



Doncaster
Council



Planning and Development Brief:

Former Wheatley School, Leger Way

Feb 2018

www.doncaster.gov.uk

Contents

1	Introduction	p.3
2	Location and Site Description	p.4
3	Planning Context	p.11
4	Land Use Principles	p.13
5	Layout and Design Considerations	p.14
6	Highways and Transportation	p.18
7	Landscaping and Nature Conservation	p.19
8	Public Open Space	p.21
9	Affordable Housing	p.23
10	Drainage	p.24
11	Procedural Guidance and Useful contacts	p.25

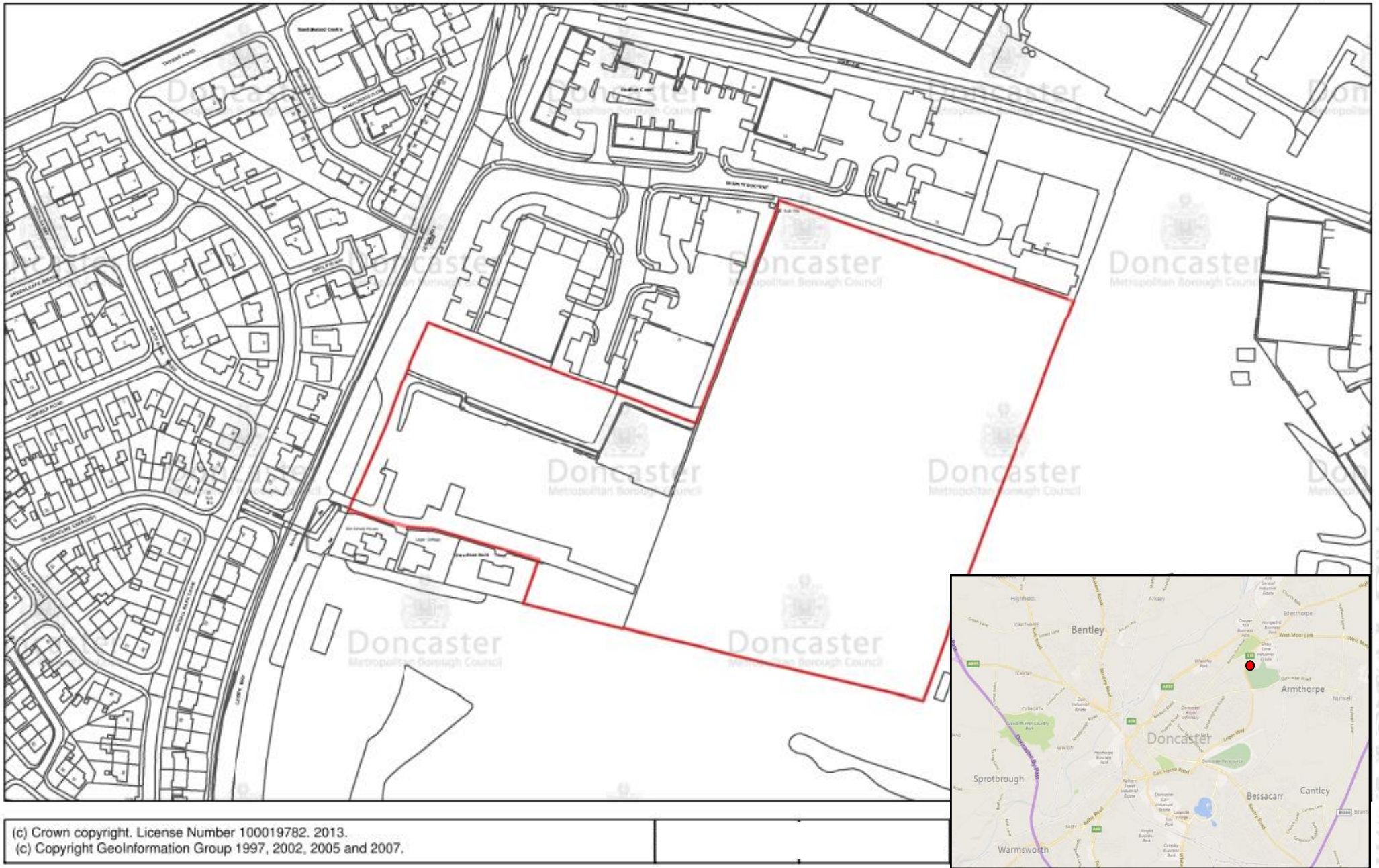
1 Introduction

- 1.1 This Development Brief has been prepared by Doncaster Metropolitan Borough Council as Local Planning Authority (LPA). It sets down the key planning requirements and development guidelines for the development of a 5.4ha site off Leger Way, Doncaster. The site was formerly Wheatley Hills Middle School which opened on the 5th May 1956 and was closed on September 1st 1997, to be demolished a few years later. The site is in the ownership of Doncaster Council.
- 1.2 The Development Brief provides information on key issues of relevance to the development. The aim is to provide clear guidance to any prospective purchaser of the land regarding the Council's aims, aspirations and policy in relation to the site.
- 1.3 The Council regards this as a high quality residential development site suitable for a range of housing. As such it represents an important development opportunity and the Council will use its powers as Local Planning Authority and vendor to maximise the quality potential of the site and meet relevant planning policy, guidance and contributions.



2 Location and Site Description

- 2.1 The site is situated on the former Wheatley Hills Middle School; Leger Way, a short distance south of the junction with Thorne Road and approximately 3.25km north east of Doncaster town centre. Abutting the site to the south and east is the Wheatley Golf Club and to the immediate north is the Heather Court and Shaw Wood Business Park. To the west, beyond the A18 is the established residential area of Wheatley Hills.
- 2.2 The 5.4ha site can be characterised as a large 'L' shaped site separated into 2 distinct areas. The part of the site fronting onto Leger Way is brownfield, having previously been occupied by the school buildings, and now comprises of hard-standing areas and overgrown vegetation. This part of the site is set on a plateau 2-3m higher than the more open part of the site. To the rear / east of this brownfield part of the site are the former school playing fields. The field is not accessible to the public and has been recently used for grazing horses. The level of the field sits around 2-3m below that of the former school. However, the former playing fields in turn are higher than the business park to the north with a 1-2m change in level at the northern edge of the site adjacent Shaw Wood Way.
- 2.3 The site benefits from an existing access off the A18, where there are already three detached properties it allows a left-turn only into the site. There is good visibility along this length of the A18, although there are likely to be requirements for new a new junction and pedestrian improvements to serve the site (see transport section below). A secondary access to the site could potentially be taken off Shaw Wood Way from the part which is adopted highway.
- 2.4 The business park to the north comprises a number of modern employment and B1 Business units, the majority of which are currently occupied. In addition, two larger industrial buildings are located to the north west of the site, one of which has recently been converted to a place of worship..
- 2.5 There are a number of shops and services within close proximity to the site, with a take-away and supermarket located approximately 300m north and another supermarket within 700m walking distance. To the south along the A18 there is Wheatley Golf Club and a public house, and to the north (approx. 400m) is Sandall Park. The nearest schools are Kingfisher Primary (950m west), Our Lady of Mount Carmel Catholic Primary (1.2km south west), Heatherwood Special Needs School (900m south) and Danum Technical College (600m south). Sandringham Road Health Centre is also located 1.1km south west of the site.
- 2.6 The site has very good access to public transport infrastructure. Bus stops are located to the north on Thorne Road, less than 300m walking distance from the site entrance, with regular 10-15 minute services to Doncaster Town Centre.



(c) Crown copyright. License Number 100019782. 2013.
(c) Copyright GeoInformation Group 1997, 2002, 2005 and 2007.



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. License Number 100019782. 2007
 The map may contain Aerial Photography Supplied by the GeoInformation Group (c) 1997, (c) 2002, (c) 2005, (c) 2007.



Site analysis plan

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. License Number 100019782. 2007
The map may contain Aerial Photography Supplied by the GeoInformation Group (c) 1997, (c) 2002, (c) 2005, (c) 2007.



Site photo locations

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. License Number 100019782. 2007
 The map may contain Aerial Photography Supplied by the GeoInformation Group (c) 1997, (c) 2002, (c) 2005, (c) 2007.





3 Planning Context

3.1 Doncaster MBC Unitary Development Plan (1998) Proposals Map, shows to the west of the site there is an existing Residential Policy Area, to the north is an Employment Policy Area and to the east and south of the site there is a designated Open Space and Countryside Policy Area. The site is identified in the UDP as an Education Facility under saved Policy CF3. This policy states that this will “normally be retained, developed or used for education purposes”. Secondly, saved Policy RL9 ‘Surplus School Playing Fields’ is also a consideration and states that there is a preference to retain open spaces for future use within the community. However, it also outlines that if the land has become redundant or surplus then alternative uses will be considered providing that issues over visual amenity and conservation can be resolved.

3.2 In addition to this, the greenfield part of the site is also designated as Countryside Policy Area via the UDP where saved policies ENV2 and ENV4 apply and seek to ensure proposals are appropriate to a countryside location. Although Policies ENV2 and ENV4 do not normally support new residential development in the countryside, so such a proposal would be a departure from the current development plan, the Local Development Framework Core Strategy (2012) identifies the Doncaster Main Urban Area as the main focus for growth and regeneration over the plan period to 2028. It states that it is likely that there will need to be additional urban extensions with the potential issue being loss of countryside (Policy CS2: Growth & Regeneration Strategy) at the Main Urban Area in order to deliver the plan period housing target. Policy CS3: Countryside reconfirms this position.

3.3 Other relevant planning policies from the Adopted UDP and Core Strategy 2012 are highlighted in the relevant sections of this brief.

3.4 There have been a number of previous planning applications made for this site, none of which have been implemented:

- A proposed ‘change of use of approximately 3.7ha of land from school playing field to golf driving range and ancillary use’ which was withdrawn (Reference Number: 98/0396/P);
- Outline planning permission was granted for the development of approximately 1.37ha of land for B1, B2 and B8 commercial uses (Reference Number: 98/0395/P);
- Change of use of approximately 3.7ha of land from school playing field to five a side football and ancillary uses which was again later withdrawn (Reference Number: 98/0394/P);
- Change of use of land to provide park and ride facilities for Doncaster Royal Infirmary (Reference Number: 06/01928/COUM withdrawn 2008);
- Change of use of 1.60ha of land to provide park and ride facilities for Doncaster Royal Infirmary (Reference Number: 07/03503/4COUM granted July 2008).

3.5 The Council has a number of adopted Supplementary Planning Documents (SPD) that are relevant to this site, including the South Yorkshire Residential Design Guide SPD and the Development Guidance and Requirements SPD which covers both residential and commercial design. Applicants should refer to these detailed guidance documents when developing their proposals. The Council’s adopted SPD’s can be found via the following link:

<http://www.doncaster.gov.uk/spd>

3.6 Contributions may be a requirement of the planning permission (probably necessitating a S106 Agreement in addition to conditions) depending upon the specific development proposals which come forward for the site, these may include:

- any access improvements identified by the TA;
- a cumulative developer contribution for the A630 Westmoor Link Improvement scheme;
- on-site public open space and landscaping;
- affordable housing contribution;
- education contribution;
- playing fields / sports projects mitigation contribution;
- bio-diversity off-setting.

4 Land Use Principles

4.1 The site has been put forward for both housing and employment uses in the Doncaster Housing and Economic Land Availability Assessment (HELAA) which is a policy-off evidence base. Within the HELAA it is considered suitable (with local policy constraint), available, and achievable. Overall the site is found to be deliverable and developable for either use, or a combination thereof. The HELAA is part of the evidence to inform the selection of Housing and Employment Allocations in the new Local Plan and to provide the basis for demonstrating the on-going 5-year housing land supply position. It is required by national guidance and includes sites that the Council received in our "call for sites" that took place at the end of 2014 and also includes sites with planning permission. The assessment was undertaken by stakeholder groups. The document sets out who was involved in the HELAA and how assessment took place.

<http://www.doncaster.gov.uk/services/planning/housing-and-economic-land-availability-assessment-helaa>

4.2 Therefore whilst it is understood the site owners will be pursuing residential development at the site, and the emphasis of the brief reflects this, it is in principle considered acceptable for both housing and employment use.

Archaeology

- 4.3 This site was considered by ArcHeritage in their archaeological scoping review of potential allocation sites for Doncaster MBC, and suggested that it had ‘uncertain archaeological constraint’ to future allocation. Further discussion with South Yorkshire Archaeology Service, archaeological advisers to Doncaster MBC, suggests that the area of the former school (the western portion of the site) can be considered to have a low archaeological potential but that the area of former playing fields (the eastern portion of the site) can be considered to have an unknown archaeological potential.
- 4.4 As the site lies close to the projected route of the Cantley spur, the Roman road running north towards Long Sandall, further consideration of the archaeological potential of this part of the site will be required. South Yorkshire Archaeology Service advise that archaeological evaluation will help to establish the presence/absence, significance and condition of any archaeological heritage assets surviving on the site and should be undertaken prior to the submission of a planning application. The planning application can then be supported by a report that discusses the results of the evaluation and outlines the impact of the development proposal on any identified archaeological evidence, as well as any mitigation measures proposed. Evaluation is expected to take the form of trial trenching.

- 4.5 Potential developers of the site are advised to consult the South Yorkshire Archaeological Service (SYAS) at an early stage as to the programme of archaeological work would be required and the results of the work to inform the development proposals. This is in line with Government guidance in the NPPF, and saved UDP policies:

ENV36 *Where the information about the archaeology of a site is insufficient to determine a planning application, the applicant will be required to provide an archaeological evaluation of the site to the satisfaction of the borough Council.*

ENV38 *Where development is to be allowed which would impinge on an archaeological site, planning permission will, depending upon the importance of the site and opportunities for preservation, be subject to:-*

- a) conditions to ensure preservation of the archaeology in sit, and/or*
- b) conditions to ensure an adequate record of the site is made by an archaeological body approved by the borough Council.*

5 Layout and Design Considerations

- 5.1. The Borough Council is committed to promoting high quality development throughout the Borough, through the policies of the Local Development Framework (UDP, Core Strategy), development management practice, preparation of Supplementary Planning Documents (SPD) and through its Design Review Panel.
- 5.2. This site provides an opportunity to create a high standard development in a sustainable location. Applicants should be able to demonstrate how they have taken account of the need for good design in their development proposals having regard to the relevant LDF policies, SPD and guidance in this brief.
- 5.3. The most directly relevant Core Strategy Policy is:

Policy CS14: Design and Sustainable Construction

All proposals in Doncaster must be of high quality design that contributes to local distinctiveness, reinforces the character of local landscapes and building traditions, responds positively to existing site features and integrates well with its immediate and surrounding local area. Imaginative design solutions, including innovative and contemporary architecture, are welcome where they meet these objectives. New development should also have no unacceptable negative effects upon the amenity of neighbouring land uses or the environment. This will be achieved

through the design principles and quality standards set out below.

A) The components of development, including use mix, layout (movement patterns, townscape, landscape, open space and public realm), density (intensity of development) and form (scale, height, massing; and architectural details of buildings), will be assessed to ensure that the development proposed is robustly designed, works functionally, is attractive, and will make a positive contribution to achieving the following qualities of a successful place:

- 1. Character – an attractive, welcoming place with its own identity appropriate to the area;***
- 2. Continuity and enclosure of streets and spaces by buildings;***
- 3. Quality, stability, safety and security of private property, public areas and the highway;***
- 4. Permeability – ease of pedestrian movement with good access to local facilities and public Transport services;***
- 5. Legibility – a development that is easy to navigate;***
- 6. Adaptability – flexible buildings capable of changing over time;***
- 7. Inclusive – accessible development that meets the needs of as much of the population as possible;***
- 8. Vitality – creating vibrant, busy places with a mix of uses where appropriate; and;***
- 9. Sustainability – proposals are environmentally responsible and well managed.***

B) New housing developments will be expected to meet relevant building for life criteria (14/20 criteria for developments of more than ten dwellings). An agreed proportion of new homes should be designed to lifetime homes standards, subject to design and viability considerations.

- 5.4 Any development proposals will be considered against Core Strategy policy CS14 which covers design and sustainable construction and requires new housing developments to meet Building for Life good. It also has an aspiration for major schemes to achieve Secure by Design. Building for Life criteria are used as a framework to assess the design quality of full applications for housing schemes of 10 or more units with the view to achieving a good rating as required by Core Strategy policy CS14. The South Yorkshire Residential Design Guide Supplementary Planning Document (SYRDG SPD) sets out urban design and detailed highway design guidance and is used by the Council in the appraisal of residential schemes. The guide has been prepared to help applicants meet the Building for Life criteria and the requirements of policy CS14. The Council's adopted Development Guidance and Requirements Supplementary Planning Document (DGAR SPD) summarises key important residential and commercial design requirements and contains further detail in terms of landscape and open space design. The Council's adopted SPD's can be found via the link provided in section 3 above.
- 5.5 The neighbouring B1 (office/light industry) uses should not prejudice housing development on the site, although special consideration should be given to the site's layout along its northern boundary. Given the proximity of the industrial units there is likely to be a requirement to mitigate against visual impact on prospective residents as well as considerations for other adverse amenity impacts, depending on the activities being carried out.

Noise surveys will be required as residential uses are sensitive receptors and there is likely to be a requirement for some form of vegetation screening and/ or buffer along the northern site boundary.

- 5.6 Whilst there are likely to be a number of potential acceptable layouts for this site, the following design principles and parameters should be adhered to. The layout will also need to be informed by the technical assessments outlined below and in the rest of the brief:-

1. Whilst access to the front site from Leger Way is possible, it is expected that this will need to be more than just a simple priority junction. The back site (former playing fields) could also potentially be accessed directly from the adopted public highway section of Shaw Wood Way, via a secondary access.
2. If housing is proposed (more than 10 family units), 15% of the site area should be laid out as a single area of public open space. The open space should be overlooked by development and meet relevant guidance and standards;
3. The layout and design should be informed by a programme of archaeological evaluation to be agreed with South Yorkshire Archaeology and undertaken at an early stage;
4. The site layout and design should be informed by an up to date tree survey and ecological surveys. A comprehensive landscaping scheme should be provided (see Section 7);
5. The existing trees along the sites boundaries should be surveyed and the findings inform the design process, it should be assumed that these will largely be retained with appropriate buffering from new development and create an ecologically rich edge to the golf course;
6. In line with guidance for sensitive uses a Phase 1 contaminated land report will be required; there is a historic landfill approximately 250 metres to the NW and another one

approximately 440 metres to the SW. A phased contaminated land report will therefore be required. Air quality needs to be assessed although a standoff distance (from Leger Way) of at least 20m would be welcome.

7. Any through route linking Leger Way with Shaw Wood Way should include speed restraining features, incidental focal spaces and trees within verges to slow vehicles and reinforce this as the principal street in the hierarchy. This street should serve conventional streets, shared space streets and private drives;
8. The layout should provide properties fronting toward Leger Way, this could take the form of homes set back from the highway behind an entrance green, retaining trees and providing a welcoming attractive gateway whilst overcoming noise and air quality issues;
9. Adjacent Shaw Wood Way housing units are more appropriately sited side onto the business park or with rear boundaries and landscaping buffering adjacent the non-adopted part of the street;
10. Some residential properties should front or be located side onto the adjacent golf course boundaries allowing sufficient space for tree protection and ecological buffering along these edges and presenting an organic appearance to the settlement edge;
11. The development should have a generally suburban character with a range of homes, 2 storey properties should predominate with the scope for some 2.5 and 3 storey development at key locations and enclosing open spaces;
12. The 3 large residential properties immediately to the south of the site require appropriate stand-off distances from new development to maintain privacy, outlook and amenity. The

existing access to these properties should be maintained but not connect vehicle movements with the new development;

13. A high standard of development will be required throughout the site. Developers should seek to develop an attractive and distinctive rich contemporary architectural language and character for the new buildings informed by an understanding of the character of the local area;
14. The Council's latest car parking standards should be met as set out in the Development Guidance and Requirements SPD Appendices.
15. The applicant should undertake a ball strike risk assessment to ensure that the proposed houses will not be at risk from ball strike from the adjacent golf course. The risk assessment should include details of any ball strike mitigation such as ball stop netting. Whilst the ball stop netting/fencing could be dealt with by way of a planning condition, Sport England is aware from experience elsewhere that the ball stop netting/fencing can be up to 25 metres in height and this has caused concern for the Local Planning Authority. For this reason, Sport England advises that the matter of the design and height of any required ball stop netting/fencing should be resolved prior to permission being granted in order for it to be acceptable to the planning authority.

The illustrative plan shown opposite suggests how these key design principles might be achieved.



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. License Number 100019782. 2007
The map may contain Aerial Photography Supplied by the GeoInformation Group (c) 1997, (c) 2002, (c) 2005, (c) 2007.

6 Highways and Transportation

- 6.1 The former Wheatley Hills school site has a highway frontage to Leger Way, a classified road, classed as the A18. This road carries significant volumes of traffic, is a key commuter route and suffers from congestion at peak times, which impacts on the operation of the A18 Thorne Road roundabout as well as the surrounding network.
- 6.2 Whilst access to the front site from Leger Way is possible, it is expected that this will need to be more than just a simple priority junction. Access to sites to the east of Leger Way have prohibited right turns and therefore consideration needs to be given to the most appropriate type of junction and the potential issues in providing an acceptable design should not be underestimated. The school site could potentially be served from Shaw Wood Way, although this would be via an unadopted road and service yard, and there would need to be agreement with the relevant land owner and road brought up to adoptable standards as appropriate. The back site (former playing fields) could also potentially be accessed directly from the adopted public highway section of Shaw Wood Way, or through the front site.
- 6.3 Any access proposals are to be supported by a full technical operation analysis using the most appropriate methodology, considering the local context and level of congestion that occurs on this part of the network at times. The access (s) shall also be subject to Road Safety audits in accordance with DMRB HD 19/15.
- 6.4 The development will need to ensure that safe, secure pedestrian and cycle linkages are provided within and to the existing local network.
- 6.5 Parking standards are to be in accordance with the councils standards which are contained within the Development Guidance and Requirements Supplementary Planning Document (SPD). This document can be accessed via the following:
- <http://www.doncaster.gov.uk/services/planning/development-guidance-and-requirements-spd>
- 6.6 A robust Transport Assessment (TA) will need to be undertaken, as previously stated at peak times there is congestion in the area which impacts on A18 Thorne Road roundabout as well as the surrounding local highway network. Consideration of the methodology for the TA will need to be agreed with the Transportation Unit prior to any assessment. Proposals which require access alterations/ changes will need to be modelled within the TA. A Travel Plan is also likely to be required; this must set out measures to reduce demand by promoting sustainable transport modes. In line with information provided within the SPD, a cumulative developer contribution will be sought for the A630 Westmoor Link Improvement scheme.

7 Landscaping and Nature Conservation

- 7.1. The existing site boundaries include established trees and shrubs with some scattered trees and scrubland on the former school part of the site.
- 7.2. Relevant Core Strategy and UDP Policies which will be applied include:

Policy CS16 – Valuing our Natural Environment.
Doncaster's natural environment will be protected and enhanced, in accordance with the principles set out below.

a) Proposals will be supported which enhance the borough's ecological networks by:

- 1. Including measures that are of an appropriate size, scale and type and have regard to both the nature of the development and its impact on existing or potential networks;***
- 2. Maintaining, strengthening and bridging gaps in existing habitat networks; and;***
- 3. Using native species and delivering local and national biodiversity action plan targets, especially in the***

following regionally important biodiversity opportunity areas: the Humberhead Levels, the South Yorkshire magnesian limestone ridge, the River Don corridor and the Dearne Valley.

b) Nationally and internationally important habitats, sites and species will be given the highest level of protection in accordance with the relevant legislation and policy. Proposals which may impact on local sites and non designated sites will only be supported where:

- 1. They protect, restore, enhance and provide appropriate buffers around wildlife and geological features;***
- 2. Harm is avoided where possible, and any unavoidable harm is appropriately mitigated and compensated;***
- 3. They produce and deliver appropriate long term management plans for local wildlife and geological sites; and;***
- 4. They can demonstrate that the need for a proposal outweighs the value of any features to be lost.***

c) Proposals located within 3km of Thorne and Hatfield Moors special protection area will be supported where they deliver a net gain in nightjar foraging habitat.

d) Proposals will be supported which enhance the borough's landscape and trees by:

1. ***Being appropriate to the landscape's character, sensitivity and capacity;***
2. ***Including measures to mitigate any negative impacts on the landscape;***
3. ***Ensuring designs are of high quality, include appropriate hard and soft landscaping, a long term maintenance plan and enhance landscape character while protecting its local distinctiveness; and;***
4. ***Retaining and protecting appropriate trees and hedgerows, and incorporating new tree, woodland and hedgerow planting.***

ENV59: In considering proposals for new development the borough Council will attach considerable importance to the need to protect existing trees, hedgerows, wetland habitats, watercourses and other natural landscape features and will require that new developments do not cause unnecessary loss of trees, nor imperil trees by building works.

- 7.3. There are some good quality existing trees located on the site's boundaries and along the Leger Way frontage which will need to be surveyed and where appropriate incorporated into the design. Applicants should orientate potential development so that buildings are a reasonable distance away from the trees to reduce potential conflict and shading issues. The trees should be surveyed in accordance with British Standards Institute 5837: 2012 Trees in relation to design, demolition and construction. Recommendations, the findings of which should inform the design process, whereby it is expected that the better trees are realistically retained within any development scheme.

- 7.4 A landscape scheme for the whole development should be submitted showing species, numbers, sizes, specification and aftercare together with details of hard landscaping and fencing. This should include appropriate sized tree pits and commuted sums for aftercare of the proposed street trees. Details of the Council's landscaping requirements can be found in the Development Guidance and Requirements SPD referred to in section 3. There is likely to be a need for long-term ongoing management of the boundary trees, street trees within verges and adoptable highway, and those included within any POS provision, which would need to be agreed with the Council.
- 7.5 Apart from the aforementioned features the site appears to lack any significant ecological value, and therefore represents an opportunity to improve the situation through an appropriate landscaping scheme and other ecology initiatives. Areas of open space and planting should border the southern and eastern sides of the site to buffer the adjacent golf course. Doing this would provide wildlife with better links to other green spaces in the vicinity. A development on this site would be expected to assess the quality of the habitats present and provide compensation for their loss.

8 Public Open Space

- 8.1 Dependent upon the proposed use / mix of uses for the site, it may be subject to providing open space or making a contribution to provision in the local area.
- 8.2 Relevant policies include Core Strategy Policy CS17 and UDP Policy RL3 and RL4. Core Strategy Policy CS17 notes that *“Doncaster’s green infrastructure network (including key green wedges) will be protected, maintained, enhanced and, where possible, extended...”*, and CS17 (d) clarifies that:
- “Proposals will be supported which have regard to local standards and opportunities, and help to address deficiencies, by making an appropriate contribution to sport, recreation and related community uses, including:*
- 1. Providing well designed and accessible, sport, recreation and open space facilities (including children’s play space and parks) that meet the needs of the proposal and the wider community; and;*
 - 2. Providing suitable and appropriate, on-site open space (or an equivalent contribution towards off-site provision).*
- 8.3 UDP Policy RL3 explains that *“The borough Council will seek to achieve a minimum provision of outdoor play space of six acres per 1,000 persons, of which four acres will comprise playing fields and other outdoor youth/adult use facilities, broadly located in accordance with demand.”*

- 8.4 UDP Policy RL4 states that:

“The borough Council will seek to remedy local public open space deficiencies within existing residential areas and will require the provision of local public open space, principally of benefit to the development itself, within new residential developments in accordance with the following standards:

- a. 10-15% of the total site area of new developments with over 20 family dwellings to be laid out as public open space except in cases where the borough Council requires a commuted sum - see c) below.*
- b. 15% of the total site area of new developments with over 20 family dwellings to be laid out as public open space where the site falls within or adjoins an area of existing local public open space deficiency (defined in appendix 9.2) except in cases where the borough Council requires a commuted sum - see c) below.*
- c. Where the size of the development site is such that 10 - 15% of the site area would result in an area of local public open space of less than 0.4 ha (1 acre) the borough Council may require the applicant to provide a commuted sum, in lieu of an area of open space, to be used for the creation of a suitable area of open space elsewhere or for the enhancement of an area of existing public open space in the vicinity of the development site.*
- d. Developers of schemes comprising 10-20 family dwellings will normally be expected to provide a commuted sum to the borough Council for the enhancement of existing local public open space.*

e. The public open space to be designed as an integral part of the development and to include landscaping, amenity areas, nature conservation areas and playspace which meet the borough Council's requirements in terms of detailed siting, size, shape and design.

f. Prior to the adoption of the open space the developer will be required to provide a commuted sum for five times the annual maintenance cost of the open space and associated landscaping areas."

8.5 Information on open space deficiencies has been periodically updated since the publication of the UDP, with the most up to date assessment of open space in Doncaster being the 2013 Green Spaces Audit. The site is located in the Wheatley Hills community profile area, which is an area that is assessed as being deficient in all 5 open space typologies we assess (informal open space, public parks, formal open space and allotments).

8.6 The site is within the vicinity of Sandall Park, although this is accessed via busy roads, which also require Sandall Park Roundabout to be navigated. There is also formal open space provision available to the south along Leger Way. However, given the deficiencies overall in the local area, 15% on site open space provision would be requested in line with UDP Policy RL4.

8.7 Given the deficiencies in open space for the communities in and around this site, were a scheme for housing (above 10 family units) to come forward, we would expect 15% of the site to be laid out as useable public open space in line with UDP Policy RL4.

8.8 Should a developer wish to explore a mixed use site which includes housing, then the preference would still be for 15% of the site to be laid out as public open space, accessible to both new and existing residents in the area.

8.9 In line with UDP Policy RL3, it is important that the space is accessible and suitable for informal recreation activities and children's play in the form of a LEAP, such as informal 'kickaround' spaces and play equipment. Fields in Trust provide guidance on the design of play space, including distances and buffers to nearby dwellings. Fields in Trust are also clear that such spaces should be safe, easily observed, accessible, provide challenges, but are not unsafe, and do not lead to further nuisance.

8.10 Furthermore, Sport England have suggested that a sum in the region of £255,000 should be provided towards the improvement of other local playing fields or sports projects, to mitigate the loss of the playing fields. Potential local receptor sites or schemes can be discussed with Planning Policy.

FIT (informal) 0.8ha	FIT (formal) 1.6ha	Public Parks (0.69ha)	Woodlands and Nature Conser- vation Areas (2ha)	Allotments (0.13ha)
-1.49	-0.44	-0.60	-3.67	-0.48
<p>The Wheatley Hills community profile area has a population of just over 3,700 people. Within the community there are 2 amenity road verges, 2 formal open spaces, 1 green corridor (which may provide an opportunity for pictorial meadow planting), 1 informal open space (with play area), 1 woodland and 1 public park (Grove Gardens (shared with Intake)).</p> <p>Desk top analysis identifies the priority as; Further analysis required due to deficiencies in all type of green space. Priority Site; Grove Gardens</p>				

Open space assessment for Wheatley Hills

9 Affordable Housing

- 9.1. The Borough Council has through the Core Strategy adopted a policy on affordable housing in accordance with Government Guidance within the NPPF. The policy is applied to all housing sites above a certain size regardless of land ownership. This site is subject to this Policy:

Policy CS12: Housing Mix and Affordable Housing

New housing developments will be required to include a mix of house size, type, price and tenure to address identified needs and market demand and to support mixed communities, based on the principles set out below.

A) Affordable housing will be delivered through the following measures:

- 1. Housing sites of 15 or more houses will normally include affordable houses on-site with the proportion, type and tenure split reflecting the latest strategic housing market assessment except where a developer can justify an alternative scheme in the interests of viability;***
- 2. Commuted sums will be considered where this would assist the viability of a development and deliver more affordable homes (including the re-use of empty houses as affordable homes) than on-site provision;***
- 3. Affordable housing proposals on suitable developments of less than 15 units will be supported;***

4. The 15+ site limit will be lowered in some areas if viable and supported by a future Strategic housing market assessment; and;

5. The Council will work with partners to deliver affordable housing and a mix of houses to meet local needs through use of its own land and other initiatives.

- 9.2. The affordable housing requirement is currently 26% of all units on site with a 74%/26% social rented/intermediate tenure split; social rented includes affordable rent. The Council will expect this affordable housing requirement to be met, unless it is demonstrated undeliverable through the viability testing process.
- 9.3 The Council are open to discussion with developers and Registered Providers and ultimately the developer needs to put forward a viable proposal that both meets proven need/demand and will also attract investment from a Registered Provider.

10 Drainage

- 10.1 A Flood Risk Assessment would be required if a full application is to be submitted as the site is greater than 1ha. There should be no increase in surface water discharge from the site to existing sewers / watercourses. On site surface water attenuation will therefore be required if drained areas to existing sewers / watercourses are to be increased. A 30% net reduction to existing peak discharge (up to a 1/100 year storm + 30% CC) will be required if the site is being re-developed. A full justification will be required where the development cannot achieve the 30% betterment on the existing run-off rate. Applicants should be aware that a Sustainable Drainage System (SuDS) is the Council's preferred option. A detailed explanation of any alternative option and reasons for rejecting a SuDS solution will be required.

11 Procedural Guidance & Useful Contacts

- 11.1 Any potential developer of the site is encouraged to undertake pre-application discussions with the Council and submit a formal pre-application enquiry. This will enable the applicant to obtain more detailed scheme specific advice from a wide range of planning consultees, prior to the submission of a planning application. Further information regarding this service can be found at:

<http://www.doncaster.gov.uk/services/planning/pre-application-advice>

- 11.2 Potential applicants are encouraged to engage with both Ward members and the local community prior to any application being submitted.

Key contacts and contributors to this brief:

Contact	Position / Discipline	Telephone
Roy Sykes	Planning Manager (Development Management)	01302 734555
Jordan Butler	Principal Planner (Urban Design)	01302 734892
Daniel Atkinson	Trees and Hedgerows Officer	01302 735077
Helen Markland	Ecologist Planner	01302 734924
Wayne Lake	Senior Transport Planner	01302 735172
Julie Guest	Senior Public Rights of Way Officer	01302 735047
Christopher Hall	Senior Planning Officer (Local Plan Policy / POS)	01302 735595
Kyle Heydon	Senior Flood Risk Engineer (Drainage)	01302 735531
Adrian Robertshaw	Programme Manager (Affordable Housing)	01302 737147
Malcolm Thomas	Design and Conservation Officer	01302 735199
Dinah Saich	Principal Archaeologist (SYAS)	01142 736354

www.doncaster.gov.uk