



Sprotbrough and Cusworth Parish Council

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For the attention of Hannah Wilson
Doncaster Council

18th June 2021

Sent via email

Dear Hannah,

Planning reference: 21/01097/FULM - Erection of 24 new dwellings following demolition of existing premises - Cusworth Centre, Cusworth Lane, Scawsby Doncaster

Thank you for your notification of the above application on 25th May. The Parish Council discussed the application at its meeting on 17th June 2021 and wish to make the following observations;

1. Concern is raised with regard to the lack of open space provided on the site being below the required threshold set out in the Doncaster Local Plan (Policy 28). Should a commuted sum be agreed the Parish Council would ask that the money be spent on improvements to the open space provision in the locality of the development including Barnsley Road Playing Field and the playing field off York Road behind the Sun Inn pub.
2. Concern is raised with regard to no affordable housing being provided on site. The proposed commuted sum may not be spent on providing affordable housing within the ward the development is taking place. The most recent Housing Needs Assessment (2019, Arc4) identifies that Roman Ridge has 10.8% of households in need therefore for a development of this scale and location we would have expected to see some affordable housing delivered on the site. We ask that robust evidence is provided by the applicant in line with policies within the Doncaster Local Plan and evidence base supporting the use of a commuted sum.
3. Concern is raised with regard to the loss of mature trees on the boundary of the site, particularly the southern boundary. These trees provide a natural screen to the houses adjacent to the site and have important biodiversity benefits which would be lost in favour of smaller trees to be planted elsewhere on the site.

If you require any further detail from us at this stage please let me know and we look forward to receiving your responses to the above points.

Kind regards,

E. Garner

Emma Garner
Clerk to the Council