programme of archaeological evaluation to be agreed with South Yorkshire Archaeology.
- viii) The site layout and design should be informed by an up-to-date tree survey and ecological surveys.
- ix) A comprehensive landscaping scheme should be provided.
- x) The layout should create a robust block structure with properties fronting toward streets and open spaces, providing dual aspect at corner locations.
- xi) There is a need to provide appropriate stand-off distances from existing residential development along the northern and southern edges of the site.
- xii) A high standard of development will be required throughout the site.
- xiii) The Council's latest car parking standards should be met.

6.0 Representations

6.1 The original application for 119 dwellings was advertised in the press, on site and with letters sent to neighbouring properties that surround the site.

6.2 A petition with 51 signatories was submitted in opposition to this scheme for 119 dwellings, raising the following concerns:

- i) the site was cleared prior to the application being submitted.
- ii) although the site is within flood zone 1, measures should be taken to ensure that the impact on existing properties on Coronation Road is fully considered during the planning phase of the development site and surface water run off does not further increase the problems for these properties and the unadopted road.
- iii) loss of habitat and trees on site.
- iv) the unadopted road should be brought up to standard with adequate drainage.
- v) the unadopted road is a fly tipping hot spot.
- vi) the contractors have left the site open and unsecured resulting in an increase in anti-social behaviour on and around the site.
- vii) the developer needs to fully consider the impact of construction on local residents and businesses and appropriate measures are put in place regarding noise, dust, vibration etc.
- viii) the plan does not show areas allocated for open spaces, community spaces or recreational areas.

ix) the view from the homes on Coronation Road, directly opposite, will be obscured.

6.3 One letter of support has been received stating that the new development will benefit the district, bring new young families, improve security and positively impact this abandoned area.

6.4 The revised submission and layout for this scheme now being considered for 94 residential units was re-advertised with letters sent to all neighbouring properties and no further objections or comments were made.

6.5 Further to the additional publicity following the committee meeting on 19th September, a letter has been submitted on behalf of the signatories of the original petition stating the following:

i) Concern that the description of the planning application as 'extra care' units was inaccurate and misleading.

ii) The unadopted access road at the rear of properties on Coronation Road is prone to flooding and will be made worse by this proposed development.

iii) The development will not meet 10 per cent Biodiversity Net Gain.

iv) We would like the Invasive Weed Management Plan to be a requirement of any planning permission.

iv) Bright Beginnings Nursery, childrens' playground and entrance to Stonegate Mews are close to the site entrance; traffic speed restrictions and appropriate signage should therefore be placed in the vicinity.

7.0 Relevant Consultations

7.1 **Urban Design:** Have responded and have raised no objections subject to conditions.

7.2 **Transportation:** No objections have been raised subject to a contribution of £2,000 towards the revalidation of the signals at the junctions of Sandford Road/Sunningdale Road and Balby Road/Sandford Road. There is also a need for a Travel Plan Bond of £13,617.78 and monitoring to ensure that this can be put towards sustainable travel should traffic movements exceed those set out in the Transport Assessment. Cycle parking should be secured by a condition.

7.3 **Highways:** Have raised no objections subject to conditions.

7.4 **PROW:** No objections. There are no recorded public rights of way affected by the proposed development and no claims of a right of access across the site have been made.

7.5 **Ecology:** Have raised no objections, subject to the scheme achieving 10 per cent Biodiversity Net Gain and subject to conditions requiring some ecological enhancement on site and appropriate construction mitigation measures. Ecology is aware that BNG is not being delivered because of viability.

7.6 **Trees:** Have raised no objections subject to conditions.

7.7 **South Yorkshire Archaeology Service:** No objections have been raised, as Trial Trenching has been carried out on the site and nothing significant has been found.

- 7.8 **Environmental Health:** Have raised no objections, as no houses are proposed in the zone where development should be excluded for odour reasons. In the last two years, only 1 complaint has been received about odour from the sewage treatment works. Any possible future complaints about odour would be addressed by the regulatory enforcement agency at that time to ensure best practicable means of minimising these are taken.
- 7.9 **Contamination:** Historic maps show the above application is located in the vicinity of a works and adjoins land with a current/former industrial use, so there is a possibility that contaminants may remain on the site, for example, in the form of heavy metals etc. This should be considered further in the required risk assessment and secured by a condition.
- 7.10 **Air quality:** The conclusions of the assessment can be accepted with a high degree of confidence and therefore there are no concerns about the proposal and the extant air quality regulations.
- 7.11 **Environment Agency:** Has responded by saying that there is no need for it to be consulted, as the site is flood zone 1 and there is no reason to suspect any previous polluting activity on the site and the watercourses are not main rivers.
- 7.12 **Yorkshire Water:** Has responded and has raised no objections subject to conditions.
- 7.13 **Drainage:** Have responded and raised no objections subject to conditions requiring further details of drainage.
- 7.14 **Doncaster East Internal Drainage Board:** Has raised no objections, as the proposed layout shows a 9m clear zone from the watercourse.
- 7.15 **Public Health:** Public Health welcomes the inclusion of affordable housing and also cycle storage on site and has raised no objections.
- 7.16 **Open Space:** No objections have been raised subject to a condition requiring details of play provision within the open space.
- 7.17 **Affordable housing:** There is a very high need for affordable housing in both Balby South and Hexthorpe & Balby North wards, which this site straddles and so this proposal for 100 per cent affordable housing is supported.
- 7.18 **Education:** Has responded and has advised that no contribution is required because there are currently enough spare places at Woodfield Primary School and Astrea Academy Woodfields.
- 7.19 **Superfast South Yorkshire:** No objections have been raised subject to the standard condition requiring connection to appropriate superfast broadband.
- 7.20 **Waste and recycling:** Has responded and has raised no objections.
- 7.21 **South Yorkshire Police Architecture Liaison:** Have raised issues that are outside the control of planning.

7.22 **South Yorkshire Fire and Rescue:** A response was received and no objections have been raised.

7.23 **National Grid:** Has been consulted, but no comments have been received.

7.24 **Northern Powergrid:** Has responded and has raised no objections.

8.0 Ward members

8.1 Councillor Glyn Jones has requested that a contribution is made to improve the alleyway to the rear of the properties on Coronation Road and bring it up to a suitable adoptable standard.

9.0 Assessment

9.1 The issues for consideration under this application are as follows:

- Principle of development;
- Impact on Amenity
- Design and Impact on the character and appearance of the area
- Ecology
- Trees and Landscaping
- Highway safety and traffic
- Flooding
- Noise
- Contamination
- Energy efficiency
- Economy
- S106 obligations
- Overall planning balance

Principle of Development

9.2 The site is allocated as a Housing site within the Local Plan and is therefore acceptable in principle.

9.3 There are a range of facilities and services within walking distance of the site. Lidl lies approximately 150m west of the development, there are a number of schools within a 2km walking distance (Woodfield Primary School, Balby Central, Mallard Primary and Waverley Primary Academy). There are also a number of employment opportunities within 2km walking and 5km cycling distance of the site. The site is well connected to local shops and services which can be easily accessed by the proposed residents.

Sustainability

9.4 The NPPF sets out at paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs

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

SOCIAL SUSTAINABILITY

Impact on Residential Amenity

- 9.6 The proposed development has been designed to ensure that the amenity of existing nearby residents is not significantly affected. Adequate separation distances are provided within the site to ensure there would not be significant adverse effects in terms of overshadowing, overlooking or overbearing.
- 9.7 The separation distance of the proposed three storey flats to the rear of the properties on Coronation Road is approximately 33m. The bungalows facing the rear of the properties on Coronation Road are approximately 28m away. Gardens to the proposed houses along the north-eastern boundary are 10m in length providing the necessary separation distance required to any future development of land to the north. Separation distances and existing landscaping along the southern boundary are adequate to ensure that there is no overlooking to the caravan park. The nearest dwelling to a caravan is approximately 17m away, but this is side on to the caravan and so well in excess of the Council's standards (with only windows serving the bathroom and landing at first floor). The bungalows facing towards the caravan site are approximately 28m away at the closest point.
- 9.8 A draft Construction Management Plan has been submitted to ensure that existing dwellings are not adversely affected during construction. This sets out a number of measures including location of compound, hours of working, procedure for dealing with any complaints, control of dust and noise etc. A specific Construction Management Plan is to be secured by a condition.

ENVIRONMENTAL SUSTAINABILITY

Design

- 9.9 The proposed layout of the site has been influenced by site constraints, which include the stand-off from the Waste Water Treatment Works to the south of the site, retention of the overhead power lines across the site, adjoining residential properties, existing trees and banking and drainage watercourse with access strip, which requires a maintenance buffer.
- 9.10 The scale and massing of the buildings is considered appropriate for the site and its surrounding context. Varied heights are a common theme across the site enforcing urban character and contributing to visual interest in the street scene. Properties are orientated to provide active frontages to all streetscapes. Dwellings which are located on corner plots at street intersections are to be articulated to define the corner and provide active interfaces on both sides. Properties feature a traditional brick and tiled roof construction. Brick facings will feature a red multi. The proposed architectural details include artstone window heads and sills, artstone window surrounds, black fascia's and water goods and flat roof canopies.

- 9.11 All properties have been designed to comply with the Nationally Described Space Standards. All extra care units will be M4(2) compliant (total of 58%) and all bungalows will also be M4(3) compliant (total of 14%) meeting policy requirements.
- 9.12 Where rear garden boundaries abut, or can be seen from the public realm, robust boundary treatments are used to retain visual quality within the adjacent public areas. The scheme provides a green corridor along the site's southern/eastern edge and includes informal recreation routes which provide linkages through and across the site improving local connectivity.
- 9.13 Crime prevention measures have been included within the scheme to ensure the development offers a safe and welcoming environment for future occupiers. Perimeter block forms and property orientations creates natural surveillance across the site. Areas of open space are also well overlooked by proposed residential development. Landscaping boundary treatments will contribute to security by means of their density.
- 9.14 The northern side of the access road has landscape screening to the rear of the existing terrace properties alleyway. The design also provides for the potential of this site to provide access to neighbouring sites to the east. The proposal generally complies with the design criteria set out in policy 5 of the Local Plan and the Design Brief and accords with policies 41, 42, 44 and 45 of the Local Plan.

Open space

- 9.15 The SuDS basin falls within the area of open space. The basin is only expected to fill in storm events over 1 in 30 years and would be dry in normal circumstances. The side slopes are 1 in 4 and the depth of the basin is 1m maximum. Therefore, the slopes are gentle which will allow people access into the SuDS basin. Given that the basin is expected to be dry and accessible outside of storm events, it can therefore also provide an amenity use to the site. The scheme provides 1.7 acres (0.68 hectares) of open space. With or without the SuDS feature, the scheme provides above the policy requirements for on-site open space. It is considered that a suitable play area could be provided within the area of open space and this is to be secured by a condition.
- 9.16 In terms of the apartments, the amenity area equates to 0.52 acres. The policy requirement is for 16 square metres per person. The proposed development delivers 2,104sqm of useable space around the retirement apartments and this could provide for 131 bed spaces, which is more than what is being applied for under this proposal. The proposal therefore accords with policy 28 of the Local Plan.

Ecology

- 9.17 A Preliminary Ecological Appraisal Report has been submitted. The report accepts that the assessment has been constrained by recent management works, which have seen large-scale vegetation clearance across the site. This has somewhat complicated the assessment that can be made for the site's baseline habitats and the assessment of potential faunal and invasive species constraints. In order to most accurately predict the site's baseline, prior to recent works being undertaken, a combination of field survey and desk-based assessment has been employed.

- 9.18 The drainage ditch was assessed to be unsuitable for breeding Great Crested Newts (GCN). Whilst common amphibians may use the drainage ditch, it was assessed that due to a lack of other standing waterbodies within a 500m radius and the lack of GCN records (those within 1km radius of the site being historic), GCN are unlikely to make use of this water feature or be found on the site. The drainage ditch which borders the site to the east and south is in poor condition; however, it is recommended that this is protected through a Construction Environment Management Plan.
- 9.19 The site does not support any potential bat roosting features. The site is now dominated by cleared ground of low value and is unlikely to be of importance to the local bat populations.
- 9.20 Since clearance works, the site may attract small numbers of ground-nesting birds but is unlikely to be of significance to local populations. No evidence of hedgehogs was found on site. Reptiles are assessed as likely absent from the site. No records of white-clawed or non-native crayfish have been returned. No signs of badger activity were identified on-site during the walkover.
- 9.21 A Water Vole survey has been carried out. A late and early season survey in 2022 and 2023 respectively has found no evidence of Water Vole activity within the surveyed section of drainage ditch, which runs along the eastern and southern site boundaries.
- 9.22 Japanese knotweed is present on-site and there is potential for additional non-native invasive weeds to be present. An Invasive Weed Management Plan is recommended and this is secured by a condition.
- 9.23 The key ecological opportunities for the site relate to providing habitat, which can add to the value of the off-site drainage ditch. This could include enhancement of the banks and adjacent land through wildflower seed mixes and tree planting. Within areas of public open space, wildflower seed mixes could be utilised over amenity mixes, with species-rich native hedgerows and native tree planting included. Installing roosting or nesting features on new buildings will also be beneficial, especially in areas where these overlook the drainage ditch. A suitable Biodiversity Management Plan would be useful in defining these enhancements and can be secured by standard condition.
- 9.24 A Biodiversity Net Gain Assessment has been submitted. The site has been assessed as having a baseline score of 15.26 Habitat Units and 1.40 off-site River Units. The site has been assessed as having a post-development score of 8.55 Habitat Units and 1.12 Hedgerow Units, with 1.40 off-site River Units. This exercise identifies an overall Net Loss of 6.72 Habitat Units (-43.99%), a Net Gain of 1.12 Hedgerow Units (+100%), and No Net Change in River Units.
- 9.25 Calculations for the change in Habitat Units have been based on the entire site being cleared of existing vegetation and land reprofiled, which results in the loss of all 15.26 Habitat Units present pre-development. Post-development calculations include Habitat Units gained through the creation of private gardens and planting within the Public Open Space, which includes amenity grass, wildflower grassland, native scrub and tree planting. The net gain in Hedgerow Units is achieved by planting around 167m of new native species-rich hedgerow.

- 9.26 In order to achieve a No Net Loss position, the developer will need to deliver an additional 7.65 Habitat Units, or 9.17 Units to achieve 10% Net Gain; this would be the equivalent of a contribution of £229,250. These additional Units may be provided off-site on land within the developer's ownership, or via a monetary contribution to the LPA or a third party habitat bank, such as Environment Bank.

Trees and Landscaping

- 9.27 A Tree Survey and Arboricultural Impact Assessment have been submitted with the application. The existing trees have been assessed and graded as either A (high value), B (moderate value), C (low value) or U (removal) in accordance with British Standards. It has been identified that most of the existing trees form category C tree groups, with one category U tree to the eastern boundary. There were no retention category 'A' or 'B' trees identified. Prior to commencement of any site works, protective fencing will be erected along the southern boundary, in accordance with the Tree Protection Plan (to be secured by a condition).
- 9.28 Soft landscaping is proposed across the development site to help soften the impact of the new built form and frontage car parking. New tree planting is proposed across the site including within the public open space. Street trees are proposed around the site. The scheme will deliver trees on a 1:1 ratio of plot per tree. A detailed landscaping scheme will be secured by a condition. The application accords with policy 48 of the Local Plan.

Impact upon Highway Safety

- 9.29 A Transport Assessment has been submitted with the application. The development is forecast to generate 49 and 47 2-way trips in the AM and PM peaks respectively. The impact of the development-generated traffic on the surrounding area has been shown to be of a negligible impact on queuing and delay and it is therefore concluded that the development proposals could be accommodated without resulting in a detrimental impact upon the local highway network in relation to highway capacity or road safety.
- 9.30 The Transport Assessment sets out the location and connectivity of the site to the surrounding area. Footways within the vicinity of the site are of a good quality providing access between the application site and the surrounding areas and facilities within Balby. There are also a number of cycle paths within the vicinity of the application site. The site has been designed with consideration given to pedestrian accessibility and desire lines. The proposed development links to the surrounding community via Sunningdale Road. The internal access roads will be lined by pedestrian footways. In addition to this, the site layout includes a comprehensive network of shared spaces across the site, providing safe and convenient access for pedestrians and cyclists. The site is well served by public transport, with bus stops located along the A60 Sandford Road and the A630 Balby Road, approximately 350m to the north of the site.
- 9.31 The site is accessible to refuse vehicles as demonstrated by the swept path analysis included within the Transport Assessment. Each property has two car parking spaces. 8 visitor car parking spaces are proposed across the site plus additional visitor parking can be accommodated within the site. The scheme includes different traffic calming measures, such as chicanes to promote pedestrian safety within the site.

- 9.32 A Travel Information Pack will be provided to all residents including details of walking, cycling and public transport routes and timetable information. It will include maps of local walking and cycling routes to local amenities. Each property has cycle storage in the gardens, with access to these spaces from gates adjacent to the property. Cycle storage for the extra care units is limited given the nature of the use, but covered Sheffield stands will be provided to accommodate 8 spaces.
- 9.33 A Travel Plan Bond of £15,760.36 and monitoring is required to mitigate any traffic in the event that targets are not met. The purpose of the Travel Plan Bond is to ensure that the targets within the Travel Plan towards sustainable travel (bus, walk, cycle etc.) can be met, and if not met, the Council would step in with sustainable measures using the Bond. The Council needs to be assured that the Travel Plan is effective and has reasonable targets that can be met. There is also a requirement for a contribution of £2,000 to revalidate the signals at Sandford Road/Sunningdale Road and Balby Road/Sandford Road. These will be secured through a Section 106 agreement. The application therefore accords with policies 13, 16 and 17 of the Local Plan.

Flood Risk, Foul and Surface water drainage

- 9.34 A Flood Risk Assessment has been submitted with the application. The report notes that the site lies within flood zone 1 and is therefore at the lowest risk of flooding from main river sources. Such sites are therefore sequentially preferable for residential development in line with the NPPF and local planning policy and do not require a Sequential Test or Exceptions Test, especially as it is also an allocated site for housing in an up-to-date Local Plan.
- 9.35 The report has identified a potential risk of fluvial/pluvial flooding to the site, associated with overland flows from outside of the site and the watercourse on the site boundary. There is an identified moderate risk of groundwater flooding on the site and a need to consider the topography of the land in terms of the residual risks from failure of the pumping station or other exceedances of the drainage system capacity. The report concludes mitigation measures are recommended as part of the detailed design of the proposal. These include raising finished floor levels by a minimum of 150mm above the existing ground levels and ensuring that incoming electricity supplies are raised above ground floor level and ground floor electric sockets shall be served by loops from upper levels.
- 9.36 A minimum 10m stand-off from the watercourse has been designed into the scheme to ensure that suitable maintenance access can be provided to the watercourse culvert by the Drainage Board.
- 9.37 Discharge of surface water is not feasible by infiltration and so it is proposed that surface water will be discharged to the Balby Drain facilitated by a pumping station. Surface water storage will be provided within the site to manage surface water up to the 1 in 100-year rainfall event, including an additional 40 per cent allowance for climate change. This is envisaged within attenuation basins in the southeast of the site. Tanks will be provided as needed for additional storage. Foul water domestic waste will discharge to the public foul sewers within the site. The existing Yorkshire Water public sewers which pass through the site will require appropriate access for maintenance and so these have been located beneath proposed roads with an appropriate easement.

- 9.38 Historic maps and current Ordnance Survey plans, suggest the presence of a drain on the northern eastern boundary of the site (where it adjoins the other site being considered for housing). This has been investigated including with on site with engineers and Officers from the Council's Drainage team and trenches were dug to ascertain the status of the drain. It appears most likely that there was at some point in the past an open ditch running along the north eastern boundary. It is unclear whether the ditch ever outfallen into the Balby Carr Drain, or whether it was simply an offline feature, but there is no evidence that it received a flow from any upstream area outside of the site. It appears that the ditch has been infilled at some point in the past and that crude land drainage pipes were placed there, before being covered over. There is currently no obvious ditch on site and the investigation showed that the land drainage pipe was not serviceable and had clearly not been serviceable for some time. On the above basis it can be concluded that there is no functioning drainage asset on this alignment currently. The application therefore accords with policy 56 of the Local Plan.

Air Quality

- 9.39 An Air Quality assessment has been submitted with the application. The assessment considers dust and fine particulate matter during the construction phase and road traffic emissions during the operational phase.
- 9.40 For the construction phase of the development, the risk of dust soiling effects is classed as high for earthworks and medium for construction. The risk of human health effects is classed as low for earthworks and construction. Mitigation measures are proposed to reduce any potential impacts based on best practice guidance. Site specific mitigation measures will include dampening down of exposed stored materials, which will be stored as far from sensitive receptors as possible, implementing a wheel washing system and ensuring that vehicles entering and leaving the site are covered to prevent escape of materials during transport (these measures will be incorporated into a Construction Management Plan to be secured by condition).
- 9.41 The impact of the development during the operational phase is predicted to be negligible at all sixteen existing sensitive receptor locations that have been considered. Pollutant concentrations at both proposed sensitive receptor locations are predicted to be below the relevant annual mean objectives and limit values during the operational phase. Air quality effects are therefore considered to be 'not significant'.
- 9.42 The report concludes that the proposed development will not lead to an unacceptable risk from air pollution or to any breach of national air quality objectives. All properties will be provided with an electric vehicle charging point, positioned for ease of access and charging as required under Building Regulations. The application therefore accords with policy 54 of the Local Plan.

Odour

- 9.43 An Odour Constraints Assessment has been submitted with the application and this identifies sources of odour from the Balby Wastewater Treatment Works (BWTW) located to the south of the site. The potential odour impact from the BWTW has been quantified by dispersion modelling, with a precautionary approach and model

inputs applied as part of a robust assessment. This report identifies the required 'Stand-off' Zone, which should be implemented as part of any residential development to safeguard amenity.

- 9.44 The potential odour impact from the BWTW has been assessed and it is considered that subject to required stand-offs identified through the dispersion modelling that the predicted effect is 'not significant'. As such it is considered that odour does not represent a material constraint to the development proposals.
- 9.45 The southern part of the site includes an area of Public Open Space and the SuDS basin feature and is wholly in accordance with the Development Brief. This allows for the buffer to the Sewerage Works as required by Yorkshire Water. No houses are proposed to be built within the exclusion zone.

Contamination

- 9.46 A Geo-Environment Appraisal has been submitted with the application. The site is not within a Coal Mining High Risk Area and so intrusive mining investigations are therefore not required. Significant contamination was identified across the site from copper, lead and zinc. These metals are leachable and there is evidence of some impact on the shallow natural soils. Soil washing is therefore considered likely to be required to address this contamination and a minimum soil cover thickness of 600mm required and this will be secured by a condition. The report identifies that subject to further considerations and remediation measures proposed, the on-site ground conditions do not restrict the development of residential uses on this site. The application therefore accords with policy 55 of the Local Plan.

Energy Efficiency

- 9.47 The applicant is committed to improving the energy performance of the development which will follow the latest guidance to reduce CO2 emissions by providing a 'building fabric-led' approach to meet the latest Part L Building Regulations. The approach aims to reduce the levels of Carbon Dioxide emissions associated with the development by reducing need and improving the energy efficiency of each dwelling over its lifetime.

ECONOMIC SUSTAINABILITY

- 9.48 The proposed development will bring about a number of construction jobs and expenditure through the local and regional supply chain through the purchasing of goods and services.

OTHER ISSUES RAISED BY OBJECTORS NOT ALREADY ADDRESSED IN THE REPORT

- 9.49 One issue raised by Councillor Jones and residents is the poor state of the alleyway at the rear of the properties on Coronation Road. This alleyway lies outside of the application site and it would be unreasonable to ask the applicant to upgrade this, as it does not form part of their planning application. Any contribution towards this would not meet the CIL tests of being necessary to make the development acceptable and directly related to the development. Any upgrade through a planning condition would also fail the same tests. The addition of residential dwellings adjacent to and overlooking the unadopted road through this

proposal will help to increase local natural surveillance of this area and potentially reduce fly tipping and crime. Works were carried out before the application was submitted, but these were mainly to do with site investigations (including ground investigations and archaeology) and to carry out a topographical survey. The right to a view is not a material planning consideration.

10.0 PLANNING OBLIGATIONS

- 10.1 There are a number of Planning Obligation requirements that have been identified in accordance with Local Plan policies. The scheme proposes 100 per cent affordable housing and this is to be secured through a Section 106 Agreement; this is clearly much higher than the 23 per cent ask in policy 7 of the Local Plan. The proposal provides more than the policy ask for on-site open space. There will be a contribution of a Travel Plan Bond of £13,617.78 and a contribution of £2,000 to revalidate the signals at the junctions of Sandford Road/Sunningdale Road and Balby Road/Sandford Road. There is also a requirement of 9.17 Units or £229,250 to achieve 10% Biodiversity Net Gain in accordance with policy 30 of the Local Plan.
- 10.2 A viability appraisal has been submitted with the application. This has been checked by the Council's Housing Officer, who has experience and knowledge of looking at Viability Appraisals. The Viability Appraisal shows that the scheme would not be viable if there were other Section 106 contributions to be made other than 100 per cent affordable housing. The land value is reasonable and is sold by the Council and this is a not-for-profit scheme that will be subsidised by grant funding from Homes England. There are a number of constraints on site that have reduced the numbers of housing that can be built on site and there are added costs due to things like contamination.
- 10.3 The scheme is therefore not viable to provide an off-site contribution towards achieving 10 per cent Biodiversity Net Gain. Policy 66 states that where the applicant can demonstrate that particular circumstances justify the need for a Viability Appraisal, the Council will take a pragmatic and flexible approach to planning obligations and consider their genuine impact on viability of development proposals on an independent and case-by-case basis. The scheme does provide for 100 per cent affordable housing and on-site open space. The applicant has indicated that they can contribute £2,000 towards the revalidation of signals. A Travel Plan Bond of £13,617.78 is also able to be included in the 106 Agreement, as this is returnable to the applicant if monitoring shows that traffic numbers have been met over a five-year period.

11.0 PLANNING BALANCE & CONCLUSION

- 11.1 The site is allocated for housing in the Doncaster Local Plan and has therefore been assessed as a suitable site for housing and one that the Council is promoting for development. The site is sustainably located being close to shops, schools, employment opportunities and other services.
- 11.2 The proposal provides for much needed affordable housing, with a good mix of housing types and this has been agreed with the Council's Housing department. The proposal accords with the Council's policies and adheres to the principles set out in the Planning and Development Brief, including provision for open space and a suitable stand off from the nearby waste treatment works.

- 11.3 The scheme has been designed to ensure that there will be no adverse impact on the amenity of surrounding residential properties. All other issues such as design, highways, drainage and so on have been satisfactorily resolved.
- 11.4 The applicant has submitted a Viability Assessment and this demonstrates that there is no funding available to meet the policy requirement for Biodiversity Net Gain. Policy 66 of the Local Plan allows the planning authority to take a pragmatic and flexible approach to planning obligations where viability is an issue. There will be a Section 106 to secure the provision of 100 per cent affordable housing and some highway contributions and there is on-site provision of open space.
- 11.5 The proposal accords with the allocation for housing in the Local Plan and the provision of much needed affordable housing weighs heavily in its favour. The proposal does not achieve 10 per cent Biodiversity Net Gain, but this has been demonstrated as unviable.

12.0 RECOMMENDATION

12.1 MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE CONDITIONS BELOW AND FOLLOWING THE COMPLETION OF AN AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 IN RELATION TO THE FOLLOWING MATTERS

- a) **100 per cent affordable housing, the retirement living units to be exclusively for the over 55's.**
- b) **Travel Plan Bond of £13,617.78 and monitoring costs.**
- c) **£2,000 towards the revalidation of the signals at the junctions of Sandford Road/Sunningdale Road and Balby Road/Sandford Road.**

THE HEAD OF PLANNING BE AUTHORISED TO ISSUE THE PLANNING PERMISSION UPON COMPLETION OF THE AGREEMENT.

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

Conditions / Reasons

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON

Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.

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

Drawing number LP01 dated Feb 2022 (Location Plan)

Drawing number SL01 Rev P20 dated 24.07.23 (Site plan)
Drawing number MB01 Rev F dated 24.07.23 (Materials and boundary treatment)
Drawing number 04 Rev A dated 02.03.23 (Boundary treatment details)
Drawing number SX01 Rev A dated 02.03.23 (Site section)
Drawing number 2151/03/SK08 Rev D dated 28.07.23 (Finished floor levels)
Drawing number SS01 Rev C dated 16.06.23 (Street scenes)
Drawing 21036_HT_03_C dated January 2021 (House type NT1 Detached)
Drawing 21036 dated January 2021 (House type NT1 Semi-Detached)
Drawing 21036_HT_06_C dated January 2021 (House type NT2 Detached)
Drawing 21036 dated January 2021 (House type NT2 Semi- Detached)
Drawing 21036_HT_08_C dated January 2021 (House type NT3)
Drawing 21036_HT_01_A dated January 2021 (House type HL70)
Drawing 21036_HT_02_B dated January 2021 (House type HL85)
Drawing 21036_HT_11_B dated February 2023 (House type HL86)
Drawing 21036_HT_07_C dated January 2021 (House type HL108)
Drawing 21036_HT_05_B dated January 2021 (House type HL109 Elevations)
Drawing 21036_HT_04_C dated January 2021 (House type HL109 Floor plans)
Drawing 21036_HT_10_A dated February 2023 (House type HL110 Elevations)
Drawing 21036_HT_09_B dated February 2023 (House type HL110 Floor plans)
Drawing number 58301-BBA-01-XX-DR-A-0281 Rev P02 dated 07/06/23 (Flat type A1 M4(2) floor plan)
Drawing number 58301-BBA-01-XX-DR-A-0280 Rev P02 dated 07/06/23 (Flat type A1 M4(3) floor plan)
Drawing number 58301-BBA-01-XX-DR-A-0283 Rev P02 dated 09/09/22 (Flat type A2 floor plan)
Drawing number 58301-BBA-01-XX-DR-A-0283 Rev P02 dated 09/09/22 (Flat type A3 floor plan)
Drawing number 583/01-BBA-XX-ZZ-DR-A-0217 Rev A dated 03/05/23 (Elevations of apartments)
Drawing number 583/01-BBA-XX-ZZ-DR-A-0218 Rev A dated 03/05/32 (Elevations of apartments)
Drawing number 583/01-BBA-XX-00-DR-A-0210 Rev A dated 03/05/23 (Level 0 Ground floor plan of apartments)
Drawing number 583/01-BBA-XX-01-DR-A-0211 Rev A dated 03/05/23 (Level 1 first floor plan of apartments)
Drawing number 583/01-BBA-XX-02-DR-A-0212 Rev A dated 03/05/23 (Level 2 second floor plan of apartments)
Drawing number 583/01-BBA-XX-00-DR-A-0220 Rev A dated 03/05/23 (Type B1 bungalow floor plan)
Drawing number 583/01-BBA-XX-00-DR-A-0221 Rev B dated 11/07/23 (Type B2 bungalow floor plan)
Drawing number 583 01-BBA-XX-00-DR-A-0222 Rev A dated 03/05/23 (Elevations of bungalows plots 39 to 42 and 47 to 48)
Drawing number 583/01-BBA-XX-XX-DR-A-0224 Rev A dated 03/05/23 (Elevations of bungalows plots 43 to 46)
Drawing number 583/01-BBA-XX-0-DR-A-0223 Rev A dated 03/05/23 (Elevations of bungalows plots 49 to 51)
Drawing number 583/01-BBA-XX-00-DR-A-0222 dated 02/15/22 (Elevations of bungalows plots 64 to 69)
Drawing number 583/01-BBA-XX-0-DR-A-0223 dated 02/15/22 (Elevations of bungalows plots 70 to 72)
Drawing number 583/01-BBA-XX-XX-DR-A-0224 dated 02/22/22 (Elevations of bungalows plots 73 to 76)

REASON

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

3. The development (excluding the necessary site clearance, remediation and site preparation works) hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and/or visitors to the development have been submitted to and approved in writing by the local planning authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

REASON

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

4. No development (excluding the necessary site clearance and remediation works) shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
 - i) - the parking of vehicles of site operatives and visitors
 - ii) - loading and unloading of plant and materials
 - iii) - storage of plant and materials used in constructing the development
 - iv) - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - v) - wheel washing facilities
 - vi) - measures to control noise and the emission of dust and dirt during construction
 - vii) - a scheme for recycling/disposing of waste resulting from demolition and construction works

REASON

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

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

REASON

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

6. 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, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

7. No development (excluding the site clearance, remediation and site preparation works) shall take place on the site until a detailed hard and soft landscape scheme based on the approved landscape masterplan (Drawing No: DR-5903-02.01 Rev C dated 18.07.23 and Drawing No: DR-5903-02.02 Rev C dated 18.07.2023) has been submitted to and approved in writing by the Local Planning Authority. The hard landscape scheme shall include details of all external hard surfacing

materials, including adoptable highway finishes and footpaths through POS. The soft landscape scheme shall include a soft landscape plan; a schedule providing plant and tree numbers and details of the species, which shall comply with the Council's Transitional Developer Requirements Document, nursery stock specification in accordance with British Standard 3936: 1992 Nursery Stock Part One and planting distances of trees and shrubs; a specification of planting and staking/guying; a timescale of implementation; a detailed specification and cross-sections for tree pit/highway buildouts construction for the trees within highway that utilises a professionally recognised method of construction to provide the minimum rooting volume set out in the Council's 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, details of management and maintenance for a minimum of 5 years following practical completion of the landscape works and the Shapefile/s for the locations of the individual trees within the planting scheme. Thereafter the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority shall be notified in writing within 7 working days to approve practical completion of any planting within public areas or adoptable highway within the site. Soft landscaping for any individual housing plot must be implemented in full accordance with the approved scheme, prior to occupation of the home, which will be monitored by the Local Planning Authority. Any part of the scheme which fails to achieve independence in the landscape, or is damaged or removed within five years of planting shall be replaced during the next available planting season in full accordance with the approved scheme, unless the local planning authority gives its written approval to any variation.

REASON

In the interests of environmental quality and Local Plan policy 48.

8. Following the commencement of the development and before 30th 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 site landscaping works are undertaken as approved in accordance with Policy 48.

9. Prior to the commencement of 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.

To minimise future conflict with utilities in new developments, where trees are proposed within the footway or highway build outs, the creation of a common utility enclosure with the necessary provisions for safely including both mains services and ducting should be considered in the utility design. This is preferably located adjacent to the property front boundary, under the footway, to facilitate service connections. The developer is to consider the requirements of National Joint Utilities Group guidance volume 4 with regard to the installation of trees and the required installation and maintenance of statutory undertaker's apparatus.
<http://streetworks.org.uk/wp-content/uploads/V4-Trees-Issue-2-16-11-2007.pdf>

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.

REASON

To ensure appropriate design of tree's within the adoptable public highway and avoid any potential design conflicts with utilities to meet Local Plan Policy 48.

10. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars (reference DR-5903-02.01 - TREE PROTECTION PLAN) before any equipment, machinery or materials have been brought on to site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

REASON

To ensure that all trees are protected from damage during construction and adopted Doncaster Local Plan 2015 - 2035 Policy 32: Woodlands, Trees and Hedgerows section B.

11. Prior to the occupation of any dwellings on site, a play area shall have been provided on the area of open space in accordance with a scheme previously approved in writing with the local planning authority.

REASON

To ensure adequate play facilities in accordance with policy 28 of the Local Plan.

12. The development (excluding the site clearance, remediation and ground preparation works) hereby granted shall not be begun until details of the foul, surface water and land drainage systems and all related works necessary to drain the site have been submitted to and approved by the Local Planning Authority. These works shall be carried out concurrently with the development and the drainage system shall be operating to the satisfaction of the Local Planning Authority prior to the occupation of the development.

REASON

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

13. There shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

REASON

To ensure that no foul or surface water discharge take place until proper provision has been made for their disposal.

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

REASON

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

15. No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be designed, managed and maintained in accordance with the Non-statutory technical standards and local standards

REASON

To comply with current planning legislation - National Planning Policy Framework.

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

REASON

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

17. Prior to first occupation of the each of the dwellings listed below, Building Control Completion Certificates must have been provided to the Local Planning Authority demonstrating that the specified optional requirements as set out in the Building Regulations 2010 (as amended) have been achieved for the following plots: Plots 01, 02, 03, 04, 17, 18, 20, 25, 26, 32, 34 and Bungalows Plots 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51 and Apartments A1, A2 and A3 must meet Part M4(2) 'accessible and adaptable dwellings'. Apartment A (1B2P) must meet Part M4(3) 'wheelchair adaptable dwellings'.

This condition may be partially discharged by the submission and approval of Completion Certificates for individual plots during a site build out. This condition will be fully discharged upon receipt of satisfactory Completion Certificates for all the above plots.

REASON

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

18. Prior to the commencement of above ground development activities, a Construction Environmental Management Plan (biodiversity) shall be submitted to the local planning authority for approval and shall be implemented in accordance with the approved details. Protective measures to include those set out in the Conclusions and Recommendations of the PEA report:

- i) Location of Biodiversity Protection zones or fences.
- ii) Pre- or during-clearance ecology checks for protected species, including bats in off-site trees.
- iii) Protected/notable species method statements where licensing is not needed.
- iv) Nesting bird management

REASON

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

19. Within one month of the site clearance and remediation works being completed on site, an ecological enhancement plan shall be submitted to the local planning authority for approval in writing. This plan shall include details of the following measures, all of which shall be implemented prior to the first occupation of the site or an alternative timescale to be approved in writing with the local planning authority:

- i) 20 swift boxes of the Vivara Pro Woodstone type or similar, to be located on suitable dwellings as directed by a suitably qualified ecologist
- ii) 10 bat boxes of the Vivara Pro Woodstone to be located on suitable dwellings as directed by a suitably qualified ecologist
- iii) A scheme of native species planting and seeding alongside the off-site drainage ditch to provide a suitable riparian habitat.
- iv) Suitable access routes for small terrestrial mammals be built into garden boundaries.

REASON

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

20. Prior to the commencement of development, a non-native invasive species protocol shall be submitted to and approved by the local planning authority. This protocol shall detail the containment, control and removal of Japanese knotweed on site. These measures to be carried out strictly according to the approved scheme.

REASON

To comply with Local Plan policy 29 in the protection of local ecological networks.

Sunningdale Road, Doncaster.



Fig A: Proposed site layout.

Sunningdale Road, Doncaster.



Fig B: Proposed street scenes.



Fig C: Proposed retirement living apartments.

