



Sprotbrough and Cusworth Parish Council

Goldsmith Centre, 259 Sprotbrough Road,

Sprotbrough, Doncaster, DN5 8BP

T: (01302) 788093 E: sprotcuspc@btconnect.com

www.sprotbroughandcusworthparishcouncil.gov.uk

For the attention of Jess Duffield
Doncaster Council

16th June 2023

Sent via email

Dear Jess,

Planning reference: 22/02358/FULM – LAND ON THE SOUTH SIDE OF MELTON ROAD, SPROTBROUGH, DONCASTER

Further to our response to the above application on 23rd November 2022 the Parish Council discussed the amended masterplan (dated 17th April 2023) and the amended landscape masterplan (dated 9th June 2023) at its meeting on 15th June 2023 and would like to make the following additional observations;

1. The Parish Council believe that the amended masterplans address some of the issues we raised in our earlier response regarding open space and drainage. However our concerns remain regarding car parking, highways and housing mix.
2. The Parish Council welcome the proposed landscaping masterplan which seeks to reinforce the boundaries of the site and provide appropriate landscaping throughout the site. We understand that the trees will be subject to a group TPO which is supported to ensure trees are not removed once the dwellings have been sold.
3. 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 understand the developer will be entering into a s106 agreement for the whole 15% and no on site green space is taken into account to reduce this percentage. This is welcomed by the Parish Council.

Residents will 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.

The Parish Council welcome the inclusion of a pedestrian access to the adjacent recreation space. 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.*'

4. The proposed amended housing mix has not changed significantly from the original proposals therefore there is no change to our comments on this issue.

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 49% 5 bed houses (market) and 28.3% 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.

5. The Parish Council welcomes the inclusion of 23% affordable housing on the site and that this includes adaptable dwellings and wheelchair user dwellings. The changes to the locations of the affordable housing are more spread throughout the development from the original masterplan which is also welcomed.

6. Concern is still raised with regard to the proposed parking within the development. Much of the parking is double/ triple 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. Visitor parking should also be considered. The size of the garages is also insufficient to house most types of cars which adds to the pressures of on street parking.
7. Concern is raised with regard to highways issues. Whilst the new masterplan shows wider roads and more pavement than before it does not fully address our original concerns regarding safety issues for residents especially children, those with wheelchairs, pushchairs or use scooters where they are sharing the road space with vehicles where there is no pavement. We therefore 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.
8. Concern is also raised with regard to emergency vehicles being able to access areas of the site and also refuse lorries given the tight street widths/ areas to turn.
9. The proposed bin storage areas also appear to be insufficient to house the required bins each household will have.

In addition to the above the Parish Council are keen to ensure renewable energy options are built into the dwellings including solar panels and ground source heat pumps which could be offered to buyers as part of the purchase package.

We trust the above will be taken into consideration when determining the application.

Kind regards,

Emma Garner
Clerk to the Council