



**Sprotbrough and Cusworth Parish Council**

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For the attention of Jess Duffield  
Doncaster Council

23rd November 2022

Sent via email

Dear Jess,

**Planning reference: 22/02358/FULM – LAND ON THE SOUTH SIDE OF MELTON ROAD, SPROTBROUGH, DONCASTER – Erection of 70 dwellings including access, associated infrastructure, landscaping, public open space and parking**

Thank you for your letter of 7<sup>th</sup> November 2022 giving notification of the above application. The Parish Council considered the application at its meeting on 17<sup>th</sup> November 2022 and would like to make the following observations;

1. The Parish Council own and manage the open space immediately adjacent to the eastern boundary of the application site known as New Lane recreation ground.
2. The Parish Council acknowledge that the site is allocated for housing in the Doncaster Local Plan as site SPR01 therefore accept that the principle of development on this site is established.
3. The Parish Council does **OBJECT** to the detail of this application on the grounds set out below and would request that this application is determined through the Planning Committee. The Parish Council would like to attend the Planning Committee when the application is being determined to also make comments in person.
4. Policy 5 of the Local Plan sets out the strategic housing allocations for the City which are further set out in Table 8. The development site is allocation SPR01 in the Table 8 with an indicative capacity of 80 dwellings. The current application is only for 70 dwellings – 10 less than the proposed indicative capacity within the Local Plan policy. We do not believe that the lower number proposed is justified to provide a better design solution for the site as is possible within the policy wording. We believe that the site could

accommodate 80 dwellings which would provide a better housing mix on the site without compromising on the design of the development.

5. Appendix 2 of the Local Plan sets out the site development requirements for each housing allocations. For site SPR01 this includes;

*Public Open Space - Given the site is adjacent to an existing open space, a commuted sum would be required to improve this. Green infrastructure should be present on the site itself, with access to the adjacent open space provided.*

The Parish Council own and manage the open space adjacent to the eastern boundary of the site – known as New Lane recreation ground. We note the policy requirement above that a commuted sum is required to improve this open space. This would be at 15% as required by Policy 28 of the Local Plan. We do not believe that the proposed on-site open space is sufficient as it is not meaningful or useable as recreational open space. It is a linear green edge and a small area in the south of the site where the attenuation tank is located. This is purely undevelopable land and not provided as deliberate open space to be used for recreation purposes.

Residents will not use these areas and use the New Lane recreation ground putting additional burden on the site which needs to be mitigated through appropriate off-site contributions. The open space is extremely well used and the wooden adventure play area situated on the site is coming towards the end of its lifespan (currently within the next 2-5 years). The additional pressure the use from the development will have on the equipment will reduce this lifespan without improvements being made. The Sprotbrough Neighbourhood Plan Policy S5 also states that development which contributes towards the improvement of existing facilities will be supported.

It is also experience from development of similar sites that green linear verges/ spaces are rarely maintained once the development is complete which leads to unsightly areas within the development. We request that the full 15% commuted sum be secured for off site improvements to the New Lane recreation ground.

The development does not have pedestrian access to the adjacent recreation space as required by the requirements in Appendix 2 for this site. The current layout shows two road endings immediately adjacent to the boundary where a pedestrian access could be created. The hedgerow along this boundary is sparse, poor quality in places and there is an informal gate/ gap currently in situ into the current farmer's field. This would allow a safer flow of residents to the village centre and local schools which are located to the south of the recreation ground (Orchard/ Copley). This would align with Policy 42 of the Local Plan regarding good design in particular paragraph 5 to ensure the development is '*connected, walkable and easy for pedestrian and cycle movement with good access to local facilities and public transport services.*'

6. Policy S4 of the Sprotbrough Neighbourhood Plan states that;

*A suitable mix of housing on all allocated and windfall housing sites should be provided in line with needs identified in the most up to date evidence base. Housing mix should have an emphasis on 1 to 2-bedroom properties including*

*some single storey dwellings, smaller units suitable for starter homes and residents wishing to downsize or resize, and some larger houses (3 to 4 bedrooms) for families*

The Housing Needs Survey 2019 sets out that Sprotbrough Ward has one of the highest proportions of detached dwellings in the Borough at 44.2% of the dwelling stock. Sprotbrough Ward also has one of the highest proportions of 4 or more-bedroom properties (39.2%) and one of the lowest proportions of 1-bedroom properties (2.2%) and 2-bedroom properties (14.5%).

The proposed development does not provide a suitable mix of housing in line with the most up to date evidence base. The proposal to have 50% 5 bed houses (market) and 27.8% 4 bed (market) is inappropriate for this location. The mix should favour smaller homes as set out in the evidence base and neighbourhood plan policy.

7. The Parish Council welcomes the inclusion of 23% affordable housing on the site and that this includes adaptable dwellings and wheelchair user dwellings. We do however object to the location of the affordable dwellings in a cluster to the rear of the site and believe that the affordable houses should be pepper potted with the market homes on the site to be more inclusive. In addition, if the development were for the allocated 80 dwellings the level of affordable housing at would increase to 28 dwellings from the current 16 provided on a development of 70 dwellings. This would be a better mix for the site in line with current need in Sprotbrough.
8. Concern is raised with regard to the proposed parking within the development. Much of the parking is double stacked which from experience with other similar types of development does not work and in reality, cars are then parked on verges and off-road causing obstructions and safety issues. Many of the 5 bed houses only have one garage which again is insufficient for the likely number of people within the household having a car.
9. Concern is raised with regard to highways issues. There appears to only be pavements in the first half of the access road within the development. This causes safety issues for residents especially children, those with wheelchairs, pushchairs or use scooters where they are sharing the road space with vehicles. We do not believe the development meets the requirements of Policy 42 of the Local Plan regarding good design specifically paragraph 4; creating a *'safe and secure private property, public areas and the adoptable highway ensuring access points, street design, parking and operational highway requirements safely cater for pedestrians, cyclists and vehicles.'* We would also like to see the 40mph speed limit on Melton Road to be extended to include the access to the development.
10. We are concerned that sustainable drainage solutions have not been included within the development as required by Policy 56 paragraph E of the Local Plan. We support the observations made by the drainage authority with regard to providing appropriate drainage solutions for the development both in terms of surface and ground water.

## Conclusion

11. The site has a long planning history through the development of the Local Plan. Whilst we acknowledge the site is allocated for development within the Local Plan the proposals do not meet the policy requirements in both the Local Plan and Neighbourhood Plan specifically with regard to the number of dwellings, the mix of dwellings, open space requirements, highway safety, parking and drainage. Taking into account the comments set out above the Parish Council **OBJECT** to the proposed development in its current form and and the application should be **REFUSED**.

Kind regards,

Emma Garner  
Clerk to the Council