



Sprotbrough and Cusworth Parish Council

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For the attention of Mark Ramsay
Doncaster Council

24th November 2023

Sent via email

Dear Mark,

23/00805/OUT - Rear Of 41 Marlborough Avenue Sprotbrough Doncaster DN5 8EH - Outline Application for Residential Development on 0.06Ha of Land. (All matters reserved.)

Thank you for your letter of 14th November 2023 giving notification of the above application. The Parish Council considered the application at its meeting on 16th November 2023 and would like to make the following observations;

1. The Parish Council continues to **OBJECT** to this application on the grounds set out below.

Local Plan

2. Policy 10 – Residential policy areas

Sprotbrough is identified within the Local Plan as a Service Town and the proposed development falls within an area identified on the proposals map as a residential policy area. In such areas development will be supported provided the three criteria set out in Policy 10 of the Local Plan are met;

- 1. the development would provide for an acceptable level of residential amenity for both new and existing residents; and*
- 2. the development would help protect and enhance the qualities of the existing area and contribute to a safe, healthy and prosperous neighbourhood; and*
- 3. the development would meet other development plan policies*

The proposed development fails to meet criteria 2 as it will not contribute to a safe neighbourhood as it will exacerbate parking problems already in existence in this location by adding further traffic on a narrow estate road.

3. Policy 44 Residential design (strategic policy)

Policy 44 of the Local Plan sets out the requirements for new housing including criteria (c) relating to back land development which states;

'.....the prevailing character of parts of Bessacarr, Sprotbrough and Thorne Road at Edenthorpe, as defined on the Policies Map, will be protected from further Backland and Tandem development.'

The location of this application is within the area described in criteria c on the policies map within Sprotbrough therefore constituting back land development in an area specifically protected from it. On this basis the application is contrary to this policy.

Sprotbrough Neighbourhood plan (adopted 2021)

4. Policy S3 – Backland and infill residential development

Backland and Infill Development Residential development in rear gardens and other infilling will be resisted where there would be an unacceptable impact on the character of the local area in terms of loss of openness, mature trees, hedges and shrubbery, and a significant increase in the density of built form.

The supporting text to this policy sets out the position with regard to historic backland and infill development in Sprotbrough as this location has seen significant levels of backland or infill development over the past 20 years, amounting to the building of approximately 225 new homes. Some of these schemes comprise significant backland development, and others are infill. This together with large extensions to existing properties (as is proposed in this development) has served to change the general appearance and character of the village. The neighbourhood plan reaffirms the position noted above in relation to the negative impact on local amenity with new housing in rear gardens of existing properties having a significant adverse impact on local character and the amenity of neighbouring residents. Large gardens are a distinctive feature of Sprotbrough and the large garden plots provide a very "green" setting, enhancing the built form and providing habitats for local wildlife. The many large mature trees, hedgerows and other shrubbery of residential gardens are an intrinsic part of the area's local character and should be protected. The site currently is covered entirely by mature trees and shrubbery which would be lost should this site be developed as proposed.

The responses to the informal public consultation on the first draft Neighbourhood Plan showed that the impacts of backland development remain a significant concern for many residents. NPPF paragraph 71 sets out that plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

Conclusion

5. Development in this location is contrary to the policies set out in the recently adopted Local Plan and Sprotbrough Neighbourhood plan particularly regarding backland development, the removal of mature trees/ shrubs from

the site to allow for the development and the car parking. Taking into account the comments set out above the Parish Council **OBJECT** to the proposed development and the application should be **REFUSED**.

Kind regards,

Emma Garner
Clerk to the Council