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1.0 Introduction
1.0 Introduction

1.1 Purpose
This document sets out guidance to help implement policies set out in the adopted development plan. In particular, it sets out detailed requirements and guidelines against which planning applications will be judged, as part of an assessment of wider planning considerations in relation to a site. Not all of the guidance contained in this document will be relevant to all applications. Applicants are encouraged to engage in pre-application discussions with the Council in order to clarify relevant considerations and the importance of various parts of the guidance in relation to their proposals. The guidance is intended to be proportionate to the application being considered, so not all the detailed guidance will be applicable at outline application stage.

The development plan represents the starting point in determining planning applications in the borough, and should be referred to alongside the National Planning Policy Framework (NPPF). The role of the development plan is to guide and shape decisions relating to new development and the use of land.

1.2 Aims
The aims of this document are to:
- improve the speed and quality of planning decisions,
- provide clear and user friendly guidance in an accessible format which can be kept up-to-date,
- improve the transparency of decision making so that applicants have a better understanding of the planning process,
- signpost developers and other stakeholders to further sources of information and relevant guidance,
- ensure that decisions are responsive to local circumstances,
- ensure that new development complies with the principles of sustainable development set out in the National Planning Policy Framework, and
- improve the quality of development in Doncaster.

1.3 Background
The development plan for Doncaster includes the following elements.

Core Strategy
The Core Strategy forms part of the Local Development Framework and decides what gets built, where and when. It includes a range of policies on matters such as housing, employment, transport and the environment.

Relevant parts of the Unitary Development Plan
Some of the policies within the Unitary Development Plan (UDP) have been saved and continue to inform decision making.
This supplementary planning document provides further detail and guidance on how these policies will be implemented. This document will be used when considering planning applications for new development in the borough. It should be read alongside the Core Strategy and other adopted supplementary planning documents, where relevant. This includes:

- South Yorkshire Residential Design Guide (SYRDG), Supplementary Planning Document,
- Residential Backland and Infill Development, Supplementary Planning Document, and
- Development, Flood Risk and Drainage, Supplementary Planning Document.

This document will replace and supersede the following documents;

- Extensions to Domestic Dwellings Supplementary Planning Guidance,
- Public Open Space Requirements Supplementary Planning Guidance,
- Local Wildlife and Geological Sites Supplementary Planning Document,
- Sustainable Construction Supplementary Planning Document,
- Biodiversity Mitigation and Compensation Supplementary Planning Document,
- Landscape Planning on Development Sites Supplementary Planning Document,
- Planning for Trees and Hedgerows Supplementary Planning Document,
- Planning for Nature on Development Sites Supplementary Planning Document.

By bringing together guidance in one place, this document provides an opportunity to improve consistency in decision making and the coherence and effectiveness of existing policies. This will make the guidance more accessible and make it easier to keep it up-to-date. It will be an important material consideration in the determination of planning applications in the borough.

1.4 How to use this document

This document is organised around a series of themed sections. Each section is structured as follows;

- Introduction to the topic (e.g. transport) with relevant links to the Core Strategy and other relevant guidance,
- Planning considerations in relation to development,
- Relevant standards and requirements,
- Links to other sources of information and guidance.

Applicants and developers will be expected to take account of the guidance set out in this document in the context of the policies that are identified in the Core Strategy, Unitary Development Plan and the requirements set out in the National Planning Policy Framework.
1.5 Useful contact information

DMBC General Enquiries
Email: general.enquiries@doncaster.gov.uk
Tel: 01302 736000
Web: www.doncaster.gov.uk

Planning
Email: tsi@doncaster.gov.uk
Tel: 01302 736000
Web: http://www.doncaster.gov.uk/sections/planningandbuildings/index.aspx

Design and Conservation
Email: conservation@doncaster.gov.uk
Tel: 01302 734922 or 01302 735199

Urban Design
Email: jane.stimpson@doncaster.gov.uk or jordan.butler@doncaster.gov.uk
Tel: 01302 734886 or 01302 734892
Web: www.doncaster.gov.uk/urbandesign

Natural Environment (trees / hedgerows, ecology, biodiversity, geodiversity)
Email: jane.stimpson@doncaster.gov.uk
Tel: 01302 734886

Transportation
Email: transportation.policy@doncaster.gov.uk
Tel: 01302 735122
Web: http://www.doncaster.gov.uk/sections/transportstreetsandparking/transportation/index.aspx
2.0 Design in the Urban and Rural Environment
2.0 Design in the Urban and Rural Environment

National planning policy and guidance sets out the importance of good design in achieving sustainable development and the range of issues that need to be considered and addressed in the achievement of better quality development. The aim of this section is not to repeat this guidance, although there are areas of overlap, but to concentrate upon the critical areas of design which are important to get right, whilst retaining adequate flexibility for interpretation by the creative designer.

The Core Strategy sets out key policy requirements relating to design and sustainable construction under Core Strategy policy CS14. Policy CS3 covers development within the countryside. Key saved UDP policies covering development within rural areas include, ENV13 and ENV14. The guidance in this section sets out more focused design principles and requirements for different types of development in order to achieve the objectives of the relevant policies, to address specific design issues and provide a framework for the assessment of proposals.

This section covers:
- Commercial and retail design requirements,
- Residential design requirements,
- Residential extensions, outbuildings and domestic alterations,
- Extensions and alterations to rural buildings,
- Stables, arenas and other horse related development, and
- Public Rights of Way.

2.1 Commercial and retail design requirements

2.2 Introduction

Policy CS14 of the Core Strategy sets out general design requirements for all building types: this section sets out specific design requirements in relation to commercial developments.

The buildings where people work and visit can have a huge impact on those who use them, the communities that surround them and the natural environment. Doncaster is seeing a transformation of its traditional employment base, with many on-going developments, creating new jobs and helping to diversify the economy. There is a need to ensure that these developments are designed to the highest possible quality. When investing in these workplaces, it is important to consider the impact of the design (both in economic and environmental terms) throughout the lifetime of the building, on the place it is located, on the stakeholders involved, and the wider environment.
2.3  **Key design principles for commercial, retail and mixed use developments**

Commercial proposals will generally be supported where they are designed to:

- re-use existing buildings where possible,
- respect the townscape or landscape setting in terms of their layout, siting, massing, form, scale, detailing and materials or, where appropriate, their heritage significance,
- consider the adjoining land uses and ensure the design of the development addresses any potential land use conflicts,
- incorporate existing green infrastructure assets and seek to develop new networks,
- promote accessibility and way-finding through the layout of the movement network, landscape strategy and building design,
- meet functional requirements, whilst being architecturally interesting and visually attractive,
- reduce the scale of bulky buildings and large bland elevations by breaking down building mass and using better quality materials and detailing for prominent parts of the building (including those areas that will be more heavily viewed and used by people),
- create a safe and secure environment with active elevations to public areas, providing good levels of natural surveillance and lighting,
- ensure servicing and storage areas (e.g. bin storage areas) are hidden, or are well screened,
- reduce the visual impact of parking areas through landscaping and ensure sufficient cycle parking is provided,
- not exceed the maximum parking standards (set out in section 4) without proper justification,
- retain existing trees and hedgerows, be well landscaped, include provision of amenity areas for workers and ensure fencing and external works are coordinated across the site, and
- include provision for future maintenance, management and finance of green infrastructure assets.

Retail and mixed use proposals should be designed to:

- exploit opportunities to improve pedestrian connections and the potential for linked trips,
- respect the pattern of street frontages, plot widths, established building lines, shop front design and proportion,
- ensure buildings address public areas with active elevations and make a positive contribution to improving the quality of the public realm,
- consider advertisements, signage, security measures so they are not overly prominent or dominant,
- ensure that new shop fronts and fascia’s are integrated into the elevation of the building, and where appropriate shop-fronts with traditional proportions are re-instated at the ground floor, and
- include robust boundary treatments and generous landscaping zones to the edges of sites and car parking areas, to screen secondary areas and reduce the visual impact of car parking.
Large commercial units

There has been a general tendency for commercial buildings to increase in size and scale, with pressures for taller office buildings, larger trading floors, or increased capacity demands. The borough also has excellent transport connections, so there is demand for sizable warehouse and distribution facilities. These buildings are often large floor-plate developments with significant height, scale and bulky massing, which means they can be highly visible and are sometimes located in prominent positions close to major transport routes. The volume and scale of these building typologies present a real opportunity to set a positive image for the borough through their architectural design. However, the functional nature of these structures necessitates close attention to design to reduce the risk of creating obtrusive “bland boxes”. Larger commercial buildings can help to support local businesses, retail centres and services where good linkages to existing facilities exist. Whether they are located in a town centre, out of town location or a neighbourhood parade, shops and stores also have common design issues, such as the need to accommodate servicing, parking or waste storage which can impact upon the amenity of neighbouring land uses if not considered and designed properly.

Modern retailers also have specific requirements, which can sometimes work against the principles of good urban design. For example, car parking to the front of a plot with a store set back from the pavement edge can compromise good street frontage and continuity of building line. In such circumstances the quality of boundary treatments and landscaping is important to provide sufficient continuity and enclosure of the street, however this is considered a less than ideal design response, as in most circumstances the front of the building should reflect established building lines and provide the required definition to the street edge.

Similarly, the desire for larger commercial buildings in town centres can impact upon the traditional scale of urban grain and certain security measures can result in an oppressive streetscape if not carefully designed.

‘Big box’ architectural design

The scale, massing and visual impact of large floor-plate and ‘big box’ buildings such as retail warehouses, distribution units and industrial sheds, can be reduced in a number of ways. Breaking the building mass into smaller volumes, relating to structural and functional parts of the building is a key technique which is often also used to improve the legibility of the building and its constituent parts. Larger elevations can be reduced in scale through the use of different materials, and addition of glazing or ventilation bays. The roofline of these building typologies is also important to consider against the skyline and surrounding topography. Often background / muted coloured materials are better at higher levels in order for the building to be less prominent in these respects.

Techniques can be utilised to add more interest to big box developments and industrial / warehouse sheds, particularly the front elevations which will be more prominent. A greater
degree of modelling to the elevation, variation in roofline, and articulation of features / detail such as solar shading to windows can improve the architectural interest. The use of better quality more robust, human scale materials for prominent parts of the building and at ground floor can provide a greater degree of permanence to these building typologies, opposed to larger format sheet cladding materials. Designers should focus attention on the office elements and prominent elevations, as these will often be the most visible and used parts of large floor plate building types.

For larger buildings such as those described above, the council may request that applicants undertake a landscape and visual impact assessment to inform the design process (for example siting and massing of buildings, architectural treatment, landscaping proposals, etc) and support any subsequent planning submissions. This may include requesting accurate photo-montages and visualisations from certain viewpoints to assess the implications of the proposals.

**Existing green infrastructure**

Adequate consideration should also be given to the existing green infrastructure network and the retention of trees and hedgerows that are present on or adjacent to a site, whether they are protected or not. A Green Infrastructure audit and concept plan should be included as part of the application, within the applicants Design and Access Statement. Trees or hedgerows that form part of the landscape structure of an area, function as a screen to adjoining properties or land, or separate the countryside and urban fringe will normally be required to be retained. Development layouts should be designed to ensure that all retained trees are able to reach maturity, thereby providing maximum amenity benefits, with minimum maintenance requirements and a tree protection plan identifying the physical protection of trees and hedgerows during the construction process should accompany development proposals. Where tree removal cannot be avoided, or is carried out prior to the submission of an application, replacement planting, or a commuted sum in-lieu of off-site tree planting, will be required in accordance with the guidelines included at

**Landscaping**

High quality surroundings are likely to contribute to the overall image of a commercial development in the eyes of customers, clients, visitors and other stakeholders, including neighbours and local communities. Most commercial developments will therefore benefit from, and will be required to provide, details of a hard and soft landscaping scheme to include appropriate planting to soften the impact of new buildings and car parking areas, structure planting with large canopied trees and shrubs on spine and estate roads and details of employee amenity areas.

Parking areas should include generous landscaping and tree planting, either between the runs of bays, or the runs of bays should be split up with planted areas. If not these spaces can be dominated by car parking, or appear as a sea of tarmac at less busy times.
Parking spaces can be treated in an alternating coloured tarmac and pedestrian routes defined with better quality block / slab paving to further break up large expanses of black-top.

Wherever possible, landscape proposals should take account of the established landscape character of an area and, as a guideline, should aim to devote at least 20% of site curtilage to “soft” landscape treatment in the interests of sustainable urban drainage, visual amenity and environmental quality.

Screening is often an important issue for larger floorplate, commercial development and buffer zones comprising of grass, shrubs and trees; structure planting belts; sympathetically graded earth bunding; walls or fencing; or a combination of these may be required to screen the site from neighbouring land users, or to soften the urban edge (particularly on sites that abut the green belt / countryside policy area, or are within a green wedge).

Further information relating to landscape, trees and hedgerows for non-residential developments can be found in section 8 of this SPD.

Further information sources for commercial design:
- Better Places to Work in South Yorkshire Guide.
First Point—new supermarket and business workspace buildings sited to create enclosure to parking areas. Pedestrian routes and building entrances are clearly defined through better quality surfacing materials and changes in architectural expression and detailing to elevations.

Large volume employment / industrial unit which uses changes in materials to reduce the scale of the building and create an interesting, visually rich frontage to the building and entrance area.
2.4 Residential design requirements

Core Strategy policy CS14 sets out general design requirements for all building types, this guidance sets out key design requirements in relation to residential developments. The guidance in this section is meant to summarise the key aspects of good residential design and set out the main standards and requirements that should be used to inform housing design. It has been designed to complement the comprehensive detailed guidance and technical information that can be found in the South Yorkshire Residential Design Guide SPD (SYRDG) and topic specific guidance for Backland and Infill Developments in the standalone SPD. Links to the appropriate sections of these documents are highlighted in the guidance below where relevant. The SYRDG and other information relating to housing design, Building for Life and Sustainable construction can be viewed on the Council’s website at:

http://www.doncaster.gov.uk/urbandesign

This guidance covers both major and minor developments and a variety of different forms of housing including private homes, communal forms of living and houses in multiple occupation. In this context, supported housing refers to forms of housing with an element of care or management provided by third parties. This includes sheltered housing, retirement homes, care homes and extra care development, but is not necessarily limited to these specific types of housing. Sometimes these forms of housing have specific design requirements and standards that must be met, in addition to the general planning standards discussed below.

The tables below summarise the key residential planning requirements and housing design standards, and provides references to more detailed guidance where relevant. The accompanying text explains these key requirements in more detail.

Wellgate Conisbrough— a layout that integrates well into the existing area and includes good quality landscaping and public realm in a home-zone format, to create an attractive development that positively responds to the site context
Three storey town houses at Carr Lodge provide a strong frontage along the principal new street running through the development. A variety of house-types with consistency in terms of building elements and materials combine to create an attractive and distinctive street.
2.5 Character and amenity

New residential developments must be accommodated in a manner that protects the living conditions of existing residents and contributes to the attractiveness of the borough. These developments should generally be in character with the existing built environment. A key starting point is for the designer to undertake a character and context appraisal of the area to inform the design approach. This should be presented in an applicant’s Design and Access Statement. Key questions to ask when undertaking a character appraisal can be found in the South Yorkshire Residential Design Guide and Backland and Infill SPD’s.

New housing should not give rise to adverse amenity issues, particularly with respect to overshadowing, privacy and overlooking of occupiers of existing properties. Plot size, site layout, open space, landscape, garden space, building size and form, architectural style, materials, access and car parking provision and arrangement are all key design aspects of a development which will be considered in the assessment of proposals, alongside Building for Life criteria. Key standards in relation to separation distances, amenity and sun light can be found in the table right and diagrams below.

New proposals for major urban extensions and larger housing allocation sites should where appropriate adopt the design principles of “new garden suburbs” which complement the objectives of CS14 and the NPPF (para 52). New large-scale developments such as these should follow a robust master-planning approach which includes community engagement throughout the process.
Maintaining & enhancing character and amenity

1. A development should seek to create a place with a locally inspired or otherwise distinctive character; to do this an understanding of the local area is required
   - A context appraisal proportionate to the scale and complexity of the scheme should be undertaken to inform the design and submitted along with the application within the Design and Access Statement (where required). This should set out the existing character of the area, key design issues, opportunities and constraints which have informed the design.
   - Major development proposals should seek to vary the character of different parts of the site through the creation of relevant character areas, which are contextually relevant and respond to the different opportunities and constraints in different parts of the site.

2. The layout, siting, scale, massing, form, detailing and materials proposed should be sympathetic to the character of the area, and where appropriate, the existing host property, whilst allowing innovation where it is appropriate and clearly justified.
   - Where new developments seek to integrate into existing areas, they should generally follow established building lines, building heights, massing, plot development ratios, materials and landscaping treatments, unless otherwise justified through the context and character appraisal.

3. New development should consider the adjoining land uses and ensure the design of the development addresses any potential land use conflicts. The development should not significantly impact on the living conditions, privacy and amenity of neighbours (including their private gardens) or be over-bearing;
   - Day-lighting
     - Acceptable day-lighting of interiors is usually achieved if a 25 degree angle is drawn from a point 2 metres above the floor if the façade is not obstructed. Applied to the fronts of 2 storey dwellings, this suggests that a minimum separation distance of 10 metres is required between the front of properties (BRE, 2007).
   - Separation distances
     - 2-3 storey properties should have back to back distances (between facing habitable rooms) of no less than 21m, and front to front distance of no less than 12m, dependent upon the street hierarchy (new properties should not create blank elevations or gables facing the public realm).
     - 4 storey properties should have back to back distances of no less than 27m, with front to front distances of no less than 24m.
     - Where backs of 2 storey houses are at an angle of more than 30 degrees to one another distances may be reduced to a minimum of 15m.
     - Separation distances will also increase as there are changes in level between properties or increases in building height at the discretion of the planning case officer.
     - Habitable room windows that overlook neighbouring garden space should normally be at least 10 metres from the boundary. Where a new property overlooks an existing garden these distances may need to be increased. Oblique or obscured outlook from habitable room windows within 10m of the boundary may be allowed at the discretion of the case officer dependent upon site specific considerations.
     - Where first floor habitable rooms, face habitable rooms in a single storey dwelling, or the habitable rooms of two single storey dwellings face one another this separation distance may be reduced at the discretion of the case officer.
2.6 Creating a well-structured layout

The street pattern of routes and spaces should reflect the movement hierarchy—the most important routes should connect the most important destinations and be obvious through the way they are designed. Busier streets should be more formal, with housing and landscape designed to re-enforce their role. Streets which have less of a public role may be lower in the movement hierarchy, quieter in nature and perhaps more informal in design.

A clear hierarchy of streets and spaces that visually link landmark buildings and reference points both within the development and outside, will help to create a clear and logical structure to the scheme. Development proposals should create a legible layout, whereby the articulation and orientation of streets and buildings will enable people to find their way around.

The ‘street’ and the ‘block’ are the most robust urban structure which have stood the test of time, as most of the best historical precedents demonstrate. Developers will be expected to adopt a traditional street based approach to the layout of new housing areas, whereby properties front onto the street. The urban block is an organising structure which is flexible, can accommodate different uses and allows areas to change over time. It facilitates good overlooking of the street and restricts access to the rear of properties, creating a clear distinction between ‘front’ and ‘back’. It allows scope for gardens, parking and servicing within the block.

To create successful high quality residential areas, where people want to live, they must feel safe and secure. It is well publicised that the design and layout of buildings and spaces in between have an impact on crime, fear of crime and anti-social behaviour. It can also affect the reputation of an area constraining its potential for long term sustainability. Natural surveillance has a fundamental role to play in creating safe and secure places. Public areas which are well used throughout the day and well overlooked, feel safer and therefore create places where people want to spend time. As a result, there is more activity which in turn increases surveillance. This increases the opportunity for criminal activity to be seen and therefore can deter criminal or antisocial behaviour.

To increase activity and natural surveillance, in residential developments, the following principles should be adhered to:

- Public areas including: streets, footpaths; cycle paths; play areas; open space; and car parking should be well overlooked from surrounding properties,
- Buildings should front the street and provide active frontages, blank frontages and gables should be avoided,
- A mix of uses, housing types and sizes should be promoted which can increase activity throughout the day resulting in more presence and surveillance,
- Enhanced overlooking should not compromise the privacy of individual properties,
- Private space should be well defined and enclosed, for example through the use of fences, walls, gates, hedges or changes in surface treatments,
Creating a well-structured layout

4 New developments should integrate into existing movement networks and provide clear and direct footpath and cycle connections to local facilities and public transport services
- Layouts should respect established movement patterns, cater for pedestrian desire lines and link into existing footpaths and cycle-ways wherever possible to help achieve walkable neighbourhoods.
- Layouts should encourage pedestrian permeability and ease of movement, generally through the creation of formal and informal block layouts.
- Layouts for major schemes should develop a street hierarchy that reflects the role of the street in the movement hierarchy, keeping to the well-proportioned height to width ratios relative to the type of street.

5 Streets should be defined and enclosed by the fronts of new homes to provide active frontage and continuity along streets.
- Height to width ratios of between 1:2 and 1:4 provide good spatial enclosure. Ratios less than 1:4 (e.g. 1:5) will usually need street trees to create an adequate sense of enclosure.
- Buildings should front onto streets and have windows and doors facing the street to create active frontage, integral garage doors should be limited along streets.
- Corner buildings should be designed so that both elevations seen from the street have windows to them, rather than offering blank walls to the street.

6 The scheme should be easy to understand and to find your way around
- Important views and vistas to existing or new landmarks should be retained or created.
- There should be a logical hierarchy of streets and spaces, some with distinctive features to act as landmarks.
- Views along streets should be ‘stopped’ by buildings, and materials choices used to reinforce the legibility strategy, for example by distinguishing key plots or corner buildings in contrasting materials.
- Larger schemes should seek to create individual character areas, where building typologies, landscaping and materials are varied to create clearly distinguishable areas within the overall development.

7 Public and private areas and open spaces should be clearly defined and designed to be attractive, well managed and safe
- Designers should think about what types of spaces are created and where they should be located. Consider how spaces can be designed to be multi-functional, serving as wide an age group as possible and how they could contribute towards enhancing biodiversity.
- Public open spaces and areas accessible to the public should be well defined and overlooked by surrounding properties.
- A management and maintenance plan to include a sustainable way to fund public or shared communal open spaces should be developed and agreed with the Council (refer to section 7.6)

Front boundary treatments
- The Council will expect developers to use vertical features such as robust walls, railings, fences, medium height hedge forming shrubs, bin-stores (or combinations thereof) to define front boundaries, particularly at corner locations which are more vulnerable.
- Boundary treatments proposed should remain low, i.e. 0.8-1.2 metres to enable full view of the front of the house and meet visibility requirements for vehicle access and driveways.
- Select species that will form a strong and effective boundary and reduce the visual impact of frontage parking, such as hedge forming shrubs rather than low growing specimens or exotic or ornamental plants.

Rear and Side Boundary Treatment
- Rear gardens must be defensible and ensure that the space is private for the occupiers. In this situation, a higher boundary is considered to be appropriate such as 1.8m timber fencing to rear boundaries and more robust walls adjacent the public realm e.g. at corner plots.
- Plot division fencing to rear gardens should be 1.8m close boarded fencing, or SBD compliant 1.5m with a 300mm trellis top.
2.7 Street design and car parking

The South Yorkshire Residential Design Guide SPD is a local interpretation of the Manual for Streets approach. It contains detailed guidance in relation to street design and technical standards and details that must be met. It highlights access requirements, the range of street types and junctions the council will find appropriate and the appropriate measures that should be incorporated to create inclusive, safe and attractive places.

New residential developments must provide acceptable means of access to the site, for pedestrians, cyclists and vehicles. In addition to functional requirements relating to access and movement, streets provide an important social role for community interaction. Safety for all users of the public realm is a key consideration in street design, particularly for those with visual impairments or mobility problems. In this respect residential streets should generally be designed to encourage low vehicle speeds through the introduction of speed restraint measures.

The defining feature of the street is the arrangement of plots and buildings facing or fronting onto the public highway and defining distinct areas of public and private space. Functionally, the public realm is for the common activities of movement and public interaction and the private realm for occupation. This definition underlines the fact that a street is not just the carriageway. To function properly the public highway, landscape, boundaries and the buildings in their plots either side need to work together. In this view, an individual street is made up of both the public highway and the buildings in their plots either side.

For major larger developments, the character of new streets should not be uniform but should vary as part of a hierarchy, depending on their location in order to integrate development into the locality, to retain local distinctiveness and create vibrant, legible and memorable places. The street and space hierarchy should include a commitment to the incorporation of street trees within the public realm, along higher order avenues and within key spaces, junctions and community focal points.

Within a housing scheme there are often opportunities to create community focal points and areas of interest that can help way-finding and create distinctive places which add to character. Types of focal points include; green spaces, hard landscaped junctions and squares, intimate street spaces and pedestrian / cycle links. They provide amenity for residents, places for children to play, and areas to meet and socialise. They also provide relief to urban layouts and scope to accommodate tree planting, which is particularly important when developing at higher densities. The council will expect developers to include focal points within their residential development proposals, as part of the overall site layout.
8 Streets should be designed to be inclusive to the needs of the full range of potential users, particularly those with mobility issues or visual impairments

- Conventional residential streets should have speeds of 20mph or less, for shared space streets and shared space streets with protected zones, or home-zones, the target design speed should be 10mph.
- Streets should include speed restraint measures (as listed in the SYRDG) at the following spacing: 20mph every 70m, less than 20mph every 40m.
- Streets that connect to other streets, pedestrian routes or open spaces should include defined pedestrian protected zones either as footpaths and / or defined pedestrian routes through shared spaces dependent upon anticipated vehicle flows. Long lengths of shared surface streets without pedestrian provision must be avoided.
- Streets should provide for continuous access and be tested from different potential user perspectives during the design stage e.g. older people, disabled, people with mobility scooters, blind and partially sighted, etc.

9 For major larger developments, the character of new streets should not be uniform but should vary as part of a hierarchy of street types, which change depending upon their location or role, and include community focal points, junctions and spaces at intersections

- Different types of street space should be used to suit the location, position and priority of the user. In terms accommodating different users of the street space, streets can be distinguished as:
  - Conventional streets are particularly appropriate for higher order streets.
  - Shared Space Streets with a physically demarcated protected zone for pedestrians.
  - Shared Space Streets with a level surface, only where vehicle flows are very low.
  - Home Zones are streets that are designed to be used by the community for a range of activities, as well as places for vehicles.
- All Shared Space and Level Surface Streets should be designed to encourage drivers to informally give priority to pedestrians. In Shared Space Streets with a Protected Zone, low kerbs are a recommended feature as they are continuous and aid navigation for people with a visual impairment.
- New development should have access to, or create, community focal points that are well located, accessible and safe. A community focal point is a place ‘where paths cross’ and people might meet, stop and carry on a conversation. As a bare minimum a community focal point should be a space within the public realm in addition to the minimum needed for movement.
- By default tree planting of some kind should be included within community focal points and intersection spaces, with adequate space provided to enable full growth.
**Car parking**

All housing developments must also provide adequate car parking in safe, convenient and secure locations close to and overlooked by occupiers. Residential parking standards are set out in the table opposite. Car parking spaces should be well defined and integrated with good quality surfacing materials and landscaping within the public realm whilst not letting parking dominate the residential environment. On street parking has the potential to be both space efficient and can also help to create a vibrant street, where neighbours have more opportunity to see and meet other people. In order to meet these objectives, residential layouts should be designed to:

- provide a mix of parking solutions, not all plots within a layout should have frontage parking platforms,
- reduce the visual impacts of parking on the street-scene through the siting and spacing of properties and spaces, and ensuring front boundary treatments and landscaping are provided,
- provide defined visitor parking bays on-street, or ensure the carriageway is wide enough to accommodate parking (minimum 6m wide) where there is a high proportion of drives along frontages or dedicated bays cannot be provided,
- discourage the obstruction of footways by kerb parking, and parking that compromises the operation of the highway, and
- ensure in-curtilage / on plot parking does not result in streets dominated by parking platforms to the front of the property or large expanses of garage doors at street level.

Garages and integral garages are often not used for their intended purpose due to a lack of storage provision, inadequate sized garages / doors and a trend towards increasingly large vehicles. This places additional pressure on parking in the public realm and can result in the loss of front gardens as these are paved over. Therefore, integral or standalone garages will not be counted as a parking space unless they are an adequate size (currently 3x6 metres minimum clear internal dimensions).

In determining the right levels of parking the council will consider the anticipated demand from the type of housing proposed, the likely occupiers, the design of the public realm and highway, the proposed parking design solutions and any local restrictions will be considered.
Key Residential Planning
Requirements and Design Standards

<table>
<thead>
<tr>
<th>Street design and car parking</th>
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<tr>
<td>10  There should be adequate provision of allocated and visitor car parking, designed in a way as to not dominate the street</td>
<td>SYRDG p.116-117, 102, 103, 135-137, 144-145</td>
</tr>
</tbody>
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- A range of parking solutions should be used, appropriate to the context and the types of housing proposed,
- Large rear parking courts of more than six spaces will be discouraged as they offer more opportunity for crime and anti-social behaviour,
- Where parking is positioned to the front of the property, designers should ensure that at least an equal amount of the frontage is allocated to an enclosed, landscaped front garden as it is for parking to reduce vehicle domination.

Parking standards for houses and apartments
For dwelling houses and apartments the council will aim to achieve the following minimum parking standards:

- apartments; 1.5 spaces, where 1 space is allocated and another defined shared visitor space is provided for every 2 dwellings in communal parking areas,
- 2 bed units; 1.5 spaces, where 1 space is allocated and 1 space is provided for every 2 dwellings in defined bays within the public highway, 3+ bed units; 2 allocated spaces per dwelling,
- plus 1 visitor space per 4 dwellings unallocated and provided in defined bays within the public highway or private drive,
- Integral or standalone garages will not be counted as a parking space unless they are an adequate size (currently 3x6 metres minimum clear internal dimensions).
2.8 Attractive, liveable and sustainable homes

External design

Quality detailing and ornamentation of buildings needs to be done in a honest and sympathetic manner. Detailing should have integrity and not be a pastiche of arbitrary architectural styles, which have no relevance to the context. Craftsmanship and quality bespoke elements should be introduced in key places e.g. around the entrance to the property. Designers and developers should provide architectural richness in new residential developments by:

- designing buildings as a three dimensional whole, so that elements such as bay windows are designed in from the start rather than being ‘bolted-on’ at the end;
- ensuring external materials are designed to a human scale, and large areas of glazing / windows are subdivided,
- designing windows and doors so that they are set back from the external facade of the building, which introduces some depth and modelling to the façade,
- providing bay windows and / or balconies that step out into the public realm and add depth to the elevation,
- incorporating three-dimensional detailing (from traditional brick corbelling to more contemporary approaches), that again give ‘depth’ to a building, and
- ensuring that changes in materials are related to the design of the building, rather than being an arbitrary way of creating interest.

The starting point for material choices is an assessment of the surrounding context. Whilst there may be clues to appropriate materials in the area (particularly in places with a strong historical context / character), this does not necessarily mean that developers need to slavishly copy these materials or apply them in a superficial way. Designers need to consider the properties of the material, its scale, colour and texture in relation to the surrounding area and the character that they wish to create.

Dormer windows are a characteristic of many areas in Doncaster, and are increasingly becoming more common as developers provide additional accommodation in the roof space. Similarly, skylights / rooflights are now a common feature. Both may be used to add variety to the roof form and are usually acceptable when they provide a balanced / symmetrical elevation and will not result in an overly tall property or one with a dominant roof pitch. Dormer windows and roof lights should generally be small and in scale so that they do not dominate the roof, and should be wholly accommodated in the roof or break through the eaves lines. Dormer windows should generally have pitched roofs for buildings with a traditional aesthetic, flat or ‘shed’ dormers are often a feature of more contemporary dwellings. Chimneys can add greatly to the architectural richness of building forms, and are often significant elements in the roofscape within existing older residential areas. However, it is important that they are designed as strong and meaningful forms and have a legitimate purpose.
Waste storage and collection is an issue that is continually overlooked by developers and designers. Appropriate space for the storage, sorting and collection of refuse and recyclables needs to be considered at both the development and individual dwelling scale at an early stage in the design process in order to avoid ‘bin blight’. Doncaster householders currently have two wheeled bins and a green collection box for recyclables.

The aim is also for every home to have access to a private amenity space for houses / bungalows and shared communal open space or balconies (as a minimum) for apartments, extra-care, care homes and sheltered housing. Gardens in particular provide numerous health, social and physical benefits, and make a contribution toward sustainable development, for example by providing space for wildlife, the drying of clothes, cycle storage, composting, natural drainage and rainwater collection. Further guidance on the appropriate size of private and communal gardens and amenity space are provided in the South Yorkshire Residential Design Guide SPD and Table 1.

**Internal design**

The internal design and layout of our homes can affect our health and quality of life. Adequate space and light are key considerations in successful home design. Daylight refers to the level of diffuse natural light coming from the surrounding sky dome or reflected off adjacent surfaces and is affected by levels of cloud. Sunlight, on the other hand, refers to direct sunshine and is very much brighter than ambient daylight but changes throughout the day and year. The aim is for every home to have adequate space and light to create a healthy living environment.

The BRE ‘25 degree’ standard is a useful rule to ensure that properties benefit from minimum levels of day lighting. Acceptable day-lighting of interiors is usually achieved if a 25 degree angle is drawn from a point 2 metres above the floor if the façade is not obstructed.

In order to protect the living conditions and well-being of future occupants, applications for residential development must demonstrate how the proposed accommodation is functionally fit for purpose and has been designed to meet the specific needs of the occupants. It should demonstrate how the accommodation is large enough to provide sufficient space for privacy, socialising, studying, cooking, dining, sleeping, washing and storage of household goods and belongings. All dwelling units should have convenient access to adequate private or communal amenity space and benefit from good levels of day lighting, privacy and security. In ensuring high quality accommodation is provided, planning officers will require floor-plans to be submitted, which include furniture layouts. They will check;

- the overall internal floor-space is sufficient and the size of individual rooms are large enough for the intended purpose,
- the size of amenity space is sufficient for the number of occupiers,
• there is enough storage space and the layout of internal rooms, and
• circulation space is designed to facilitate its intended function.

In order to reduce the environmental impacts of new housing it is appropriate to consider the whole life cost of a building and how its design and specification can benefit consumers and the wider public in the longer term. The basic principles for achieving higher environmental standards which developers should consider, include:

• ensuring future flexibility in the design of buildings,
• ensuring good levels of fabric efficiency to reduce heat loss,
• reducing demand for energy use,
• providing energy from sustainable sources,
• reducing demand for water and encouraging re-use of water,
• making recycling / reducing waste easy,
• making alternative transport modes attractive,
• using sustainable materials and construction techniques.

Good quality, well-considered materials and detailing create architecturally interesting and attractive external appearance
### Key Residential Planning
**Requirements and Design Standards**

**Attractive, liveable & sustainable homes**

**Developers and designers should seek to create attractive homes and buildings which are robustly designed and constructed**

- Quality detailing and ornamentation of buildings needs to be done in a honest and sympathetic manner. Detailing should have integrity and not be a pastiche of arbitrary architectural styles which have no relevance to the context.
- Designers need to consider the properties of the material, its scale, colour and texture in relation to the surrounding area and the character that they wish to create.
- Dormer windows and roof lights should generally be small and in scale so that they do not dominate the roof.
- Appropriate space for the storage, sorting and collection of refuse and recyclables needs to be considered at both the development and individual dwelling scale, with short routes to the street provided to the rear of properties to provide access and service bin collection.
- The aim is also for every home to have access to a private amenity space for houses / bungalows and shared communal open space or balconies (as a minimum) for apartments, extra-care, care homes and sheltered housing.

**Private and communal amenity space standards**

- Private gardens of two bedroom houses/bungalows should be at least 50 square metres; for three or more bedroom houses/bungalows, 60 square metres.
- Shared private space for flats must be a minimum of 50 square metres plus an additional 10 square metres per unit either as balcony space or added to shared private space.
- Where shared private space cannot be provided balconies must be provided. Balconies must be a minimum of 3 square metres and provide usable space clear of door swings to count toward the minimum requirements.
- At least 50% of a private amenity area should receive unobstructed sunlight in summer.

The amount of shared private space to be provided will also depend on the quality, quantity and accessibility of local public open space.

**New homes should incorporate good quality internal living environments.**

- The aim is for every home to have adequate space and light to create a healthy living environment, and each should benefit from good levels of acoustic insulation, privacy and security.
- Applicants should demonstrate how the accommodation is large enough to provide sufficient space for privacy, socialising, studying, cooking, dining, sleeping, washing and storage of household goods and belongings.

**Applicants should seek to reduce the environmental impact of new housing and where appropriate build in resilience to climate change**

- Potential low-cost measures which can be incorporated into new homes in order to improve sustainability, can be found in the Sustainable Construction section of the councils web-site at: [www.doncaster.gov.uk/urbandesign](http://www.doncaster.gov.uk/urbandesign)
- When building in or adjacent to areas which may be prone to flood risk, designers should consider integrating flood resilient design features into the home.
- Sustainable Urban Drainage systems should be considered for all types of residential development.

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<td>SYRDG p123-125</td>
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Doncaster Council Development Guidance and Requirements: SPD 29
2.9 Landscape and boundaries

The requirement for high quality streets and spaces necessitates the use of landscape design expertise during design development, and not at the end of the design process when a layout has been agreed. Landscape, materials, street furniture and public art should be carefully chosen to support the distinctive character of streets, and considered in the development of the hierarchy of street types (see Table 1 and the South Yorkshire Residential Design Guide SPD). For example:

- materials may change from bitmac for streets at the top of the hierarchy to brick pavers for courtyards and setts for mews streets,
- formal ‘boulevard’ tree planting and front boundary walls along streets at the top of the hierarchy may change to informal, soft planting and shrubs in a mews.

Most developments will benefit from, and will be required to provide, a detailed scheme of hard and soft landscaping. The selection of robust, fit for purpose hard landscape materials (such as highway surfacing materials or paving) can help to create attractive public realm which increases the appeal of residential areas whilst minimising on-going maintenance requirements. Soft landscape (such as trees, shrubs and hedgerows) can be used to soften the impact of new buildings and car parking areas and to screen busy roads. New planting will be particularly important on development sites that abut the green belt or countryside policy area, or within a green wedge to soften the urban edge. More detailed guidance in relation to soft landscape and tree requirements can be found in section 10 of this SPD.

The council will expect developers to use robust front boundary walls, railings, fences, hedges, bin-stores and changes in surface materials (or combinations thereof) to:

- define semi private thresholds into the front of properties to provide a degree of privacy and security (particularly important at corner locations and streets with heavier pedestrian flows),
- help screen car parking at the front of properties and integral garages, and
- provide a threshold to pause whilst entering a property, and stop children running directly onto the street (a minimum a 1-2m threshold should be provided) this also allows scope for personalisation.

Suitable locations for the storage and collection of household refuse from kerbside collection services needs to be considered as part of the front boundary treatment. Where frontage bin-stores are proposed these need to be of a robust brick construction and gated. Rear gardens must be defensible and ensure that the space is private for the occupiers. In this situation, a higher boundary is considered to be appropriate such as 1.8m timber fencing to rear boundaries and more robust walls adjacent the public realm e.g. at corner plots. Plot division fencing to rear gardens should be 1.8m close boarded fencing, or SBD compliant 1.5m with a 300mm trellis top.
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<tr>
<td><strong>Landscape</strong></td>
<td>SYRDG p. 70,74, 103-106,170</td>
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<tr>
<td>14 New residential developments should take advantage of existing landscape features, such as trees and hedgerows, and provide a well-designed new hard and soft landscape scheme.</td>
<td>SYRDG p.106</td>
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<tr>
<td>- In order to maximise the benefits of tree planting, the council will expect a minimum of 1 tree per dwelling, including a number of street trees to be designed into the public realm along key streets and within community focal spaces (see 9 above).</td>
<td>Backland &amp; Infill SPD p.25</td>
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<tr>
<td>- Surface materials should be selected to reinforce the function of street spaces and used to differentiate the street hierarchy and focal points. They should be unfussy and selected with the potential range of users in mind.</td>
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<tr>
<td>Further detailed guidance in relation to landscape design can be found in section 8</td>
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Good quality boundary treatments help define public and semi-private space, provide continuity and enclosure, resulting in a more secure and attractive development.

Further information sources for residential design:
- South Yorkshire Residential Design Guide SPD,
- Residential Backland and Infill SPD,
- Building for Life,
- Design and Access Statement requirements.
2.10 Residential extensions, outbuildings and domestic alterations

2.11 Introduction

Residential extensions and alterations will be supported which complement and enhance existing buildings and their settings, avoiding negative impacts on neighbours and the quality of the local environment in line with the design principles set out below.

Residential alterations and extensions can have many benefits, for example, homes can be adapted as people’s needs change, give more space, choice and allowing people to stay in their homes longer. This can in turn lead to more stable communities; however residential extensions and alterations can also have significant cumulative effects. In particular this can include loss of an areas character and the attractiveness of individual buildings. Extensions and alterations can also have considerable impacts on neighbouring properties, particularly when these are people’s homes. Impacts to living conditions can include loss of privacy and overshadowing. The guidance in this section aims to ensure that when changes to existing residential buildings are made, these are designed in such a way as to compliment or enhance the existing character of the individual property, the character of the surrounding area and protect the living conditions of neighbours.

Residential extensions and alterations refers to work or development carried out within the curtilage of an existing residential dwelling, but that does not fall under permitted development rights, constitute a new residence or commercial activity. They can include but are not limited to rear, side and front extensions, dormer windows, garages and outbuildings, raised decking and balconies, walls and fences, external render / insulation, accesses, annexes and more.

As a matter of courtesy, applicants are strongly advised to talk to neighbours about proposals before submitting a planning application or undertaking any works. It is likely that the proposed development will have some effect on neighbours including short term disruption caused by building work and longer term changes to buildings and environment. Neighbours will also be invited to comment on planning applications which could affect the final application decision. As such, early discussions with neighbours prior to submission can ease this process.

Key consultees:

**Building Regulations**
Even in cases where planning permission is not required, you may need to obtain Building Regulation approval for your proposals. For further information, you should telephone (01302) 734848 and ask to speak to a Building Control Surveyor, stating the area where you live.

**Listed buildings/Conservation Areas**
If your property is a Listed Building or is within a Conservation Area, you may require special consent for your proposals. Listed Building Consent is always required for an extension to a Listed Building. For further information, you should speak to a Design and Conservation Officer, stating the area where you live.
Trees and hedgerows

If your proposals involve the removal of a tree or hedgerow, you may require special consent. For further information, you should speak to a Trees and Hedgerows officer.

2.12 Key design principles for residential extensions and alterations

The following key design principles should be followed for all types of residential extension and alteration and will be used as a framework of considerations to assess the quality of new proposals;

a) The design concept, layout and detailing should take reference from the host dwelling, neighbouring properties and the character of the area,

b) Development is of a scale and proportion that is subservient to the host dwelling, in relation to the existing ridge height, massing, roof pitch, and remaining curtilage space,

c) The design respects the living conditions of neighbours, (ensuring adequate privacy within buildings and outdoor spaces) and not result in unacceptable overshadowing, overlooking or an overbearing relationship (Table 1 sets out key standards in this respect),

d) Existing architectural features of the host dwelling are retained and, where appropriate, enhanced. Materials are compatible or matching to the existing building,

e) Development allows for the successful retention of appropriate trees and hedgerows,

f) Extensions and alterations do not result in an unacceptable loss of car parking, or impact negatively on highway safety, visibility or pedestrian access,

g) New development takes opportunities to mitigate any environmental impacts such as flooding and increase environmental sustainability such as insulation.

2.13 Design and layout considerations

When considering applications for domestic extensions, the council will consider the impact that the extension may have on both the dwelling itself, on the immediate neighbourhood, and on the neighbours. Key factors which will be assessed include;

a) Appearance - A badly designed extension may have a considerable impact on the character of an area. The main aim may therefore be for the extension to look as though it had been designed as part of the original dwelling, and not added at a later date. However, in certain circumstances there may be opportunities to enhance buildings using more contemporary additions or innovative design. Where an extension is proposed in a Countryside Policy Area or Green Belt, a design which differs slightly from the original dwelling may be required, in order to minimise the impact of the mass and scale of the dwelling on the countryside area.

b) Roof - Any two-storey extension to a house with a pitched roof should have a roof of a similar form with roof slopes to a similar pitch. Single-storey extensions should also preferably have a matching pitched roof, in particular where any such extension
is visible in the street scene. It is important to note that, whilst flat roofs may be marginally cheaper, a pitched roof is usually superior in both design and performance in the longer term.

c) Size and scale - Extensions should be smaller than the existing dwelling and subservient to it. An extension that is larger than half the width of the existing house will appear out of scale and dominate the existing house. The ridge and eaves lines of any extension must be level with or lower than those of the existing dwelling. In some cases it may be better to make a distinct break in both the roofline and wall-line, to ensure that the extension remains secondary to the original dwelling and to avoid unsightly matching in of old and new materials. The scale of different types of extensions is discussed in more detail below.

d) Doors and windows - Window and door openings on extensions must match the size, proportion and positioning of those on the original dwelling. This includes dormers. For example, if the original windows have a vertical emphasis, those in the extension should also have a vertical emphasis. Window materials should also generally match the existing.

e) Materials - The materials used for extensions should closely match the existing materials in terms of type, colour, texture and method of construction. This is especially the case where the original dwelling is constructed of local stone. Where this is not possible, the relationship of the extension to the original dwelling should be reflected in the design.

f) Details - A detail can be defined as the junction between one building material and another. Between a roof and a wall, a house may have overhanging or flush eaves. Between a window and a wall, window heads and sills may be expressed in brick, stone or timber. Details should match the method of construction and, where possible, match those of the existing house.

g) Gardens, trees, hedgerows and wildlife – These are valuable assets in our residential areas and should be given adequate consideration during the design process. Where development is proposed on a garden area a proportion of the garden must remain and be considered a usable amount. Whether tree preservation orders exist or not, sound and healthy trees should be retained on site wherever possible and given enough room to grow, both above and below ground. Extensions should not be sited on the basis that the size of a tree can be controlled by pruning. The need to prune a tree to create the space to build implies that the building will be too close to the tree and the quality of life of occupiers is likely to be affected. Similarly, the internal layout of an extension should consider the position of trees and the effect on light. Positioning non-habitable rooms, such as utility rooms or bathrooms or store rooms where such an impact will be the greatest. Even though most residential extensions and domestic alterations are small scale it is important to that on site trees are protected during construction. The most effective way of protecting trees on any development site is to erect sturdy fencing around the tree and its roots before work begins.

h) Sustainability and insulation - Extensions and alterations provide a good opportunity to enhance the environmental performance of a building such as improved insulation both
internal and external, solar gain, green roofs and the introduction of energy capturing or generating equipment, which could be considered at the same time as part of a planning application. Separate installation of energy generating or capturing equipment, green roofs or external cladding may require planning permission. A particularly challenging design consideration can be external cladding of buildings used, for example, to enhance insulation. This will have significant implications for the style and character of buildings and streets. When considering such works it is important to select colours and textures which enhance and do not detract from the prevailing character of the area.

2.14 Types of extension

Porches

Although in many cases planning permission may not be required for porches, they should not be over dominant, and the design should reflect the criteria applicable for all extensions.

Front extensions

The design and scale of extensions forward of a front wall of a house, and their distance from the pavement, are of paramount importance to the character of a residential area, which may be adversely affected by poor design or uncharacteristic front projections. Front extensions are discouraged in streets where a strong uniform character exists, however they may be acceptable where the house is set back from the pavement, or where it is well screened. Where possible, a reasonable distance between windows of habitable rooms, should be maintained (refer to Table 1 for guidelines on separation distances).

Side extensions

Side extensions are usually prominent in the street scene and can have important implications for neighbours. Two storey side extensions should be set back from the front wall to avoid a terracing effect and should not dominate the host dwelling in terms of its span / width, i.e. be lesser than the host dwelling. The rear projection should accord with the requirements for rear extensions. Windows should not lead to over-looking neighbouring dwellings or those on the opposite side of the road, and there must be no obstruction to highway sight lines, especially in the case of extensions on corner plots.
Annexes

Annexes are becoming increasingly common. Where possible these should be attached to the main dwelling. If detached, they should be; small-scale, ancillary, contain no more than 1 bedroom (ensuite), a day room and a small kitchenette. The annex should not be self-contained and should still have a reliance on the main dwelling and share facilities which include its garden and its access.

Rear extensions

Rear extensions are usually partially hidden from the streetscene and therefore can have less of an impact, but can still affect the character of rear gardens. However, they should still be appropriately designed so as to be in keeping with the character of the original dwelling and the surrounding area. They should not overlook, over-dominate, or overshadow the adjoining property, and must leave adequate usable private garden space. Where possible, the distance from the extension to the front or rear of the nearest neighbouring dwelling should be 21m.

Many single storey extensions no longer require planning permission due to the introduction of new permitted development rights. Where permission is required, single storey extensions to both semi-detached and terraced properties should normally be designed with a rear projection of not more than 3.0m. In cases where there are existing outbuildings projecting more than 3.0m and which are to be demolished and replaced with a new single storey extension, consideration will be given to proposals exceeding 3.0m, but which project no more than the existing outbuildings. Conservatories are usually to the rear, and therefore tend to fall under the requirements for single storey rear extensions. All applications will be assessed taking into account the relevant permitted development requirements at that time.

Individual two storey extensions which project more than 3m would have to be set in from the boundary by 1.0m for each metre in excess of 3m. Two storey extensions will be looked at more stringently in terms of over-looking, over dominance, and over shadowing.
In the case of detached properties there is often more scope to consider larger rear extensions before they impinge on the amenity of neighbouring properties, simply because of the increased distance between properties. However, extensions will generally not be permitted where they are so large that they would encroach into the 45 degree exclusion zone. This is measured from the centre of the closest window to any habitable room (i.e. lounge, bedroom and kitchen) in the rear elevation of the adjacent dwelling.

**Dormer windows**

Large dormer windows are undesirable, especially at the front of the dwelling. Several small dormers will usually be more acceptable. When considering the design of dormers, the main roof of the dwelling house should continue to dominate, therefore the dormer will normally have to be set down from the ridge of the main roof, be set in from the sides, and be set well back from the eaves. Generally, where possible, dormers should have a pitched roof to match the existing, especially at the front.

Unacceptable   Unacceptable   Acceptable

*Before and after photographs showing a sympathetic side / front extension which is well proportioned in relation to the host dwelling employing complementary materials, windows and detailing*
2.15 Extensions and alterations to rural buildings

Doncaster has many rural dwellings which contribute towards its rural heritage and character. The development plan includes policies which permit additions and alterations to buildings in the Green Belt and Countryside provided they do not result in disproportionate additions in relation to the original building (see policy CS3 of the Core Strategy and ENV 14 of the UDP).

Policy ENV 14 refers to extensions being no more than 20% of the original volume of the house plus permitted development rights. This used to be a set cubic context when the policy was first envisaged and now permitted development rights have been increased, a more flexible approach is needed.

What is the original dwelling?

In determining proposals for residential extensions or replacement dwellings in the Green Belt and Countryside an assessment will be made against the impact of the 'original' existing development. Establishing what the council deems to be the 'original dwelling' depends on when the property in question was first built and whether it pre-dates the modern planning system. In many cases the 'original dwelling' will refer to the floorspace of the dwelling when it was first constructed. However for older homes constructed prior to July 1st 1948, the 'original dwelling' refers to the floorspace of the dwelling as it was on this date, when the Town and Country Planning Act was first introduced.

In either case any additions that have occurred since the 'original' dwelling date will be considered cumulatively and will be counted as part of the overall increase in floorspace of the dwelling when new additions are being assessed. This is because small reductions in openness, repeated many times, can have a cumulatively detrimental effect.

The original dwelling relates solely to the main dwelling and does not include ancillary outbuildings, whether subsequent or original, more than 5m from the dwelling. Any original outbuilding within 5m of the original dwelling may be included in the floorspace of the original dwelling.

The main issues to be considered are as follows:

- the existing dwelling is lawful and permanent in nature,
- the design should be in keeping with the original form and appearance of the building and the proposed volume of the extension, taking into consideration any previous extensions, is proportional and subservient to the 'original' dwelling and does not materially harm the openness of the Green Belt or character of the countryside through excessive scale, bulk or visual intrusion, and
- the applicant is encouraged to provide clear evidence through volume calculations that the total floorspace of the proposal, together with any previous extensions, alterations and outbuildings would not result in an increase of more than 50%
above the floorspace of the "original" dwelling (measured externally) including outbuildings within 5m of the existing dwelling.

Planning applications that include the conversion of loft space through the addition only of roof lights will be permitted and will not be subject to the floorspace allowance in criterion c), provided there is no increase in volume or bulk to the existing building as result of the proposal. Proposals for loft conversions that include the addition of dormer windows or other alterations that create volume or bulk will be subject to criterion c) above.

2.16 Residential outbuildings in the Green Belt/Countryside

Certain outbuildings fall under permitted development rights and these proposals will not require planning permission. For those outbuildings which would need planning permission, similar control should be exercised and they should be treated as extensions and subject to the above guidance if within 5m of the of the existing dwelling.

Outbuildings located more than 5m from the existing dwelling should be ancillary to the main dwelling in terms of function and design and shall not materially harm the openness of the Green Belt/countryside through excessive bulk or visual intrusion. The outbuilding should be well designed in relation to the dwelling, compatible with the character of the area and designed and sited to minimise visual intrusion. In order to minimise the impact of outbuildings on the openness of the Green Belt/countryside, the council will seek to minimise the impact on the Green Belt by restricting any outbuildings to a limit of 40sqm (measured externally).

Clusters of buildings would have a more intrusive impact on Green Belt openness and therefore, if the proposed outbuilding would be located within 5m of the existing dwelling, proposals for residential outbuildings will be treated as an extension. The council will seek to ensure that such proposals do not dominate the main dwelling or its setting. Their scale should not exceed what might reasonably be expected for the function of the building. Garages and outbuildings for domestic purposes should not normally need to exceed a single storey in height or have excessive volume. Such buildings should be clearly ancillary to the main dwelling in terms of function and design.

Whether planning permission is required or not, the design of outbuildings should not impact detrimentally on the space surrounding buildings and should be limited in scale. Outbuildings should not compete with the main house. Often secondary buildings were traditionally erected with simplicity of design. This may be used to good effect to reinforce the distinction between the original building and the secondary building. The form of garages and outbuildings (including roof pitches) and architectural features should be in keeping with the existing and surrounding properties.

Where permission is granted for an outbuilding, a suitably worded condition may be imposed, to ensure that outbuildings are retained for purposes ancillary to the main dwelling and to
prevent their conversion without the approval of planning permission. Consideration will also be given to the need to remove permitted development rights.

2.17 Extensions to agricultural workers dwellings limited by condition

Many rural dwellings built since the introduction of the planning act have specific occupancy conditions attached to them. These are necessary as the dwellings are located within the countryside where planning permission would not have otherwise been granted. These properties normally provide a supply accommodation to agricultural/forestry workers or are part of active farmsteads.

Extensions to agricultural workers dwellings often makes them more valuable and then less attractive to other farm workers and therefore control is needed to limit the size of any alteration. Applicants shall provide clear evidence of the need for the addition and demonstrate that the business (if linked to a farmstead or rural activity) is profitable and capable of sustaining the cost of the extension and that a need for the dwelling still exists. For instance extensions to dwellings on non-active businesses are unlikely to be supported.

2.18 Replacement dwellings in the Countryside and Green Belt

Policy CS 3 of the Doncaster Core Strategy and UDP policy ENV 13 of the UDP set out the approach through which replacement dwellings in the Green Belt/Countryside will be considered. ENV13 states that;

Within the green belt or countryside policy area the replacement of an existing authorised habitable dwelling of permanent construction will only be permitted where the proposal complies with policy ENV 3 or ENV 4 (as appropriate) and would not:

- Have a visual impact, either of itself or through associated access and servicing requirements, prejudicial to the character or amenity of the countryside, or
- Seek to perpetuate a use of land which would seriously conflict with green belt/countryside policy area policies, or
- Involve replacing a dwelling which is capable of rehabilitation, adaptation or extension, or
- Significantly exceed the size of the original dwelling.

Some dwellings will eventually become dilapidated and in need of being replaced, in such cases the Local Planning Authority must ensure the existing dwelling is lawful and permanent in nature. The term lawful means that planning permission was granted for the original construction of the dwelling, that the dwelling was constructed prior to the introduction of planning controls or that the dwelling was constructed unlawfully but a certificate of lawfulness has since been granted. An existing dwelling can also be lawful if created through an approved change of use or conversion.
The dwelling must also be permanent in nature. For the purpose of the policy permanent in nature means it must be built on permanent foundations with connections to water supply and electricity.

**Volume, scale and bulk**

The volume, scale and bulk of a replacement dwelling should not result in a large, bulky or intrusive building which would adversely impact on the character of the countryside or the openness of the Green Belt. The impact of the development on the countryside is clearly greater if located in a highly visible location. However, the test of impact still applies even if there are limited or no public views of it as, if allowed, the argument could be repeated, with a potentially more serious cumulative impact on the openness of the Green Belt and the urbanisation of the countryside and for these reasons would be unacceptable. In some locations any extension or replacement dwelling may be inappropriate.

Where a development is acceptable in principle, its form should be well proportioned and present a satisfactory composition with the house. Rural buildings often have a simple form or may possess a visual symmetry which should not be significantly altered.

**Floorspace increase**

National and local policies allow for a limited extension or moderately increased replacement dwelling directly related to the original dwelling. The size of the original building rather than the size of the plot will be used in assessing the appropriate size increase that is likely to be acceptable.

In respect of dwellings in the Green Belt, an appropriately proportioned enlargement is considered to be a floorspace increase of no more than 50% of the original floorspace of the dwelling and does not constitute a 50% increase per planning application. Applicants should be aware that an addition may be considered ‘disproportionate’ or ‘materially larger’ as a result of unacceptable design even where it is below a 50% floorspace increase, depending on the other individual circumstances of the site, and what type of development is proposed.

To ensure replacement dwellings do not result in a significantly greater impact on the Green Belt, the original residential curtilage must not be altered without good reason to ensure the wider extent of the Green Belt is protected.

Further information sources for the design of residential extensions and alterations: Planning Portal- [http://www.planningportal.gov.uk/permission/](http://www.planningportal.gov.uk/permission/)
2.19 Stables, arenas and other horse related development

The erection of stables, associated tack-room and feed-store buildings and the installation of arenas on agricultural land will require planning permission from the council for the change of use of the land and the new building and/or engineering work involved. Planning law as it stands makes a distinction between horses that are ‘grazing on land’ and horses that are ‘kept on land’. A court judgement in 1981 (known as Sykes v Secretary of State) took the view that horses simply turned out on land are ‘grazing’, which does not require planning permission, whereas ‘keeping horses’ on land does require planning permission for change of use. The distinction rests upon factors such as the addition of permanent buildings or structures, use of the land to ride, drive, train or other horse related activities which indicate ‘keeping’ rather than simply ‘grazing’.

Stables for horses kept for the enjoyment of the occupants of a dwelling and not for any commercial gain, may be erected within a domestic garden without applying for planning permission subject to the restrictions which apply to outbuildings within domestic gardens. These restrictions are set out in Class E of the Town and Country Planning General Permitted Development Order and can be found in Schedule 2 Part 1 of that document.

Which factors will be taken into account?

The design advice and guidance in this document will be a material consideration when the council is deciding the outcome of your application. In considering horse related applications, officers will take account of their size form and scale, their impact on the Green Belt and the Countryside and other localised amenity impacts.

There are some risks of pollution associated with keeping horses and extra care should be taken if, for example, the development would be close to a borehole used to supply drinking water. In water sensitive areas and/or when larger enterprises are planned, the council will need to be satisfied that the design of a proposed stable yard takes account of managing the liquid waste arising from activities such as hay soaking, stable washing, washing horses and from liquid soaking through manure heaps. Information can be found on the Gov.uk website, ‘Keeping horses on farms’.

The Council is unlikely to grant permission for stables if insufficient grazing is available. Where grazing is limited, a restriction on the number of horses to be kept may be imposed on any planning permission granted. This is because over grazing can be harmful to the landscape as well as being a welfare issue. The amount of grazing required depends upon many variables such as the type of horses/ponies being grazed, the type of pasture and the quality of the pasture and the quality of pasture management. Many horses are kept partly stabled and partly at grass. The rule of thumb advised by the British Horse Society is two horses per hectare or 1 – 1.5 acres per horse/pony.
2.20 The scale and siting of stables

The siting, scale and design of proposals must not have an adverse effect on the quality of the landscape and in particular must not have a detrimental visual impact on the setting of Listed Buildings and Conservation Areas. The number of stables should be proportional to the accommodation of reasonable equestrian leisure needs of householders balanced against the need to protect the countryside and character of the landscape. Typically this might mean three or four stables, a tack-room and a feed store.

Stables, tack-rooms and feed-stores should all be situated in one block or a tight grouping of buildings rather than in a dispersed form over surrounding fields and paddocks. This will help reduce the impact of development in the landscape. Development must also be designed in sympathy with the character of the immediate surroundings. Developments should ideally be located close to the dwelling occupied by the person responsible for the care of the horses. This helps to minimise the visual impact of buildings in the landscape as well as provide a sensible level of security and readily available care for the horses.

The re-use of existing buildings for stabling is possible in circumstances where the size and existing built character of buildings lend themselves to conversion. Courtyard layouts and layouts with a strong relationship between buildings and an arena (existing or proposed) will be important in order to limit the impact on the landscape. In some very open and exposed areas, the visual impact of stables may be too great to be acceptable.

Proposals must not cause a nuisance to adjoining or neighbouring occupiers through smell, noise or disturbance. Appropriate planning conditions will be attached to any grant of planning permission, where they can be used to protect a sensitive landscape and/or the amenities of neighbouring properties and may be used to regulate issues such as fencing, vehicle parking areas, lighting and siting of the manure heap.

2.21 The appearance and landscaping of stables

Where development is in an area with existing buildings, the new buildings should blend in with those already existing. Appropriate local materials should be used in order to enhance local distinctiveness. The appearance and design of any new development should be in keeping with its use, and pay close attention to its surroundings, particularly if the setting of buildings of architectural or historic interest would be affected. The Local Planning Authority favour structures that are built from timber and are of a less permanent nature, the use of timber cladding over blockwork will be acceptable.

Developments such as small field shelters with mono-pitch roofs or shallow sloping roofs will typically be clad in green/grey mineral felt or corrugated sheeting. Colours for this type of roof should be muted and, wherever possible, in a matt finish to limit the degree of reflected glare in the landscape. If the site includes farm buildings or thick hedges, it may be possible to locate
field shelters so that they relate to these rather than being visible as isolated buildings in the landscape.

Driveways and hard-standings, if required shall be limited and must be designed with due consideration of the surrounding landscape and should not be intrusive. The use of gravel, rolled gravel or products which allow grass to grow through a network of more solid material will help to minimise visual impact.

If a new vehicular access to the site from the public highway is required, proper highway safety considerations will of course need to be met. This should be achieved with as little destruction of existing hedgerows and trees as possible. Some trees and hedges are protected by legislation and wilful harm can lead to prosecution. Planning permission for the formation of a new access to a trunk or classified road will be required whether or not other development is involved. Permission is also required for a new access onto a non-classified road unless the access is required in connection with ‘permitted development’ (defined in the Town and Country Planning (General Permitted Development) Order 1995).

Additional landscape planting may be needed to reduce the visual impact of the new development. Species that are harmful to horses such as privet, leylandii, yew, rhododendrons, azaleas and laurel should be avoided. If required, planting should be of native species which are appropriate in the English countryside.

2.22 Arenas

An artificially surfaced riding area, known as an arena, manège (orig. French: “riding school”), or simply school, or ‘a surface’, are increasingly popular with horse owners. They can appear alien and intrusive in the natural landscape and care with siting and design must be applied so that they do not cause a harmful impact on the character of the landscape or on the amenity enjoyed by neighbouring occupiers.

Stables should be designed to be visually unobtrusive and semi-permanent in nature, with materials chosen to complement the rural setting.
 Arenas are normally 40 metres by 20 metres and their siting should be as inconspicuous as possible, particularly if larger competition sizes are required. Their siting should be as near to stables, and other outbuildings as possible to limit the unnecessary dispersal of development in the rural landscape. However, where there is a neighbouring dwelling close by, care will be required to ensure that the equestrian activity does not result in noise and disturbance. Neighbours are unlikely to appreciate hearing instruction being given to a rider receiving a lesson or having sand blowing from an arena surface into their home or garden.

The siting of an arena close to corners of paddocks and boundaries is preferable to take advantage of the screening afforded by existing hedgerows and trees. Surfaces should be designed to blend into the landscape as far as possible. The use of mixes containing bark or recycled rubber chippings is likely to have reduced visual impact compared with sand. It may therefore be preferable to use these in more exposed locations and sensitive areas.

Landscape planting may be needed to reduce the visual impact of arenas and, if required, should be of native species. However, planting around an arena in a very open landscape or one characterised by large open fields may be more harmful in certain circumstances and therefore needs careful consideration.

External lighting, in particular high level floodlights on columns, can be a prominent and incongruous feature in the countryside especially when in. It can also result in “light pollution” which spoils other people’s appreciation of the night sky, may cause nuisance to neighbouring properties, confusion to motorists and disturbance to wildlife. External lighting (apart from inconspicuous safety and security lighting) will therefore normally be unacceptable. If a floodlit arena is required, it should be inconspicuously sited to minimise the impact of lighting as well as the impact of the arena itself. Any proposed lighting scheme should be accompanied by a light spillage report and detailed plans to show the extent of the lighting, including its luminance, angle and deflection.

The parking of cars, trailers, lorries, caravans and sheds which provide convenience for the human, can have a particularly undesirable impact on the countryside. This is especially true in areas where there is little no existing development. If horse related development is to be provided on a site distant from the home of the person responsible for care of the horses, the ability of the site to absorb such ancillary items must be taken into account. If planning permission is granted it may be necessary to place restrictions on what may be brought onto the site and/or how the appearance of such items can be mitigated. Forward planning to include a rest room and toilet facilities as part of the original development is preferable to the arrival of unsightly unplanned and unauthorised development taking place on the site.
2.23 Equestrian Centres, livery yards, stud farms, other commercial enterprises and rescue centres

The issues described above apply to larger horse related developments as well as to small private developments. The larger the scale of development, the greater the impact upon the landscape is likely to be. The more built development that is required the greater the number of vehicle movements and number of parked cars likely to be associated with the use will be. Equestrian Centres need large car/lorry parks to accommodate parking and turning of large vehicles as well as for visitors arriving by car. These can sometimes be located next to a large building such as an indoor school or barn to reduce the visual impact in the wider landscape. The number of horses kept and the way in which they are kept does affect the appearance and character of an area. Every effort should be made to ensure that the affect is positive and not negative. In the case of larger higher impact developments, siting and management needs to be correspondingly well planned and controlled to limit harm to the countryside.

Sustainability issue are also relevant when larger enterprises are being considered. To be sustainable, full time supervision and good access are both likely to be necessary for larger scale developments involving horses. Such development is best planned in conjunction with an existing dwelling in an accessible location. Developments which have the potential to grow into more intensive commercial enterprises are likely to be restricted by planning conditions if the location is not appropriate for expansion. It is common for livery yards and riding schools to host shows and other mounted activities which can result in an unusually large numbers of horse boxes, trailers and spectator cars arriving at the site. This is perfectly acceptable in some locations but can cause problems of congestion where access is via narrow rural roads and cause annoyance where an access is shared with other properties unrelated to the stables.

The siting and visual impact, alongside materials chosen for the surfacing of an arena, are all important design considerations that should be taken into account.
2.24 Public Rights of Way

2.25 Introduction

The effect of a development on a Public Right of Way (PROW) is a material planning consideration. Every effort should be made to incorporate paths into new developments and where possible enhance them.

- A public right of way will be affected by development where:
  - it crosses or is adjacent to an application site,
  - it is to be used for site access (whether temporary or permanent), and,
  - it will be crossed by an access road (whether temporary or permanent).

It will be beneficial to start addressing any issues concerning public rights of way at an early stage in the planning process.

Public Rights of Way are highways and are protected by law. They are recorded on the definitive map and statement which provides conclusive evidence of the routes existence, however, this does not preclude other rights from being shown to exist in the future. Developers should therefore take into consideration any unrecorded routes or desire lines that cross development sites and treat them as if they were definitive paths.

It is important to check with the Rights of Way team at Doncaster Council to confirm the true width and alignment of a PROW as sometimes a path on the ground may not be in the same position as the legal line recorded on the definitive map and may have a different width to what is available on the ground.

Public rights of way that are affected by development should comply with:

- Policies outlined in Doncaster Councils Rights of Way Improvement Plan,
- Core Strategy policy CS9 (part F),
- Core Strategy policy CS17 (part C),
- National Planning Policy Framework, and
- National Planning Policy Guidance.

If your development is likely to affect a PROW then you are strongly advised to contact the Rights of Way Team at an early stage for informal advice. This could help avoid unnecessary objections and costly delays.

2.26 Key layout and design issues

- Any existing or alternative route alignments through the development site should run through open, landscaped areas and avoid the use of estate roads. Narrow paths,
running between buildings and/or enclosed by fencing should be avoided where possible. Paths should also be free from sharp bends which could provide blind spots and hiding places,

- Any new public rights of way should be recorded on the definitive map,
- Where paths are not enclosed, minimum widths of 2 metres for footpaths and 4 metres for bridleways and restricted byways should be provided. If the path is to be enclosed by fencing, hedging or buildings then minimum widths of 3 metres for footpaths, 5 metres for bridleways and 6 metres for restricted byways should be provided,
- The needs of all members of the community should be carefully considered. Paths need to be suitably surfaced, in agreement with the highway authority and any barriers that are considered necessary should be the least restrictive possible in accordance with the council's Structures on Rights of Way Policy,
- It is important that any new routes or altered routes link into the surrounding rights of way network or adopted highway network to maintain or improve connectivity.

2.27 Development and Planning Permission

Public Path Orders

The granting of planning permission does not permit the right to divert, extinguish, alter the status of, or build over a public right of way, not even temporarily. A public path order is required under either s.247 or s.257 of the Town and Country Planning Act, 1990. It is a criminal offence to obstruct the right of way until the necessary order has been confirmed and brought into effect. Unauthorised obstructions or diversions may result in an injunction being served to stop the development and/or criminal proceedings brought against the offender. Local authorities have the power to reinstate paths, even if this means pulling buildings down.

It should be noted that any necessary public path order is not guaranteed to succeed. Early liaison between the developer, planning and highway authority, local user groups, prescribed organisations and any affected individuals to produce an acceptable scheme will lessen the risk of objection. Any opposed order will be submitted to the Secretary of State to determine.

Temporary Traffic Regulation Orders

A Temporary Traffic Regulation Order may be necessary to legally close paths in order to safeguard the public and the workforce whilst the development is carried out. Such orders can restrict public access for a maximum of 6 months (unless the Secretary of State approves an extension). An application needs to be submitted to the Rights of Way Team no less than 6 weeks prior to the required closure period. At the end of the order, the path must be re-opened for public use on its legal line and free from obstruction.
Doncaster contains an attractive network of Public Rights of Way which provide connectivity between areas and access to the countryside.
3.0 The Historic Environment
3.0 The Historic Environment

3.1 Introduction

The historic environment is made up of heritage assets of various degrees of significance. Heritage assets can be ‘designated’ heritage assets which are nationally recognised designations such as Scheduled Monuments, Conservation Areas, and the various grades of Listed Buildings and Registered Historic Parks and Gardens. ‘Non-designated’ heritage assets are not nationally recognised heritage designations and include non-designated Archaeological Remains, and Parks and Gardens of Local Historic Interest.

National Planning Policy sets out that the purpose of planning is to contribute to the achievement of sustainable development and that pursuing sustainable development includes seeking positive improvements in the quality of the historic environment. It is a principle of national planning policy to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

There is a presumption in favour of the conservation of designated heritage assets and the more significant an asset, the greater the justification required for any harm to its significance. In accordance with the National Planning Policy the general test applied to any development affecting a heritage asset is as follows;

- Where development is proposed that would lead to substantial harm to assets of the highest significance, this should be wholly exceptional; and substantial harm to all other nationally designated assets should be exceptional. In all cases any harm to heritage assets should be weighed against the public benefits of the proposal,
- Where less than substantial harm would result from a development affecting a heritage asset of moderate significance (which is often the case in regard to alterations or extensions to grade 2 listed buildings or non-designated assets of local importance), the council will weigh that harm against the public, not the private, benefits of that proposal. Proposals stemming from an occupant's wishes for additional or altered accommodation will be judged against the same criteria and only those that cause little or negligible harm will be allowed,
- Where no harm would be caused to the asset (and no other planning considerations restrict the granting of permission), development will be allowed.

The Core Strategy sets out key policy requirements relating to the historic environment under Core Strategy policy CS15: Valuing our Historic Environment. The main requirement is to preserve and, where appropriate, enhance the heritage significance and setting of the borough’s heritage assets. It also places importance on identifying and protecting the distinctive local identity of the borough’s heritage assets whether these be ‘designated’ (e.g. listed buildings, conservation areas, or Scheduled Monuments) or ‘undesignated’ (e.g. local
National Planning Policy also stresses the desirability of new development making a positive contribution to local character and distinctiveness; and in particular the opportunities to draw on the contribution made by the historic environment to the character of a place.

The aim of this section is to develop this further in the context of Doncaster’s historic environment. The guidance in this section sets out how an understanding of historic context can be developed to inform and shape proposals. It also sets out more detailed principles and requirements for all types of applications affecting heritage assets within Doncaster so that applicants may make more successful applications. The guidance is by no means exhaustive and there are references to further publications on the council’s planning and conservation website pages as well as useful publications by Historic England.

3.2 Understanding the historic environment: heritage statements

It is a fundamental principle of National Planning Policy that any application affecting a heritage asset or its setting should be based on a sound understanding of that heritage asset and its ‘heritage significance’ i.e. what elements of it are of heritage value. Only then can the impact of the proposal on the heritage asset be assessed and weighed against other planning considerations. An understanding of the heritage asset should help to avoid negative impacts and be aimed towards achieving creative and sensitive solutions. Any application that fails to do this does not meet national policy and would not meet our Core Strategy Policy CS15. It may be significantly flawed and could be refused for insufficient information.

Applications affecting heritage assets should be accompanied by an appropriate heritage statement which describes the ‘significance’ of the heritage asset particularly those parts affected by the proposal and the likely impact of proposed development upon that significance. This could be integrated into a Design and Access Statement if one is required or could be a stand-alone document.

The degree of analysis required should be proportionate to the significance of the heritage asset and the extent of the proposal. It will vary according to the particular circumstances of each application. Larger development proposals or those with a substantial impact on a listed building will require a more in-depth approach than, for example, the replacement of a boundary wall or window.

The following guidelines set out the general requirements for different types of heritage assets;

a) For applications for listed building consent, a written statement that includes a description of the heritage significance of the listed building and the principles of and justification for the proposed works and their impact on the special character of the
listed building or structure, its setting and the setting of adjacent listed buildings would be expected. Depending on the degree of change it may include a schedule of works to the listed building, an analysis of the significance of archaeology, history and character of the building/structure or a structural survey,

b) For applications either related to or impacting on the setting of heritage assets a written statement that includes plans showing historic features that may exist on or adjacent to the application site including listed buildings and structures, historic parks and gardens, and scheduled monuments and an analysis of the significance of archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of the listed building or structure, its setting and the setting of adjacent listed buildings may be required,

c) For applications within or adjacent to a conservation area, an assessment of the impact of the development on the character and appearance of the area may be required. For applications for demolition in a conservation area, a written statement that includes a structural survey, an analysis of the character and appearance of the building/structure, the principles of and justification for the proposed demolition and its impact on the special character of the area may be required,

d) Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, developers may need to submit an appropriate desk-based assessment and, where necessary, the results of a field evaluation. As a starting point for any applications affecting heritage assets, particularly those of archaeological interest, the Sites and Monuments Record maintained by the South Yorkshire Archaeology Service should be consulted.

In straightforward cases the applicant may be able to draw up the statement, having discussed what might be needed with the council’s conservation team. In more complex cases the services of an appropriately qualified and experienced historic environment professional is recommended. For most applications the heritage statement will include the following components;

- A description of the heritage asset and its setting,
- An assessment of significance,
- An explanation of the design concept for the proposed development,
- Describing the impact of the proposed development.

Depending on the complexity of the proposal, a Heritage Statement should set out details of the history and development of the asset, using photographic, map, archival and fabric evidence. It should be accompanied by a photographic record, showing the site context and spaces and features which might be affected by the proposal, preferably cross-referenced to survey drawings. It should include an assessment of the archaeological, architectural, historical or other significance of the asset.
It will also normally be necessary to include an assessment of the impact of the proposed works on the significance of the asset, and a statement of justification for those works, together with details of any mitigation measures proposed. The statement should show clearly that all the relevant issues have been considered and how the significance of the heritage asset has been preserved. Information on any sources and expertise that has been consulted should also be provided. Further guidance on the compilation of heritage statements and sources of information is provided on the conservation pages of the council’s website.

3.3 Understanding the Historic Environment: Local Distinctiveness

National Planning Policy stresses the desirability of new development making a positive contribution to local character and distinctiveness; and in particular the opportunities to draw on the contribution made by the historic environment to the character of a place. This is reflected in Core Strategy Policy CS15 which states that ‘Proposals and initiatives will be supported which preserve and, where appropriate, enhance the heritage significance and setting of the borough’s heritage assets, especially those elements which contribute to the distinct identity of the borough.’

Local distinctiveness is the sum all of those feature, qualities and details that give different places their unique character and appearance. The various settlements, towns, villages, and rural areas of the borough each have different characteristics and any application should begin by understanding the surrounding features, qualities and details.

It would normally be expected for design to be locally distinctive in conservation areas, historic parks and gardens, and on sites with listed buildings and within the setting of any of these. However, there are a number of other sites and areas where it would be beneficial to maintain and enhance local distinctiveness.
The following is a list of some of the features, qualities and details of a place which can be referenced when considering how to incorporate local distinctiveness into a scheme. These would include:

a) The layout of a village, town or neighbourhood,
b) Spaces about buildings and arrangement of buildings,
c) The presence, distribution, type and size of open spaces,
d) The presence of landmarks, key open spaces or river crossings,
e) The way buildings, spaces and routes respond to how hilly or flat the place is,
f) Whether buildings are oriented to face the street,
g) The heights and form of buildings,
h) The scale and positioning of buildings and structures,
i) Tree cover and character (e.g. tree avenues),
j) Whether there are long distance views or whether the spaces are intimate and enclosed,
k) Whether there is a lot of greenery or expanses of paved surfaces and walls,
l) The type and mixture of land uses and building uses,
m) Building materials and their mix and application,
n) Design detailing of buildings and structures,
o) The numbers, positioning, and proportions of openings,
p) Details of window design, doors, shopfronts, porches, gates,
q) The materials, height, and character of boundary features.

Differing mixes of these components have produced our:

- Georgian market towns (e.g. Bawtry),
- Rural limestone villages (e.g. Hooton Pagnell),
- Suburban villas and villa pairs (e.g. Thorne Road),
- Planned colliery villages (e.g. Woodlands).

Each of these settlements possesses a distinct identity. Proposals should not adopt a ‘one size fits all’ approach but should respond to the surrounding environment. Generic non-locally distinctive approaches will erode any sense of place over time. Whilst most development should respond to their surroundings, this is not to say that there are not exceptions or a place for ‘landmark’ or ‘iconic’ buildings but in general too many creates a disjointed and incoherent character.

An assessment of the site, its surroundings and how it sits in the landscape or townscape should be used to inform development proposals to ensure that new development is harmonious with its context. Aside from a site appraisal other sources of useful information are:

- The South Yorkshire Historic Environment Characterisation Project found on this web page [http://sytimescapes.org.uk/zones/doncaster](http://sytimescapes.org.uk/zones/doncaster) describes the historic character of the borough’s settlements,
A number of conservation areas already have a detailed analysis through conservation area appraisals which are on the council’s website conservation pages and for the remaining conservation areas there are brief ‘pen portraits’ of their distinctive character. On the website, there are also descriptions of the character of our local parks and gardens of historic interest,

Listed Buildings and Parks and Gardens of Special Interest have list descriptions but these are often brief and for identification only and often more specialised research would be needed.

Such an assessment should inform proposals for new development and provide the basis of the Heritage Statement (see section 3.2 above).
3.4 Understanding the historic environment: The setting of heritage assets

Development in the vicinity of conservation areas and historic parks and development in the setting of listed buildings or scheduled monuments need to consider carefully the impact of proposals on these heritage assets. The setting of a heritage asset is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

It is easy to overlook the setting of heritage assets. Setting can include both, the immediate area around a building or monument but could also include long distance views e.g. to a prominent church tower. For example, in some of the borough’s rural limestone villages the listed church, its surroundings and views to its tower are important elements of the setting of the listed building and often of the conservation area it might stand in.

Conservation comments on proposals affecting the setting of heritage assets will be informed by the relevant sections of the National Planning Policy Framework and the associated Planning Practice Guidance suite and Historic England Good Practice Advice Notes and guidance. For any application affecting heritage assets Historic England’s ‘Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets’ (2015) contains guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes (http://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/).

Key guidelines for applications with the potential to affect the setting of heritage assets are:

- Proposals with the potential to affect the setting of heritage assets should consider this impact in a heritage statement. The level of analysis required will depend on the extent of the proposals and the degree of significance of the heritage asset,
- In any application proposals should be designed to minimise any harm to the setting of heritage assets and for the higher grades of listed buildings proposals that harm their setting at all are unlikely to be supported.
3.5  Guidance for new development affecting historic areas or the setting of historic buildings

When assessing planning applications for new development affecting the setting of historic buildings or within historic areas the degree of sensitivity of the development on the historic environment will be an important consideration. Even a minor development in the heart of a small conservation area could have a significant impact on its character. Proposals should respond to local character and enhance local distinctiveness (see section 3.3). In addition to the general design principles described in part 2 above the following principles should be followed when designing proposals for a historic context.

**Layout**

In terms of layout such proposals would;

a) Take account of existing buildings of interest or merit, important trees, hedges, walls, spaces, and views,

b) Respond to the existing character in terms of historic street pattern, road widths, plot widths, and relationship to open spaces,

c) Reflect the historic organisation of buildings, their orientation within the street, and their position within the plots,

d) Enclose spaces enclosed with buildings, boundary walls, railings or hedges to reflect local tradition.

**Building Form**

In terms of building form, these should;

a) Reflect the scale, size, and massing of similar types in the area,

b) Respect existing uniformity of scale and size where this is a feature, or where a high degree of variation of height is part of the historic character new buildings should offer a similar degree of variation,

c) Reflect the building types of the area (such as rows of uniform terraces, widely spaced villa pairs, mixed groupings in rural villages, or the primacy of the farmhouse in a farmstead setting),

d) Reflect the form of the historic buildings of the area (for example simple linear form and dual pitched roofs of rural buildings, or the projecting gables of suburban Victorian/Edwardian villas).

**Building Appearance**

In terms of building appearance these should;

a) Reflect the uniformity of appearance, or provide variety where historically there exists a high degree of variation;

b) Use materials that reflect and reinforce local character and utilise building materials in a similar ratio to context. The use of random coursed limestone is particularly encouraged for new development in the limestone ridge villages and, where
appropriate, elsewhere to maintain the local character of these areas. Brick is more prevalent in the eastern part of the borough. Red clay pantiles are ubiquitous in all parts of the borough but in some areas a red clay plain tile is more appropriate. Slate is widely used on post 1840 buildings or on earlier more prestigious buildings,

c) Ensure construction details including roof overhangs, gable treatment or chimneys reflect local distinctiveness, though consistent with the building style and proportions. Use particular features distinctive to the streetscene (e.g. rounded or splayed corners),

d) Accurately reflect the predominant architectural styles in terms of proportions of openings, ratio of opening to wall, general arrangement of windows and doors (particularly the position of the main entrance door), where a contemporary treatment is not appropriate,

e) Ensure that architectural features and proportions are used consistently where historic styles are emulated and avoid a combination of features from different eras. Use a style consistent with the scale and standing of the building. For example a small cottage should not have windows suited to a more substantial villa or a portico around the door befitting a large Georgian town house.

Landscape Design
Landscape design in historic settings should respond to local character and reinforce local distinctiveness. The landscape design for new development in historic settings should;

a) Retain and integrate landscape features and trees, particularly those which contribute to the significance of historic parks and gardens or conservation areas,

b) Respond to the contribution of vegetation to the historic character of the place, whether this comprises formal gardens, tree groups, hedgerows, planted avenues or isolated trees,

c) Protect and enhance views and vistas which contribute to the historic significance of the area,

d) Reflect locally distinctive boundary features, whether they are hedgerows, formal hedges, limestone walls, brick walls, ha-has, railings or fences, including gates and posts,

e) Use materials for ground surfaces that reflect and reinforce historic character,
f) Reflect locally distinctive street furniture and minimise street clutter. Use bollards that reflect the character of the area (i.e. avoid overly urban street furniture in rural areas and vice versa).

3.6 Guidance on extensions to historic buildings

The starting point for any extension to a historic building should be an understanding of its heritage significance and how the extension would affect this. This should guide the location, form, extent, detailing and materials of any extension. Where the historic building is a listed building (or a curtilage listed building) extensions and alterations will require listed building consent.

The design of any new extension should respond sensitively to the characteristics of the existing building and its surroundings. The principle aim should be for the new extension to complement the historic building regardless of whether the new work is ‘traditional’ or ‘contemporary’ in style. An extension should not detrimentally impact on the setting of a heritage asset, and should where possible preserve original outbuildings, walls or other features that contribute to the historic character of the building or area. Ideally extensions should be sited to the rear of existing buildings or to the side depending on historic context. Extensions to the front of existing buildings, or set forward of them are rarely acceptable.

In addition to the general design principles on extensions mentioned in section 2 the following principles are relevant in historic settings. Key principles of form and massing of new extensions to historic buildings are:

α) Extensions should respect the form of the existing building. In most cases the original footprint and form of the existing building should be clearly legible and should be the most dominant part of the building by virtue of its scale, height and massing in relation to later additions,

β) The roof form and pitch of the historic building should generally be replicated in any extensions. However, a small extension to a traditional building could be a lean-to against the taller existing building and there may be instances where an alternative roof form can be of merit, for example, a monopitch or flat roof to an appropriately designed contemporary extension or as a means of reducing the overall mass and bulk of an otherwise coherent extension,

γ) Buildings with a simple built form such as flat faced rural cottages can have their character harmed by small scale extensions like porches, or dormer windows that disrupt the simplicity of the building’s mass and form,

δ) Extensions to all buildings, no matter the scale of building, should be of appropriate mass and proportion relative to the host building. Generally, extensions should be subsidiary and not dominate the host building. Historic buildings that are characterised by complex forms can be harmed by adding bulky simple forms,

ε) Extensions to historic buildings should not be so numerous that the historic fabric is dominated by later work. Extensions that wrap around the corners of the historic
building will conceal and distort the original extent of the building and could potentially
dominate the historic building,

\( \diamond \) In most cases the upward extension of a traditional building, for example by adding an
additional storey is likely to harm the building’s character and appearance. The
addition of an extra storey on an existing flat roof can sometimes provide a strong top
especially if they currently appear weak in comparison to other buildings.

Key principles of external appearance of new extensions to historic buildings are:

a) The materials used should respect the character of the existing building. The aim should
be for either a close match where a “traditional” approach is used or the use of materials
that harmonise with traditional materials where a contemporary approach is used,

b) Fenestration in the elevations should be well-balanced and respect the character of the
existing building. The ratio of opening to solid wall in the existing building should not be
exceeded in the extension unless the function of the extension requires considerable
areas of glazing and is of contemporary design. The proportions of openings should
generally reflect those of the original building, and the horizontal or vertical emphasis of
the original building should be respected. Unless a contemporary approach is adopted
windows should usually be timber. Windows should reflect the proportions and glazing
pattern of the host building particularly where a traditional approach is adopted,

c) The building itself will provide the clearest guide as to how a new extension should be
styled. Imposing the style of a different era or building type will almost certainly harm the
character and appearance of the host building. An extension should never be of a style
historically older than the host building, and in most cases should appear of later date or
be modern,

d) There is often merit in using simpler details than the principal building. This would in its
own way help the extension to read as subservient to the original building,

e) Details should be appropriate to the building type; agricultural, industrial or commercial
buildings should be detailed in a manner that reflects their historic or original use and
character. Rainwater goods should match the materials traditionally used.

3.7 Guidance on external alterations to historic buildings

External alterations to a historic building should seek to retain its traditional appearance. Even
though permission will not be required for many types of external alterations to non-designated
historic buildings, owners should be aware of the impact that even simple works can have on
the appearance of a building.

Listed building consent is required for any works that affect the special interest of a listed
building whether to the interior or exterior, any elevation and any deemed listed curtilage
buildings or structures. In practice any works other than the like for like maintenance and repair
of a listed building requires listed building consent. If an owner or applicant is in doubt about
the listed status of any historic building or whether any proposed work requires either planning
permission or listed building consent, they should contact the council. Where alterations have
already taken place to a historic building which detract from its significance, proposals will be supported which will better reveal the significance of that asset.

The following principles should be addressed when considering external alterations to all historic buildings and listed buildings in particular;

a) New openings, or alterations to an existing opening, particularly on principal elevations, are highly likely to harm the character and appearance of a historic building. It is particularly important that conversions and alterations re-use historic openings as far as possible and that any new openings, including openings on extensions, follow the character of the host building. For example, regularly spaced and sized domestic window openings are highly likely to look out of place on a barn, while carefully balanced formal elevations of other building types can be substantially harmed by a single alteration or new opening,

b) Historic wall and roof materials should be retained and where necessary replaced on a like for like basis. Alterations or repairs to external fabric should match it in terms of materials and technique and involve the minimum necessary replacement of the original fabric of the building. For example, many of the borough’s buildings have non interlocking clay pantile roofs which should be replaced with a similar tile and not a modern interlocking tile. Diminishing slate courses should be reflected in any repair,

c) Both lead and copper are traditional roof coverings and should not normally be replaced by modern substitute materials. However, lead and copper are commonly targeted by thieves. Where stolen, the replacement of these materials with less valuable alternatives will be considered in conjunction with the 2011 guidance from Historic England entitled “Theft of Metal from Church Buildings”,

d) Rainwater goods should match the materials traditionally used on the building,

e) Repointing should seek to repeat the existing mix and appearance and not be carried out for aesthetic reasons. Cleaning of stonework or brickwork should be limited to instances where it is worthwhile to remove corrosive dirt or to bring a major improvement in appearance. Cleaning should be carried out by competent specialist firms,

f) Timber, whether in windows, doors or decorative joinery, should be retained, or replaced on a like for like basis when in a state that is beyond repair. uPVC windows and doors should not be considered for historic buildings as they do not have the same appearance and qualities as timber or traditional metal windows,

g) Decorative details on historic buildings (brick and terracotta details, ornate joinery, plaques and date plates etc.), should be preserved and not hidden, removed or replaced with simplified versions. These add to the architectural significance of the building and particularly contribute to local distinctiveness,

h) Details should be consistent with the age and character of the historic building. Imposing details from a different period, locality, or building type, or using details commonly seen on new buildings, will almost certainly harm the character and appearance of the heritage asset
The following details can be detrimental to all historic buildings, and are highly unlikely to be appropriate to listed buildings:

I. Obvious roof vents or trickle vents;
II. Prominent external wiring, trunking and pipework;
III. Prominent flues, vents or extractors;
IV. Prominent satellite dishes, aerials, cable boxes, CCTV or alarm boxes;

Windows

a) As a rule, windows in historic buildings should be repaired, or if beyond repair, should be replaced on a 'like for like' basis. Information on dealing with historic windows can be found within the Historic England document, ‘Traditional Windows; their care, repair and upgrading,’ (2014),
b) It is difficult to successfully install double-glazed units in existing frames or to replicate existing frames with new sealed units without making noticeable changes to the profiles of glazing bars, styles, and rails. These are rarely acceptable in listed buildings other than in exceptional circumstances,
c) For non-designated historic buildings, most replacement windows should be of timber and have double glazed units which are 12mm or less in thickness, have integral glazing bars, appropriate proportions, profiles and opening method and be of the general appearance of the original, single glazed windows (or if the original windows have been lost, replacement windows should be of the most appropriate form of traditional window for the building). Whilst timber is the more appropriate material, if justified, a well-proportioned, well-detailed uPVC window could be used provided the proportions, opening method and general appearance accurately replicate a traditional window,
d) The following window options for historic buildings should be avoided in all circumstances:
   I. Poorly proportioned windows;
   II. Outward opening top hinged windows in place of sashes;
   III. Storm proof casements (as opposed to flush frames);
   IV. Glazing bars planted between panes of glass;
   V. Casements where the panes of openers are noticeably smaller than those of the fixed panes;
   VI. Obscure glazing to primary elevations;
   VII. Window styles which predate the building or opening;
   VIII. Windows which are flush (or nearly flush) to the wall unless this is a traditional feature of the building or area;

It is particularly important to consider the heritage significance of a building when proposing a change to residential use as modern residential requirements can have a significant effect on a building.
The borough has a large rural area and this is most exemplified in the conversion of agricultural buildings to residential use. There is useful advice, guidance and case studies in the English Heritage publication ‘The Conversion of Traditional Farm Buildings: A guide to good practice’ (2006) available on their website.


3.8 Guidance on internal alterations to historic buildings

Listed Buildings are protected in their entirety (both internal and external) and listed building consent may be needed for internal works as well as external works. The internal layout of a listed building and its openings, historic features, details and decoration frequently contribute to its special interest. These impose constraints to alterations and, as a general principle; proposals for internal alterations should be adapted to suit the listed building and not the other way around. It would harm the special interest of a listed building to permanently alter it for the sake of a contemporary open plan layout or to provide very high levels of daylight into the building.

Proposals for works to listed buildings should therefore avoid the demolition, removal, alteration or concealment of historic fabric that contributes to its significance. In order to achieve this, it is crucial to gain an informed understanding of the significance of the listed building before drawing up proposals (see section3.2) and also to employ appropriately experienced professionals such as contractors or consultants. Any proposal for alteration, particularly where there is alteration to the internal layout or the removal of historic fabric needs to be justified in the heritage statement.

The following key principles should be followed when considering internal alterations to listed buildings;

- The retention of historic fabric and the minimum of intervention should be a key aim of any works of repair or alteration to a listed building,
- Any new work to a listed building is to be of sufficient quality in its design, materials and detailing that it sits harmoniously with the historic fabric,
- The limits imposed by the fabric of listed buildings must be respected and the internal layout of rooms may impose constraints, as could the position and size of openings,
- Speculative reconstruction should be avoided, as should the reinstatement features that were deliberately superseded by later historic additions. Generally, later features of interest should not be removed merely to restore a building to an earlier form,
- Proposals for alterations to historic buildings should be based on an informed understanding of the significance of the listed building and its individual elements.
3.9 Shop fronts and advertisements

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 sets out those types of signage that need consent. In addition, advertisements affecting a listed building would require listed building consent.

Buildings with a commercial use or character require signage to advertise the business. However, poorly designed or poorly sited signage can harm the character, appearance or setting of heritage assets. In historic areas or on historic buildings signage is most effective when it is integrated into shopfronts. Where this is not possible, signage should not obscure or harm historic character.

More detailed guidance on shopfronts and advertisements will be available on the conservation pages of the council’s website. The key principles for new and replacement signage in historic areas or on historic buildings are as follows;

a) Signs should not dominate the host building or the site by virtue of their location, design, size, scale, number, bright colour or method of illumination. Signage should not be located so as to obscure architectural details on historic buildings,

b) Whether signs are illuminated or not should be informed by the existing context. Internally illuminated signage should be avoided in rural areas, villages, and small towns that do not have a commercial character. Where illumination is acceptable e.g. commercial town centres, signs should be externally illuminated, or ideally individual letters or logos lit from behind to provide a halo effect, or where circumstances allow, letters might be internally illuminated,

c) Generally, large board signs above first floor sill level or on gables should be avoided. The preferred location for signage in a historic context is on a fascia which is preferably part of a shop front. Fascias should not dominate the building by being overly deep and on traditional shopfronts with shallow fascias; it would be preferable for additional signage to be fixed elsewhere rather than to deepen the fascia,

d) Where this is not possible due to the character or design of the building signage can be considered to an area of lower heritage significance. For non-retail buildings individually applied letters on the building can be effective. Permission for this will usually be accompanied by a condition requiring any fixings to be made good should the signage no longer be required,

e) Lettering, logos and symbols should fit comfortably within the boundaries of the sign and should not appear ‘squashed in’. Simplicity is preferable to signs that are cluttered by a proliferation of text, symbols, logos and contrasting colours.

f) Simple traditional fonts and restrained colours are preferred,

g) Any hanging or projecting signs should be in proportion with the principal signage and should not clutter the elevation of the building. Hanging signs should be hung from decorative or elegant brackets and have the ability to ‘swing’ or at least the appearance of being able to do so,

h) Historic shopfronts retaining a reasonable amount of original fabric or detailing should always be retained and restored rather than removed and replaced,
i) Any new shopfront must relate well to the building in which it is located in terms of proportion, elevation design, relationship to upper storeys, fascia height and width, mullion treatment, materials, and colour and to its overall setting in the street scene,

j) High quality modern shop-front design which respects principles of elevation proportion, rhythm and mass, can again greatly contribute to the visual character and vitality of the street scene,

k) Solid external roller shutters, which often stretch across the whole property, obscure the shopfront, detract from historic character and have a deadening effect on the shopping street. In such areas the more permeable the security shutters the better. The most appropriate security measure for shops within historic areas is the use of an internal lattice shutter, suspended just inside the shopfront window. Laminated glass is another security measure which can be incorporated into a new traditional shopfront.

3.10 Development affecting archaeological sites

Archaeological remains are a finite resource containing irreplaceable information about the past and are valuable in themselves and for their contribution towards education, recreation and the economic life of the borough. The council believes that archaeological and historic remains should not be needlessly destroyed and their presence is a material consideration in applications for new development.

Developments affecting archaeological sites should adhere to the following principles;

- As a first step in developing proposals it is important to understand the nature, date, significance, and physical extent of the archaeological remains present, and the impact on these of the proposal (see heritage statements in section 3.2 above),
- This understanding should be used to guide subsequent proposals. Developments should be located or designed to avoid archaeological remains, to ensure that these remains are preserved in situ,
- Where in situ preservation is not justified or feasible, and the development proposal is acceptable in principle, the developer will be required to make appropriate and satisfactory provision for the excavation and recording of the remains (see section 3.13 on historic building and archaeological recording below).
Known archaeological sites, including Scheduled Monuments, are shown in the South Yorkshire Sites and Monuments Record maintained by the South Yorkshire Archaeology Service.

Applications within the boundaries of a Scheduled Monuments are also subject to a separate consent regime (Scheduled Monument Consent) which is administered by Historic England. Applicants whose proposals are likely to affect the fabric of a Scheduled Monument, or are contained within the boundaries of a Scheduled Monument, are advised to contact Historic England at the earliest stage of any proposal.

3.11 Heritage assets and improving energy efficiency

The conservation of energy, the generation of renewable energy, and the improvement of thermal efficiency of buildings is of increasing importance and there is pressure on the historic environment to adapt to this. As mentioned in the introduction the conservation of the historic environment also forms a key part of sustainable development. The council must therefore strike a balance between maximising the benefits of renewable and low carbon energy and conserving the borough’s historic environment. These two objectives need not be in conflict with each other, but where there is conflict, the council’s role is to avoid, minimise and mitigate any potential harm to the historic environment and make pragmatic planning decisions.

Proposals for small scale micro-generation equipment such as solar panels or for improving energy efficiency such as external cladding or uPVC double glazing require alteration to a historic building (whether listed or unlisted). Such proposals, if not properly considered, can have an adverse impact on the character and appearance of a historic building. For example, altering the external cladding of limestone buildings, solar panels against clay pantile roofs, or upvc frames can all impact adversely on some historic buildings whereas others can absorb a degree of change.

The key guiding principle for addressing proposals to improve the energy efficiency of historic buildings is as follows;

- Measures for improving the energy efficiency of a historic building should not conflict with its special interest as a historic building,
- Where there is a conflict of interest the local authority will weigh the benefits of the proposal against the harm to the historic building and its impact on the wider historic area.

Anyone considering proposals to improve the thermal efficiency of historic buildings (whether this needs planning permission or not) should also take into account that buildings of traditional construction perform differently to those of modern construction. Traditional buildings with single skin non-cavity walls rely on ventilation and the ‘breathability’ of the building fabric to remove moisture and modern measures to improve thermal efficiency can be counterproductive creating other problems such as trapping moisture within the building. As
well as the immediate problem of removing the increased moisture and condensation this can also lead to long term damage to the fabric of the building. This is not to say that the thermal efficiency of traditionally constructed buildings cannot be improved but these should be undertaken with a full understanding of the impact on the health of the building and to minimise the impact on its heritage significance.

There is more detailed guidance on how heritage assets can be adapted to improve thermal efficiency without harming their significance and on renewable energy and the historic environment on the Historic England website.

There are a number of publications in various aspects of improving energy efficiency under the umbrella title of Energy Efficiency and Historic Buildings.
Advice and guidance on microgeneration in the Historic Environment can also be found at.

Conservation comments on proposals relating to renewable energy, micro-generation and improving thermal efficiency will be informed by these and any other guidance produced by Historic England.

3.12 Applications for the demolition of historic buildings

The borough’s stock of historic buildings is a finite resource and the demolition of such buildings should only be considered in exceptional circumstances which are outlined in national policy on substantial harm or total loss of significance to a heritage asset. A scheme for making good any scarring or the redevelopment of the site in order that the result of demolition does not detract from the appearance of a heritage site or building would be expected alongside any proposals for demolition.

The following principles and requirements applies to the total or partial demolition of a listed building or the demolition of a curtilage listed building (where listed building consent is needed) or the demolition of a conservation area building that is over 115m³ volume (where planning permission is needed). The principles can also be applied to the demolition of an unlisted historic building outside a conservation area.

The key principles and requirements for any application involving the demolition of historic buildings are that;

- The demolition of one of the borough’s listed building constitutes substantial harm to a heritage asset. Proposals to demolish a listed building will need to demonstrate through a structural survey that the listed building is in a structurally dangerous condition and cannot reasonably be repaired. The application will need to demonstrate within the heritage statement that efforts have been made to secure,
repair, or reuse the building, or find an alternative use through maintenance, grant assistance, or offer for sale or lease and that demolition is the only remaining course of action,

- In the case of the partial demolition of a listed building or the demolition of a curtilage listed structure the application will need to demonstrate within the heritage statement that the structure is not of architectural or historic interest and that its removal would not adversely affect those elements which contribute towards the significance of the principal listed building,

- Within conservation areas there is a presumption for the retention of historic buildings that make a positive contribution to the conservation area. Any application for demolition will need to demonstrate within the heritage statement and by a supporting structural survey that the building is currently derelict and is incapable of rehabilitation; or that the removal of the building, and/or the proposed redevelopment of the site, would result in the preservation or enhancement of the conservation area.

- Where an unlisted historic building has been identified by the local authority as having local architectural or historic interest there should be a presumption in favour of its retention. Any application for the demolition of an unlisted building outside a conservation area identified as of local architectural or historic interest should demonstrate that there would be benefits to the community or for sustainable development that would decisively outweigh the historic value of the building,

- In all cases redevelopment schemes or remedial schemes for making good the building or site resulting from the partial or complete loss of the historic building will, where appropriate, require approval prior to consent for demolition and will be required to be implemented immediately following demolition,

- In all such cases a degree of building recording proportionate to the heritage value of the historic building as described in 3.13 below would be required.

### 3.13 Historic building and archaeological recording

There are exceptional circumstances, for example, where there would be benefits to the community or for sustainable development that would decisively outweigh the historic value of the heritage asset, where loss or damage to heritage assets may be acceptable. For historic buildings an appropriate level of recording might also be required where a change of use leads to a significant alteration to the internal fabric and external character of the building depending on the degree of intervention and the significance of the building.

In such circumstances this section sets out the local authority’s requirement that a developer will undertake an appropriate level of recording for the historic building or archaeological asset so that understanding of the contribution of that asset to local character is not completely lost but adds to our knowledge of the heritage of the borough.

The guiding principles for such an eventuality are;

- Where loss or damage has been agreed to a heritage asset, an appropriate record will need to be achieved through detailed recording,
For historic buildings this may take the form of a photographic or drawn survey, depending on the building. This should be carried out in advance of any alteration or demolition works taking place. The council can advise on the level of recording required for individual heritage assets,

Where loss or damage has been agreed to historic landscape features or archaeological sites, detailed recording in the form of earthwork survey and/or excavation should be carried out in advance of any ground-works (including removal of foundations and other clearance works) taking place. The scope and extent of any investigation should be agreed in advance with the South Yorkshire Archaeology Service,

Where such recording has been carried out, the results and any ensuing analyses and research will need to be written up and published and the resulting archive deposited with the appropriate archive repository. Opportunities should be sought for the results to be interpreted and displayed on site within the new development.

Unless it is the most simple and informal recording of a heritage asset of low significance this type of recording should be undertaken by a suitably competent professional with relevant experience of historic building recording or carrying out archaeological work.

3.14 Summary

This guidance is not exhaustive. Although it is possible to generalise about different elements of the historic environment and the guidance above can be followed each heritage asset is unique and requires a considered assessment. The following steps summarises the basic approach which should be undertaken for planning applications affecting the historic environment.

Step 1: The starting point is as full an understanding of the ‘significance’ of the heritage asset and the local context as possible. Complex proposals might require more detailed investigation into those elements that contribute towards significance (e.g. archaeological surveys, the ‘phasing’ of a listed building).

Step 2: This should be used to inform any proposals in order to minimise the impact on heritage assets and produce good design that enhances local character

Step 3: The subsequent application should be supported by a heritage statement either free standing or as part of the design and access statement which explains the thinking in steps 1 and 2 and justifies the proposal. More complex proposals might require additional support such as archaeological evaluations, structural surveys, or other specialist surveys.
4.0 Transport and Accessibility
4.0 Transport and Accessibility

4.1 Introduction

Planning applications which may have transport implications will be assessed against compliance with the following key policy documents:

- NPPF Section 4 Promoting Sustainable Transport (paragraphs 29-41)
- Core Strategy Policy CS9 Providing Travel Choice
- The Sheffield City Region Transport Strategy 2011
- NPPF Guidance on Travel Plans, Transport Assessments and Statements in Decision-Taking March 2014
- Guidance on Transport Assessment, DfT 2007
- Good Practice Guidelines: Delivering Travel Plans Through the Planning Process, DfT 2009
- South Yorkshire Residential Design Guide 2011
- Design Manual for Roads and Bridges suite of documents
- Manual for Streets 2
- Doncaster Cycling Strategy 2013

Applicants must follow the DfT Guidance on Transport Assessments (TA) and Travel Plans (TP) to capture all necessary information to enable an assessment against these polices to be made. The Council as Highways Authority for local roads within the borough will object to any planning application which does not provide this information.

4.2 Transport Assessments (TA) and Travel Plans (TP)

Where an application may raise transport implications, then the applicant will be required to produce a TA and a TP. For proposals which have less of an implication a Transport Statement (TS) may suffice. Applicants are encouraged to have pre-application discussions with the Highway Authority to discuss the need and scope of the TA\TS and TP. Applicants should complete the 'Initial Appraisal Consultation form' within the DfT’s ‘Guidance on Transport Assessment’, which will give an indication of the potential transport implications (and therefore the requirement for TA, TP or TS).

In assessing the proposal there will be the need for the applicant to collect sufficient information on modes of transport and their receptors which will normally involve the carrying out of traffic surveys and assessment against core objectives (eg Air Quality or collisions). The Highway Authority will be able to supply relevant information for input into the TA such as collision data and traffic surveys for which a fee will be applied. Where proposals are unduly complex or likely to have complex traffic routeing, a traffic model will be required to analyse future movements. The TA should include, as a minimum, an opening year and future year forecast of 10 years plus. The applicant will be required to consult the Highways England and South Yorkshire Passenger Transport Executive as a minimum if it is deemed that the development will impact upon the Strategic Road.
Network or any public transport operations respectively. Where the TA identifies a worsening of traffic conditions on the local network, then there will be a requirement to provide off site mitigation measures or introduce sustainable transport measures to reduce traffic volumes to an acceptable level.

Where the applicant will be required to submit a Travel Plan this must set out measures to reduce traffic demand by promoting sustainable transport modes. Guidance on the production of a TP and the measures that should be considered can be found in the NPPF guidance on Travel Plans. The TP must propose mode share targets and must include proposals for monitoring such targets. A Travel Plan Bond must be included to ensure that if targets are not being met then the Highway Authority can step in to introduce additional measures where appropriate. The Bond will be payable upon commencement of the development and will be held by the council for 5 years. The value of the Bond will be calculated based on a set value of a Doncaster Travelmaster ticket times the number of employees or dwelling. If after 5 years the development has met its TP targets or it is deemed that there are no further practical measures than can be introduced then the bond will be returned to the applicant.

Applicants will be expected to;

- Provide on-site highway facilities designed in accordance with the South Yorkshire Residential Design Guidance, DMRB and Manual for Streets
- Provide appropriate parking for all modes of transport as detailed in Section 4.4
- Provide off-site mitigation measures / improvement schemes where identified within the Transport Assessment
- Provide infrastructure to support sustainable transport modes as identified within the Travel Plan.
- Contribute to major infrastructure projects as detailed in Section 4.3

These elements will be secured by Section106, S278 or S38 agreements. Financial contributions for such agreements will normally be paid up front, prior to commencement of the development. In some circumstances, contributions may be made at trigger points to suit phasing of larger development sites (for instance upon occupation of 100th dwelling).

### 4.3 Contributions to major infrastructure projects and commuted sums

In accordance with CS9 there is a requirement for cumulative developer contributions towards major highway schemes that the council is progressing for implementation through the Sheffield City Region Investment Fund (SCRIF). In 2013 the council assessed the cumulative impact of all known development sites and developed a methodology for determining the level of funding that is required from each site which impact upon the following SCRIF projects:

- FARRRS Extension (Phase 2)
- A630 Westmoor Link Dualling
- A1-A19 Link Road
- Hatfield Link Road
- Waterfront Access
The methodology calculates the:
- total traffic flow and the percentage that is attributable to all cumulative developments,
- total cost attributable to all cumulative developments,
- traffic flow from the individual development site and hence the percentage of the total flow, and,
- financial contribution based on the percentage and total cost to developers.

This has enabled a tariff to be set for each scheme. Applicants are encouraged to discuss this issue with the Highway Authority to confirm if this applies and calculation of the value. For each development proposal the applicants Transport Assessment will be used to identify the number of trips that route via the above schemes and hence the financial contribution can be calculated. Where applicable, consideration will be given to development viability in determining the level of financial contribution required.

The financial contribution will be secured through a Section 106 Agreement of the 1990 Town and Country Planning Act and in accordance with Circular 5/2005 which sets out guidance on such contributions including pooling of funds to defined infrastructure needs. Payments will normally be required at the commencement of the development and will be held by the council and be used to fund delivery of the SCRIF project. If the SCRIF scheme does not commence within a 5 year period from receiving the contribution then such contribution will be returned to the developer. The level of contributions will be continuously monitored and the methodology will be adjusted to take account of changing development proposals and availability of other sources of funding. This may mean that the tariff will be increased or decreased to ensure sufficient funds materialise to implement the relevant SCRIF scheme.

The Council requires commuted sums to cover maintenance of the following items, which is reflective of the advice given in the Code of Practice for Highway Maintenance Management “Well-Maintained Highways” July 2005 Section 8.4 and in the CSS Guidance Document “Commuted Sums for Maintaining Infrastructure Assets”:

- Traffic signals and ITS equipment
- Street lighting
- Trees and landscaping within the highway
- Drainage
- Highway maintenance (including structures)
4.4 Parking standards

The Council has set maximum parking standards based on different land use classes and if the development is within the main urban centre or not. Residential parking standards can be found in table 1 (section 10) and Appendix 1. The table contained within Appendix 1 sets out the Councils’ non-residential parking standards. These standards have been developed in line with the overarching objectives of the Sheffield City Region Transport Strategy (2011-2026) and aligned to those developed by other Local Authorities within South Yorkshire.

The standards set out the maximum level of parking provision for different land use classes and location of development. Lower standards exist for those located within the Main Urban Area in order to exploit the good public transport links and better sustainable transport options that exist.

Parking and access requirements for service and delivery vehicles shall be additional to the requirements set out within these standards. Where required, the quantity and design of Heavy Commercial Vehicles (HCV’s) will be assessed on a site by site basis.
5.0 Strategic Green Infrastructure
5.0 Strategic Green Infrastructure

5.1 Introduction

Green infrastructure is a planned network of green (and blue) spaces and corridors (e.g. formal informal and formal open spaces, woodlands, rivers, canals, cycle routes, floodplains and public rights of way) within around and between towns and villages which can be designed, maintained, and improved to meet the needs of local communities, wildlife and the environment. This network operates at various spatial scales, both within and outside the borough, from the regional and borough-wide level, through to the local, neighbourhood scale.

Policy CS17 of the Core Strategy seeks to maintain, protect, enhance and extend the green infrastructure network in Doncaster. Development proposals will be supported which contribute to an attractive and connected environment including creating / enhancing green corridors that link urban areas to countryside. This document provides detail on how the requirements set out in policy CS17 and other relevant policies within the Core Strategy (e.g. policy CS18) relating to green infrastructure (e.g. biodiversity and geodiversity) will be implemented.

This chapter gives guidance on those elements of the green infrastructure network that are strategic in nature. For the purposes of this document, the strategic green infrastructure network in Doncaster has been defined as a series of interlinked green corridors and wedges of landscape-scale and area-wide significance which provide multiple functions and benefits of value to the communities and environment beyond the local, neighbourhood level.

5.2 Green infrastructure corridors

The Core Strategy identifies a hierarchy of seventeen green infrastructure corridors, forming part of the integrated green infrastructure network across the entire borough. These corridors are shown on map 8 of the Core Strategy. The Doncaster Green Infrastructure Strategy provides a detailed description of each corridor and provides a series of guidelines and actions to inform green infrastructure planning across the network. The relative position of the green infrastructure corridor within the hierarchy (see map 8 of the Core Strategy) depends on the number and range of functions they perform such as countryside protection, landscaping, strategic wildlife corridors and flood management. There is also a map showing the detailed boundaries of these corridors.

The Core Strategy seeks to increase the quality, number and connectivity of existing assets such as open spaces, parks and gardens and woodlands (see policies CS1 and CS17) within these corridors and the wider green infrastructure network. Green infrastructure corridors are the areas where green infrastructure provision will be focussed and prioritised. The Doncaster Green Infrastructure Strategy identifies a number of opportunity areas where these priorities will be addressed; http://www.doncaster.gov.uk/Images/Green%20Infrastructure%20Strategy%20-%20April%2020201437-108417.pdf
Developer contributions and public funds will be directed towards improving and expanding green infrastructure provision within these corridors. In considering the scope of the financial contribution towards green infrastructure provision, the relationship between the development proposal and the green infrastructure corridor hierarchy (see map 8 of the Core Strategy) will be an important consideration. Where a site straddles a green infrastructure corridor and/or forms part of a node of interconnected corridors, contributions will be sought towards green infrastructure provision that will maximise the interconnectivity and multifunctional nature of the green infrastructure network, taking into account the importance of the corridor(s) within the hierarchy and the extent of deficiency within the corridor(s).

The green infrastructure audit should set out a range of measures to address needs or deficiencies to create a solution that best meets the needs of the green infrastructure network, taking into account the findings of the greenspace audit and the objectives/priorities of relevant strategies (e.g. South Yorkshire Green Infrastructure Strategy, Doncaster Biodiversity Action Plan and Doncaster Public Rights of Way Improvement Plan) and plans (e.g. neighbourhood plans and masterplans) where applicable.

5.3 Green wedges

The Core Strategy identifies a series of green wedges on the edge of existing built-up-areas where development needs to be sensitive to the openness of the gap between settlements and the wider countryside as well as the amenity of the landscape. Each green wedge is described in detail below.

Development that overlays green wedges (see paragraph 6.28 of the Core Strategy) will be expected to provide extensive, continuous buffers of high quality landscaping to preserve the openness of the countryside and the physical identity of these settlements. Where development would otherwise result in coalescence or remove a strategic gap between settlements, a significant proportion of the site should remain open and undeveloped. This space should be strategically placed to ensure sufficient physical separation distance between settlements and it should form a continuous green corridor or buffer zone.

The size and shape of these buffers will vary from site-to-site depending on physical conditions, topography and the length and width of the green wedge and specific features, such as watercourses and woodland. The boundaries of these zones will be determined on a case-by-case basis having regard to geological and ecological features and landscape characteristics and its relationship with the green wedge. In this context, the depth of the landscape buffers will need to be proportionate to the size of the green wedge and extent to which it requires visual and physical separation to avoid settlement coalescence and protect the open countryside. In other words, the narrower the green wedge the more generous the buffer zone should be (as a proportion of the overall site area).

Landscape buffer zones must be permanent and provide a clear and continuous physical separation between settlements at risk of coalescence. They should also be wide enough to sustain wildlife and provide open space/views across the green wedge and wider countryside.
While buffer zones do not always have to include screening, they should take into account of the landscape character of the green wedge to ensure they are not visually intrusive in their own right (e.g. crudely graded bunds or non-native planting). Any planting within these areas should use native, locally characteristic species. As a general rule, narrow and linear strips of landscaping will not be sufficient to comply with the above. In this way, they will contribute to maintaining the distinct identity and physical setting of existing settlements, in line with policies CS2, CS3 and CS17 of the Core Strategy.

Where development proposals fall within or adjoin a green wedge, applicants will be expected to illustrate how their proposals would contribute towards the open character of the green wedge and enhance the amenity value of the landscape/countryside. Applicants will also be expected to provide high quality boundary and frontage landscape treatment to provide an attractive edge to development and minimise its visual impact on the integrity of the green wedge. Where possible, landscape buffer zones should incorporate accessible greenspace (including existing areas of amenity and conservation value), public footpaths and mature trees to create an attractive edge to development.
5.4 Green infrastructure requirements within major planning applications

Major planning applications (e.g. sites of more than 15 dwellings) will be expected to show how green infrastructure will be implemented and delivered (both on and off site) as part of the design and access statement. In particular, applications should include:

- details of how existing assets and networks will be protected and enhanced and incorporated into the design and layout of new development;
- how new green infrastructure provision (e.g. amenity space, footpath and cycle links and landscaping) will be required to address deficiencies/future needs, and where it will be located (both on and off site);
- details of how green infrastructure provision will link into the wider network, including green wedges and green infrastructure corridors, as well as public rights of way and cycleways, etc; and
- details of future maintenance, management and finance.

The amount of green infrastructure provision should be linked to the size, scale and location of the proposed development. Such provision will include open space, biodiversity, trees and sustainable transport links (greenways, quality bus corridors, travel plans etc) as required under the relevant policies in the Core Strategy (e.g. CS2, CS3, CS9 and CS17).
6.0  Biodiversity, Geodiversity and Ecological Networks
6.0 Biodiversity, Geodiversity and Ecological Networks

6.1 Introduction

National planning policy and guidance details the need to conserve and enhance biodiversity as part of achieving sustainable development. In addition, the Core Strategy sets out key policy requirements relating to local wildlife and geological sites and ecological networks under Core Strategy policy CS16: Valuing our Natural Environment. The aim here is not to repeat policy, but to facilitate the consideration of development proposals by providing further information with respect to:

- Why local sites are important.
- How local sites should be dealt with in planning applications.
- How biodiversity enhancement measures can be targeted to improve ecological networks.
- A method of ‘accounting’ for biodiversity on development sites that can be used to determine the amount of compensation required.

6.2 The importance of Local Sites

A hierarchy of designated sites make up the core of biodiversity networks;

- Special Protection Areas (SPAs)
- Special Areas of Conservation (SACs)
- Ramsar Sites
- Sites of Special Scientific Interest (SSSI's)
- National Nature Reserves (NNR's)
- Country Parks and,
- Local Nature Reserves
- Local Wildlife Sites (LWS)
- Local Geological Sites (LGS)

Of these, the first seven are statutory sites which conserve a sample of the nation’s best and most important biological and geological heritage and represent the richest and most important sites for supporting the conservation of biodiversity, geodiversity, natural processes and ecosystem services.

Image left shows Thorne Moors SPA and SAC, Image right Sprotbrough Flash SSSI
Outside of the statutory system of designated sites, Local Sites are areas of land designated through Local Plans as a means of recognising and protecting the most important features of biodiversity and geodiversity interest in a local area. In Doncaster, Local Sites can be designated Local Wildlife Sites (LWS) and / or Local Geological Sites (LGS).

**Biodiversity** encompasses the whole variety of life on Earth. It includes all species of plants and animals, but also their genetic variation, and the complex ecosystems of which they are part. It is not restricted to rare or threatened species but includes the whole of the natural world from the common place to the critically endangered.

**Geodiversity** is the variety of rocks, fossils, minerals and landforms that determine the landscape character of our environment.

Local Sites have an important role to play in complementing the representative suite of statutory sites and providing a comprehensive network of sites of substantive biodiversity and geodiversity value. As core areas of high biodiversity or geodiversity value, impacts on Local Sites should be avoided and development gains should be targeted towards them as set out in the Mitigation Hierarchy.

The Natural Environment and Rural Communities Act (2006) places a duty on every public authority, in exercising its functions, to have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity. The Act identifies lists of species and habitats of principal importance for biodiversity conservation and these priorities are incorporated into Doncaster’s Local Sites selection guidelines and therefore represented on the ground within designated Local Sites.
Key features and benefits of Local Sites (Defra 2006);
- Local Sites networks provide a comprehensive rather than representative suite of sites therefore enabling all important nature conservation sites to be identified and protected.
- Local Sites provide wildlife refuges for most of the UK’s flora and fauna and through their connecting and buffering qualities, they complement other site networks.
- Local Sites have a significant role to play in meeting and measuring overall national biodiversity and geodiversity targets.
- Local Sites represent local character and distinctiveness and focus recording effort to supplement local knowledge.
- Local Sites contribute to the quality of life and the well-being of the community, with many sites providing opportunities for research, education and recreation.
- Local Sites can benefit the local economy by contributing to maintaining environmental quality.
- Local Sites contribute to ecosystem services i.e. natural processes that perform a beneficial if not invaluable functions supporting our lives, by maintaining air, soil and water quality and reduce the effects of flooding and pollution.
- Local Sites represent some of the best opportunities to help wildlife adapt to climate change, by conserving habitats, accommodating the migration of species ranges and monitoring change.

6.3 How should Local Sites be taken into account in planning applications?

In accordance with policy, harm to important habitats, sites and species should be avoided where possible, and any unavoidable harm should be appropriately mitigated and compensated. It is important therefore to understand the specific reasons why Local Sites are considered important, in order that their individual interests can be properly taken into account in the development process.

Doncaster Council and the Local Sites Partnership have developed criteria-based selection guidelines for Local Sites, based on the recorded presence of habitat, species and geological features. These substantiate the locally important wildlife and geological attributes present on designated sites and provide an evidence base supporting their designation. The Local Site selection guidelines include priorities from Doncaster’s Local Biodiversity and Geodiversity Action Plans and can be viewed in the accompanying document ‘Local Site Selection Guidelines’.

Understanding the reasons underpinning Local Site designation enables information about conservation interests to be considered and communicated in a clear and transparent way. This information is considered when determining development plan allocations and planning applications. An up-to-date record of all designated Local Sites is maintained and published by DMBC with the supporting evidence managed by, and available from Doncaster Local Records Centre.
The following information should therefore be obtained through enquiry to the Local Records Centre:

- **The Local Site citation.** This is an ecological report for individual sites, produced at their last survey. The document identifies the habitats recorded, significant species records, provides a detailed description of the key features and lists the criteria underpinning Local Site designation. The qualifying site selection criteria for each site are summarised as a code, the full details for which are set out in the Local Site Selection Guidelines. Information is also available for non-designated sites, including candidate Local Sites.

- **A species data search.** This will provide a report of all the biological records, including protected species, recorded for the site (and surrounding areas), held by the Local Records Centre. Information is also available for non-designated sites, including candidate Local Sites.

DMBC’s online ‘Biodiversity map’ shows the location and boundaries of each designated site.


Development proposals bordering, or in close proximity to Local Sites may also result in indirect impacts on their ecology. Understanding the reasons for designation of nearby Local Sites will help to identify potential impacts, avoid them wherever possible and inform appropriate mitigation.

By designing existing biodiversity into proposals and seeking appropriate opportunities to incorporate new features, development can promote the preservation, restoration and re-creation of priority habitats and ecological networks, linked to national and local targets.

*Image left shows Oaks and Bluebells at Cock Wood LWS. Image right a woodland glade at Owston Plantation LWS*
To demonstrate that biodiversity has been accounted for, development proposals will be expected to:

- Identify the character and condition of existing habitats. This can be informed through a Local Records Centre search and Phase 1 habitat survey. The biodiversity accounting / offsetting metric, ensures that this assessment is carried out accurately and transparently and identifies when compensatory conservation activities are required.
- Account for the special interests of Local Sites, as well as non-designated sites, and demonstrate how proposals protect, restore, enhance and provide appropriate buffers around wildlife and geological features, and habitat networks;
- Seek to provide and deliver appropriate long term management plans for Local Wildlife and Geological Sites, either through planning conditions associated with development proposals affecting a Local Site, or through planning gains directed towards core biodiversity areas, through offsetting schemes.

The Town and Country Planning Association and the Wildlife Trusts 2012 publication ‘Planning for a healthy environment – good practice guidance for green infrastructure and biodiversity’, provides a useful point of reference. This guide expands upon potential measures to help account for existing biodiversity within development, whilst Annex B identifies options to consider for green infrastructure design and implementation.

### 6.4 Improving Ecological Networks

The emphasis of nature conservation is shifting, from the approach of protecting wildlife solely within discrete sites, to establishing a network of spaces for nature that are connected together and resilient to environmental changes and human pressures. An independent review of England’s wildlife sites and ecological network made five key recommendations: to improve management of existing wildlife sites; to increase the size of existing wildlife sites; to improve the connections between sites; to create new sites; and to reduce the pressure on wildlife by improving the wider environment. While the responsibility for achieving this does not solely lie with the development sector, it does have an important role to play. National planning policy requires development to be sustainable and avoid damage to the environment. In all cases, development should seek to provide net gains in biodiversity, usually secured via compensation. By targeting compensation measures effectively, development will help towards improving Doncaster’s ecological network.

In light of the above National Government awarded Nature Improvement Area status to 12 areas of the country, two of which fall within Doncaster. Work within Nature Improvement Areas aims to improve biodiversity and help halt the decline in priority species and habitats of conservation concern by improving the ecological network. 

To reflect the change in emphasis, from protecting sites to providing a network, the council has also identified a series of biodiversity opportunity areas (See appendix 2). Biodiversity opportunity areas represent the areas of Doncaster borough where it is expected that delivering
ecological enhancements will provide the greatest benefits in terms of improving the existing ecological network.

Doncaster’s biodiversity opportunity areas have been created by building on work done at a regional level, and by conservation partners, to identify priority landscape scale project areas for conservation work. The boundaries of the regional areas were amended where geological data or locally available habitat data suggested this was appropriate. The large regional areas have been split into smaller sections where this helps to target the types of habitat that we would like to see in an area more precisely. Finally two new opportunity areas have been created that encompass areas that are important locally in the ecological network.

If a development proposal falls within a biodiversity opportunity area, then improvements to the ecological network that create or restore habitats that are particularly important for that part of the ecological network will deliver the greatest benefits for wildlife. The most important habitats for each opportunity area can be seen in Table 3. For example, within the magnesian limestone ridge opportunity area there are a number of limestone grassland sites. By creating new areas of limestone grassland within this opportunity area, and improving the quality, size and management of existing sites, this will significantly improve the strength of the ecological network.
### Table 3: The most important habitats in each Biodiversity Opportunity Area

<table>
<thead>
<tr>
<th>Biodiversity Opportunity Area</th>
<th>Humberhead Peatlands – Thorne and Hatfield Moors</th>
<th>Humberhead Peatlands – River Humber</th>
<th>Finningley – Cover Sands</th>
<th>Southern Magnesian Limestone Ridge North Doncaster</th>
<th>Southern Magnesian Limestone Ridge South Doncaster</th>
<th>Dearne Valley</th>
<th>Doncaster Washlands</th>
<th>Mexborough and Denaby</th>
<th>Don Gorge</th>
<th>North Doncaster Levels</th>
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<td>Lowland Fen &amp; Floodplain Grazing Marsh</td>
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</tbody>
</table>

Table 3: The most important habitats in each Biodiversity Opportunity Area
Core Strategy Policy CS16 requires any type of application that is impacting ecological features to provide compensation. This is regardless of whether it is within a Biodiversity Opportunity Area or Nature Improvement Area. In terms of the quantity of compensation that is required, all applications should be aiming to deliver a net gain in biodiversity. The size and scale of enhancements will depend on the nature of the development and the impact that the proposals have on the ecological network as indicated in policy CS16. The information here is intended to help guide applicants with respect to the type of enhancements or compensation that are of most benefit in key parts of the ecological network.

It is also important to note that compensation can be delivered either on site as traditionally happens, or off site using a biodiversity offsetting mechanism (see section 8.5). The offsetting approach can be beneficial by being able to strategically position compensation in areas of the ecological network where it can deliver the greatest gains.

6.5 Biodiversity accounting

Local and National Planning Policy require development to deliver compensation for biodiversity losses and strive for a net gain in biodiversity. Good developments incorporate biodiversity considerations into their design, but they can still result in some biodiversity loss when there are impacts that cannot be avoided through design and location, or mitigated by other measures. It can be difficult to assess whether compensation packages are truly providing effective compensation, especially when habitats types, quantities and ages may differ between what is lost and what is delivered as compensation. To achieve sustainable development it is important that losses and compensation are delivered in a measurable way. One way of doing this effectively is to undertake Biodiversity Accounting (also known as Biodiversity Offsetting).

Biodiversity Accounting uses a ‘metric’ that calculates a value for how much biodiversity is lost to a development. The same metric is then used to assess the value delivered by compensation schemes and thus ensure that sustainable development, as required by the National Planning Policy Framework, is achieved. As well as being a transparent and quantitative methodology, there are other advantages to using Biodiversity Accounting. The methodology means that third parties can deliver compensation schemes on behalf of developers. In addition, compensation using the biodiversity accounting methodology can be delivered on or off site. Delivery of compensation off-site has the advantage that new habitats can be delivered at strategically important locations within the ecological network as well as freeing up space within development sites.

The accounting methodology will be used to compensate for impacts on local wildlife sites and other non-designated wildlife habitats. It should be used once the mitigation hierarchy has been followed and the negative impacts of a development on biodiversity have been minimised as far as possible through avoidance and mitigation - see Figure 1. A development can then demonstrate that it has accounted for biodiversity within the scheme and that any residual damage to biodiversity has been effectively compensated.
Figure 2: The stages of the mitigation hierarchy in achieving sustainable development

All development schemes where biodiversity is affected will have undertaken a phase one habitat survey. This maps all the habitats that are present on the site and is a good starting point for Biodiversity Accounting. Further information on how to account for the biodiversity on a site can be found in Doncaster Council’s Biodiversity Offsetting Process document.

Generally compensation for habitat loss will need to be like for like. For example, the loss of a pond needs to be compensated for by replacement with a pond. Additionally, the area of replacement habitat that is created will generally need to be larger than that which is lost. This is because newly created habitats are of lower value to wildlife, and the ecological network, than those that have been established for many years. Finally it is important to note that once created habitats will require management and monitoring in order to ensure that they reach their potential and fulfil the compensatory role required by planning policy. This management will often be secured via a planning condition.
7.0 Open Space Standards and Requirements
7.0 Open Space Standards and Requirements

7.1 Introduction

Section 8 of the National Planning Policy Framework (NPPF) addresses the requirement to promote healthy communities and identifies that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Paragraph 73 of the NPPF states ‘Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities...’ The Core Strategy Policy CS17: Providing Green Infrastructure supports the NPPF principle and states: Doncaster’s green infrastructure network will be protected, maintained, enhanced and, where possible, extended...’ The Council’s ward members also support the provision of on-site open space within new development proposals. The provision of on-site children’s play space is an essential requirement for any housing proposal providing family homes in areas with identified deficiencies.

7.2 Identifying open spaces and preventing loss

The 1998 Unitary Development Plan (UDP) identifies a few hundred open space policy areas; however the 2013 Green Space Audit is a factual document identifying over a thousand green (open) spaces. The audit analysis is by ‘Community Profile Area’, which are boundaries established by ‘Team Doncaster’ a formally recognised strategic partnership of organisations and individuals that spans the public, private, voluntary and community sector. The terms green space and open space are interchangeable and should be read to mean one in the same thing.

It is essential therefore to refer to both the UDP and the most up to date Green Space Audit prior to submitting an application impacting on or involving the creation of an open space. UDP Policy RL1 protects open spaces identified on the Proposals Map. Policy RL2 protects the open spaces identified in the Green Space Audit.

7.3 Open space provision in new developments

The provision of open space in residential proposals can be quite complex as the varied types of open space provide different functions and benefits to the local community. Recreational open space within or adjacent to residential areas is the most regularly and intensively used type of open space. It can take the form of informal, unequipped playing fields and kick-about areas, equipped play areas or multi-use games areas, a local park, and even a recreational sports ground. Woodlands, nature conservation areas, green corridors, allotments and community gardens are also important open spaces which form an integral part of an area’s green infrastructure. The provision of open space suitable for children’s play also contributes toward safeguarding local wildlife sites and woodlands by alleviating undue recreational pressure on sites better served for nature conservation.

Development proposals must provide adequate public open space especially in deficient areas. In line with UDP Policy RL4 all developments of 10 houses or more will be expected to
contribute between 10 and 15% of the site area as open-space (or provide an equivalent commuted sum). In assessing the exact amount of open space to be provided, we will have regard to the nature of the development and any existing open space deficiencies within the local area. Where larger development proposals are broken down into multiple applications the guidance will be applied as if it is one single development and address the open space requirements as a whole.

All residential proposals of 1 hectare or more within areas with identified open space deficiencies will be required to create on-site provision suitable for children’s play space.

7.4 Addressing open space deficiencies and priorities

It is important that developers identify and provide for open space deficiencies and priorities within development proposals, having regard to the latest Green Space Audit and UDP policy RL3. We will liaise with the developer to agree area specific priorities for the development proposal. The preference is always for on-site provision where possible. However, in circumstances where it is considered that the creation and/or improvement of off-site open-space is more appropriate than on-site provision, a commuted sum may be accepted. In making this judgement regard will be had to the overall size of the development proposal and site and whether the area has sufficient provision of good quality accessible open space. (For example; on development proposals of less than 1 hectare 10% of the site area may create an open space of limited value for children’s play)

7.5 Open Space considerations in new developments

Within new developments open space provision should be an integral part of the master planning process. When producing a development master plan the developer should evaluate all open spaces and facilities in the vicinity of the proposal, taking account of the quantity and access, quality and value to the local community. This will identify priorities in the area and allow for inclusion of the priorities into the development scheme. To ensure the delivery of appropriate types of open space (outdoor sport, informal play and recreation provision) throughout the borough, master plans should:

- identify types of open spaces, their locations and define the uses;
- include areas of Natural Play (where appropriate);
- identify movement patterns for pedestrians, cycles and motor vehicles;
- identify how the streets and open space are connected; and
- identify relationships between buildings (including indoor sports facilities) and public and private spaces.

7.6 Managing and maintaining open space

To ensure the sustainability and longevity of open spaces we will discuss and agree with the developer how the open spaces will be protected managed and maintained. A number of options are available including:
• adoption by the council (which would be accompanied by a commuted sum for 15 times the annual maintenance cost);
• retention by the developer accompanied by the establishment of a management and maintenance company or trust, (including legal agreement and covenant) or
• gifting to an established green space / open space trust, charity or Town/Parish Council.

7.7 Children’s play facilities and provision of new play equipment

It is important to note that outdoor informal play space is not the same as open space. Fields in Trust (FIT) ‘Planning and Design for Outdoor Sport and Play’ define outdoor playing space as ‘space which is available for sport, active recreation and or children’s play, which is of a suitable size, and nature for the intended purpose and safely accessible and available to the general public’. FIT also provide guidelines for Local Areas of Play (LAP), Local Equipped Areas of Play (LEAP), and Neighbourhood Equipped Areas of Play (NEAP). These guidelines are summarised in the table below and should be used specifically for the design of children’s play areas.

<table>
<thead>
<tr>
<th></th>
<th>LAP</th>
<th>LEAP</th>
<th>NEAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walking distance</td>
<td>100m</td>
<td>400m</td>
<td>1000m</td>
</tr>
<tr>
<td>Straight Line Distance</td>
<td>60m</td>
<td>240m</td>
<td>600m</td>
</tr>
<tr>
<td>Age Range</td>
<td>Under 5’s</td>
<td>6 to 11 year old</td>
<td>8+</td>
</tr>
<tr>
<td>Activity Zone</td>
<td>100sqm</td>
<td>400sqm</td>
<td>1000sqm</td>
</tr>
<tr>
<td>Buffer Zone</td>
<td>5m (from activity zone)</td>
<td>20m (from activity zone)</td>
<td>30m (from activity zone)</td>
</tr>
<tr>
<td>Type of Equipment</td>
<td>Small, low key (not necessarily equipped but includes demonstrative play)</td>
<td>5 types of equipment and small games area</td>
<td>8 types of equipment / ball games (MUGA) or BMX / Skate Park</td>
</tr>
<tr>
<td>Minimum space required for equipped play areas and informal open spaces</td>
<td>400sqm</td>
<td>1600sqm</td>
<td>4000sqm (plus buffer)</td>
</tr>
</tbody>
</table>

Table 4: FIT guidelines for play areas
It is essential that facilities, such as children’s play areas are safe, easily observed, accessible, provide challenges, but are not unsafe, and do not lead to further nuisance. To ensure all equipped play areas are safe, easily observed, accessible, provide challenges, but are not unsafe, and do not lead to further nuisance. A play area proposal should be accompanied by ‘Risk Benefit Analysis’ (HSE Children’s Play and Leisure – Promoting a balanced approach).

To not put undue financial burden on the council, and to ensure the council has ready access to the parts and materials to ensure equipment is maintained to an acceptable and safe standard, developers should ensure the equipment is robust and sustainable. Equipment will not be considered for adoption by the council if it is considered to incur an excessive maintenance and management costs, or is deemed unsuitable for the community. It is therefore important for developers to liaise with officers prior to design and costings being commissioned. The developer can discuss suppliers who provide robust, sustainable and acceptable equipment with council officers.

Equipment and impact absorbing safer surfacing will be required to conform to EN1176 and EN1177. Fixed impact absorbing safety surfacing is the council’s preferred safety surfacing. Loose fill surfacing will only be accepted in special circumstances. Solid safety surfacing such as ‘wet pour’, ‘grass mat’ and insitu synthetic surfacing, must be provided beneath and around all equipment as appropriate and installed to API (Association of Play Industries) code of practice for provision of impact attenuating surfaces and as directed by equipment manufacturers specification.

The applicant should also provide the council with a copy of the post installation inspection certificate certifying the play equipment meets with European standards EN1176 and EN177. The inspection must be carried out by an independent RPII (Register of Play Equipment Safety Inspectors International) registered Playground Equipment Inspector, who is suitably experienced and trained for the task. The DMBC Play Equipment Inspector must also inspect the play area, if the Local Authority is to adopt it.

### 7.8 Proposals involving the loss of open space

The council will resist any development proposals resulting in the permanent loss of open space, especially in deficient areas. However, we also acknowledge that not all open space is of value to the local community. In such a case an assessment will be required to identify whether the site is suitable for a different type of open space use in the first instance or a beneficial local community use in the second instance. Permanent loss of open space will require careful consideration as this can result in increased pressure on remaining facilities. To meet with the requirements of NPPF Paragraph 74 which states that ‘Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless’;

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Development proposals resulting in the permanent loss of the open space will be required to:

- demonstrate the land provides no benefit to the community and the local community supports alternative proposals;
- demonstrate through an independent assessment that the land or buildings are surplus to requirement;
- ensure the need for and benefits of the development outweighs the loss; and
- provide compensation for loss of facilities.

Additional guidance is available for carrying out public consultation when submitting planning applications involving the loss of both designated and un-designated open space. Contact the Development Management Officer for further information.
8.0 Landscape, Trees and Hedgerows
8 Landscape, Trees and Hedgerows

8.1 Introduction

The guidance contained in this section will help to implement policies CS16 (Valuing our natural environment) and CS17 (Providing green infrastructure) of the Core Strategy. These policies seek to ensure that new development protects and incorporates existing green infrastructure assets wherever possible, and include provision for good quality landscaping. Policy CS16 requires new developments to enhance the borough’s landscape and trees by:

- Being appropriate to the landscape’s character, sensitivity and capacity,
- Including measures to mitigate any negative impacts on the landscape,
- 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,
- Retaining and protecting appropriate trees and hedgerows, and incorporating new tree, woodland and hedgerow planting.

8.2 Landscape scheme application requirements

Most major planning applications and some minor applications will be required to provide a landscape scheme. Ideally this should be submitted as part of the application. However, sometimes applicants prefer to submit a strategic landscape masterplan until the scheme has been finalised and then a detailed landscape scheme following this. The council may request submission of a detailed scheme for consideration as part of the application, or attach conditions requiring further details to be submitted. A landscape scheme usually consists of the following information:

- Arboricultural and Ecological assessments carried out by qualified professionals,
- Proposed boundary treatments, screening of/from adjacent land uses,
- Hard landscape including paving/surfacing type, walls, fences and seats,
- Planting plan and planting schedule: including common/botanical names, nursery stock specification of trees and shrubs (complying with BS8545, and BS3936: Part 1 / the Horticultural Trades Association National Plant Specification), planting density / numbers of plants for shrubs or hedges, seed mix and sowing densities for grass / wildflowers.
- Landscape management plan: usually for five years, covering typically: weed control, top up mulch, pruning, mowing, watering, replacement of plant failures, litter collection, safety checks, removal of plant guards and shelters at appropriate stages. Management plans for large schemes (e.g. woodland planting in colliery tip restoration) will require maintenance for 15 years, taking in first thinning.
- Pedestrian, cycle and vehicle routes clearly indicated, including visibility splays at junctions and public rights of way.
- Existing and proposed levels and contours where landform is critical. Cross sections can be useful in addition to plans to illustrate for example significant level changes and new landform or boundary issues.
8.3  **Local landscape character**

Landscape planning in the 21st century demands more than standardised layouts and monotonous landscape schemes. Local landscape character is made up of the following elements: landform, materials and ‘street furniture’ including paving, walling fencing, lighting columns, seats, bins, signs; the abundance and positions of trees, hedges and shrubs and the species mix; the buildings themselves; spatial characteristics; historic settlement and field patterns.

Both hard and soft landscape schemes should be designed to be in context with the established landscape character of the area, for example the restoration of an open-cast mining site to agriculture may require the creation of a field pattern characteristic of the landscape type. Further design advice is given within the Landscape Character and Capacity Assessment of Doncaster Borough, which highlights appropriate design responses for the character areas identified in the assessment.

8.4  **Assessing existing landscape features**

Applicants should demonstrate that reasonable effort has been made to incorporate sympathetically into development, landscape features which contribute to the local character of a place. Examples of such features include:

- Established trees, groups of trees, including orchards and avenues,
- Established hedgerows / Parliamentary Enclosure landscapes,
- Prominent landscaped frontages or boundaries,
- Significant vistas,
- Water bodies,
- Special brownfield habitat types.

*Existing landscape features should be appraised as part of a site assessment*
Protected Trees and Hedgerows

Many trees in Doncaster are already protected by Tree Preservation Orders (TPO) or by merit of their location within a Conservation Area. It is an offence to cause wilful damage to any protected tree, or to fell, top or lop one without prior consent from the Local Planning Authority. Many of the borough’s rural hedgerows are species rich and/or remnant of historic boundaries and are protected under the Hedgerow Regulations 1997. It may be an offence to remove a hedgerow without consent from the Local Planning Authority.

In addition, trees and hedgerows may be afforded protection as a habitat for a rare or protected species. It is the developer’s responsibility to check with the council on issues of statutory protection. The council regards unauthorised loss of or damage to protected trees and hedgerows very seriously and will prosecute whenever the circumstances warrant it.

8.5 Incorporating trees into development

The retention of trees and hedgerows that are present on or adjacent to a site is a consideration whether or not they are protected. New tree planting should be recognised from the outset as an integral part of any development scheme, not just those where it is proposed to remove existing trees. Tree planting should be purposefully designed to complement the proposed features of the development, those existing features intended for retention and the established landscape character of the area.

Development layouts should be designed to ensure that retained and newly planted trees have sufficient space to flourish and mature and deliver their full range of environmental benefits without causing harmful nuisance. Trees, which are poorly related to buildings, can cause structural problems, distress or financial loss to occupants. Even if not affecting trees directly, development layouts may not be acceptable if they would result in pressure for felling or unsightly, heavy pruning of retained or key proposed trees in the future.

In no circumstances should woodland be included within residential curtilage. A 15m buffer zone will normally be required between the woodland edge and development, although it may be possible to locate non-amenity uses within these areas (e.g. service roads or garages), subject to other constraints. Maintaining the ecological connectivity of woodlands via green corridors is a key consideration, and the function of hedgerows is particularly important in this respect.

Tree and hedgerow surveys

Where developments may affect existing trees the council will require the submission of a detailed tree survey, drawn up in conjunction with a topographical survey. A tree survey should assess all existing trees and hedgerows that may be affected by the development proposals, including those on neighbouring land. The tree survey should comply with industry best practice (BS5837) and should only be undertaken by a suitably qualified arboriculturist with experience.
of trees on development sites. The recommendations of the tree survey should be based on
the condition and value of the trees as they are and not on a preconceived layout for the site.

Where a site contains existing hedgerows that are species rich and/or likely to be considered
‘important’ under the Hedgerow Regulations 1997, the council will require the submission of a
detailed hedgerow survey.

**Tree Constraints Plan**

A tree constraints plan is a design tool that illustrates in plan form the constraints imposed on a
site by trees, and should be used to inform the design process. It is based on the data from the
tree survey and should identify the following;

- The root protection areas (RPA) of trees identified as suitable for retention. Calculated by
  the project arboriculturist in accordance with BS5837, this is the minimum area around a
tree deemed to contain sufficient roots and rooting volume to maintain the tree’s viability.
The protection of the roots and soil structure in this area is treated as a priority.
- Areas where trees may constrain future use of the land. This should be established by
  the project arboriculturist with regard to the characteristics of the trees (e.g. ultimate size,
density of foliage, brittle growth, thorns, or the propensity to shed honeydew or cottony,
hard or large seeds or fruit) and the aspect and topography of the site. Identification of
  this zone will allow trees to grow and mature naturally without unreasonably dominating
  or shading buildings or gardens either presently or in the future, or causing nuisance to
  future use (e.g. car parking).

**Assessing Trees for Retention**

This assessment should be based on the recommendations of the tree survey and
interpretation of the tree constraints plan, using the following criteria for guidance;

- The contribution of existing trees and hedgerows to local character and amenity will be of
  the highest importance in determining which trees can be removed. This includes trees
  that form part of the landscape structure of an area (including advance planting), which is
  of particular concern within a Conservation Area where trees often make a significant
  contribution to the special character of the area.
- Trees that function as a screen to adjoining properties or separate the countryside and
  urban fringe will normally be required to be retained,
- Trees of high quality and value, as defined by BS5837 should be retained,
- Trees of moderate quality and value, as defined by BS5837 should normally be retained,
- Trees of low quality and value, as defined by BS5837 will be considered on the basis of
  their contribution to local amenity. It should not merely be assumed that they can be
  removed.

Where approval is given for the removal of trees identified as being of high or moderate
quality, substantial replacement planting will be required in line with table 5.
8.6 Successful integration of trees identified for retention

All working and final design layout plans should record the accurate position and crown spread of all trees and hedgerows, clearly differentiating between those to be retained and those to be removed. In addition, all working site layout plans should identify;

- the associated RPAs of trees identified for retention,
- areas where it would be unreasonable to locate inhabited buildings due to constraint by trees, and,
- structural landscape areas (e.g. green corridors, open space and screen planting).

The default position is that no buildings, carriageways, paths, walls, service runs, and built or excavated earthwork should be located within the RPAs of trees to be retained. Where there is considered to be an overriding justification for construction or earthwork within the RPA the project arboriculturist should;

- demonstrate that the tree(s) can remain viable and that the area lost to encroachment can be compensated for elsewhere, contiguous with its RPA, and,
- propose measures to mitigate the impact on the soil environment that is used by the tree for growth (e.g. alternative methods of construction or operations to improve soil structure).

Site Access, Roads and Driveways

Access into a site is often one of the first issues to be considered and is influenced by Highway Authority requirements to create safe junctions with suitable visibility splay clearances. It is an engineering requirement that roads constructed to a standard suitable for adoption by the Local Authority are waterproof. Such roads are impermeable to water and air and require excavation and compaction of the substrate to depths that will cause significant harm to a tree's root system. Roads constructed to an adoptable standard should not be located within the root protection area of any retained trees.

On many sites it may be possible to construct an adequately supported access driveway through the use of a no-dig, load-bearing engineering system that minimises the impact of installation and subsequent use of the road on tree roots and soil structure. Only 3-dimensional systems will be considered suitable and new permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA.

Siting and Orientation of Buildings and Amenity Areas

Trees close to buildings can be viewed with apprehension. Buildings should not be sited on the basis that the ultimate branch spread of retained trees can be significantly controlled by periodic pruning, unless this is a desired management outcome (e.g. pollarded trees). The need to prune a tree merely to create sufficient space to construct implies that a building is too close.
Shading can be highly desirable, providing cool respite from the hot summer sun. Equally it can cause annoyance and resentment, severely diminishing an occupier’s reasonable enjoyment of their new property and garden when excessive and overbearing. The identification of heavily constrained areas at the outset of site layout design will help prevent nuisance from arising. The use of specific parts of the site can be planned with sunlight in mind, for example for garden areas for sitting out or even drying washing, whereas shaded areas could be used for uninhabited buildings (e.g. garages) or driveways, paths or hard standing. Private amenity areas should not be located where shade is excessive and overbearing and at least 50% of a private amenity area should receive unobstructed sunlight in summer. This is particularly important where development is proposed next to existing woodland or where screen planting is proposed.

8.7 Preventing damage to retained trees

Trees are living organisms that are sensitive to changes in their environment and they can all too easily be damaged or destroyed by development, although this may take years to become evident. Damage is not usually deliberate and is, more often than not, due to a lack of understanding of how easily trees can be harmed by nearby activities.

The physical protection of trees and hedgerows during the construction process is the best way to ensure successful retention. This will impact on the available space for construction work and, consequently, on the siting of buildings. A Tree Protection Plan should be produced by the project arboriculturist at an early stage. This plan should include the accurate location of all existing trees and hedgerows, clearly differentiating between those to be retained and those to be removed, and should include;

- the location of impact resistant protective barriers, which should enclose as large an area as is practicable and must contain at least the area of the RPA,
- the location of temporary ground protection to prevent soil compaction,
- construction details of the proposed physical protection measures, which should be proportionate to the scale of the development and the proximity of the trees,
- measures to mitigate the impact on the soil environment from construction or earthwork within the RPA, or from offsetting of the RPA, and
- details of proposed access facilitation pruning.

On sites where trees are likely to be particularly vulnerable to damage a detailed method statement for works near trees will be required. A method statement is likely to be required for any works within or abutting the RPA of trees identified for retention (e.g. demolition of existing structures or the removal or replacement of existing hard surfaces). An arboricultural method statement should only be prepared by a suitably qualified arboriculturist with experience of trees on development sites and should be site specific and comply with the recommendations of BS5837. The tree protection scheme may form part of a larger arboricultural method statement.

Compliance with the approved tree protection plan will normally be a condition of planning permission.
8.8 Replacement tree planting

The number of trees required to compensate for loss of existing trees depends upon the size of the trees to be lost.

Financial contributions in respect of tree planting will be required where either;

- New planting is required on public land to mitigate the impact of a development where planting cannot be accommodated within the site boundary, or
- Where trees are felled on public land as a direct result of a development.

<table>
<thead>
<tr>
<th>Trunk diameter of tree lost to development (cm measured at 1.5 metres above ground level)</th>
<th>Number of replacement trees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 19.9</td>
<td>1</td>
</tr>
<tr>
<td>20-29.9</td>
<td>2</td>
</tr>
<tr>
<td>30-39.9</td>
<td>3</td>
</tr>
<tr>
<td>40-49.9</td>
<td>4</td>
</tr>
<tr>
<td>50-59.9</td>
<td>5</td>
</tr>
<tr>
<td>60-69.9</td>
<td>6</td>
</tr>
<tr>
<td>70-79.9</td>
<td>7</td>
</tr>
<tr>
<td>80+</td>
<td>8</td>
</tr>
</tbody>
</table>

Table 5: Replacement tree planting requirements

Contributions will be expected to cover the cost of purchasing the tree(s), planting, protecting, establishing and initially maintaining the new tree. The number of replacement trees set out in table 5 is based on the planting of heavy standard nursery stock. However, numbers may be reduced proportionately for the use of larger nursery stock either in accordance with section 8.9 Planting Design and Specification or where a site will not accommodate the specified number.

Off-site tree planting will take place as close to the site as possible and within the ward containing the site. Where replacement planting will take place into an area of highway verge or hard standing in the contribution will be expected to cover the cost of an engineered tree pit. All tree planting on public land is to be undertaken by the council to ensure a consistent approach and level of quality, and to reduce the likelihood of new tree stock failing to survive.

Table 5 does not apply to the replacement of trees within woodland. Compensation for the loss of woodland habitat would be calculated in accordance with section 6.5 Biodiversity Accounting.
8.9 Planting design and specification

Tree Planting

Tree planting schemes should be planned and implemented in accordance with the recommendations of BS8545. Probably the most critical factor in tree health and longevity is the provision of enough quality soil for the roots. Tree planting schemes should aim to provide the following rooting volumes (calculated at 0.7m depth) around the tree stem;

- Small trees (5-10m ultimate height) – 4cu m per tree,
- Medium trees (10-20m ultimate height) – 12cu m per tree, and,
- Large trees (over 20m ultimate height) – 30cu m per tree.

This volume should be provided as either unsurfaced ground (e.g. grass or planted area) or as an engineered tree pit utilising structural soil or cellular structures beneath hard surface. Planting pits can be individual or linked together with trees evenly spaced along them. In all cases this area should be free from utility services or other obstructions. Engineered tree pits should include necessary ventilation and drainage and an appropriate grid or porous surfacing around the tree stem.

Tree Planting and Other Infrastructure

Whilst the provision of sufficient rooting volume for trees will help reduce the incidence of damage to surrounding infrastructure it may often be appropriate to take further precautions to prevent future conflict between trees, utility services and hard landscaping. Wherever possible service trenches should be restricted to one side of a tree and/or shared to minimise the uncoordinated chaos of individual trenches and multiple excavations. To protect underground services root barriers, enclosing at least the required rooting volume for the proposed tree species, or root deflectors should be incorporated into planting pit design and services should be ducted or polyethylene pipes with welded joints used to prevent root ingress. The design of street lighting or CCTV schemes should be considered alongside tree planting schemes to avoid conflict and the need for regular, disfiguring tree pruning.

In all cases, early discussion should take place between Infrastructure Design Specialists, Highway Engineers and the Tree Officer to ensure that both green (natural) and grey (manufactured) infrastructure can co-exist successfully within a development.

Nursery Stock and Species

As well as impact, the benefit of larger tree stock is a lower risk of vandalism, which means better site image and minimising the cost of replacing trees. Typically trees in prominent locations should be the following size;

- Prominent locations / immediate impact or screening - large or medium species at semi-mature size (girth 20-25cm or 25-30cm),
- **Public realm** - spine road verge, public squares / industrial-retail-employment park / housing estate – communal areas, gardens / car parks / boundary screening - large or medium species at semi-mature size (girth 20-25cm) or extra-heavy standard size (girth 16-18cm),

- **Elsewhere within the development** - large and medium species at extra-heavy standard (girth 14-16cm) or heavy standard (girth 12-14cm),

- **Public open spaces / schools / nursing homes** - a mix of large and medium species with smaller ornamental species used to add seasonal interest (e.g. flowering) at extra-heavy standard (girth 16-18cm and 14-16cm) or heavy standard (girth 12-14cm),

- **Housing estate private gardens** - a mix of medium and small species planted at heavy standard (girth 12-14cm) or selected standard (girth 10-12cm),

- **Structure planting** - for screen, boundary and roadside planting an appropriate native mix of transplants and feathered trees is typical. 5-10% of larger feathered trees (175-200cm overall height) should be provided for an element of ‘instant maturity’.

- **Woodland planting** - the species mix should be of native origin and representative of local character based on the National Vegetation Classification (NVC) and site survey providing an appropriate mix of canopy and understory species. Typically a mix of transplants and feathered trees on a 1.5m or 2m staggered grid. In larger schemes the provision of ground/herb layer planting may be appropriate (e.g. glades and ride margins).

- **Road embankments / bunds** - slopes should not exceed 1:4 gradient for planted bunds. For mown grass / wildflower bunds the designer should check that gradients are within maintenance tolerances for mowing. Techniques like hydroseeding can be used to seed steeper embankments / structures and should take place before natural colonisation can occur to achieve desired outcome.

- **Hedging** - hedges are valuable for blending development into its surroundings and for linking wildlife habitats. Species selection is important to ensure successful establishment, the right growth habit, wildlife value and landscape character. Planting an appropriate native mix of transplants as single or double-staggered rows is typical. Incorporating larger feathered trees (175-200cm overall height) every 5-10m will provide an element of ‘instant maturity’.

- **Meadow grass seeding** - the species mix should be of native origin, representative of local character based on the National Vegetation Classification (NVC) and site survey.

- **Wetland Habitats** - Balancing ponds, reedbed systems, fishing ponds and other wetland habitats are increasingly a feature in the landscape and should be carefully designed to fit into existing landscape character and encourage and maximise wildlife. Where ponds are created it is important that the shape of the pond margins, banks and bottom are varied in order to encourage a richer mix of plant and animals and give the pond a more natural appearance. Ponds with shallow margins are commonly of greater value to wildlife. Wetland may include areas of marsh as well as open water and be associated with areas of woodland and meadow grassland.
8.10 Key landscape considerations for residential developments

Many of the most attractive, sustainable and most desirable parts of Doncaster to live in are characterised by their green character and include mature trees and established plantings. Sometimes this is incorporated into the public realm in streets and open spaces, but often it is within private gardens. This appeal is backed up by research, which suggests these “greener” suburbs with good access to quality open spaces are valued by home-owners and attract a sales premium, in addition to the environmental benefits that urban trees and green-space bring. In recent year’s pressure for housing sites and higher density developments has resulted in excessive tree felling and inadequate landscape and tree planting, particularly in the public realm, and reliance on smaller ornamental species that provide less environmental benefits.

A Green Infrastructure audit and landscape masterplan should be included as part of the application for major applications and should seek to achieve the following:

- **Soft landscape ratio** - As a guideline, developers should aim to devote around 50% of the site area to soft landscape treatment (including landscape areas, open space and private gardens), subject to individual site considerations. This is in the interests of sustainable urban drainage, visual amenity and wildlife and environmental value.

- **Hard landscape materials** - Robust, fit for purpose materials for highway surfacing or paving can help to create attractive public realm which increases the appeal of residential areas whilst minimising on-going maintenance requirements.

- **Screening** - Soft landscape (such as trees, shrubs and hedgerows) can be used to soften the impact of new buildings and car parking areas and to screen busy roads. New planting will be particularly important on development sites that abut the green belt or countryside policy area, or within a green wedge to soften the urban edge. The width of a buffer zone will depend on a variety of factors, for example topography, visibility, sensitivity, surrounding land use and size of development. Generally this will be a minimum of 5 metres wide for smaller developments and 10-30 metres for larger developments, in addition to any service/drainage strip. This can be combined with earth bunds and acoustic fencing for example. Bunds should be sensitively graded to blend into the landscape and permit maintenance and planted and grassed banks.

- **Tree Planting** - In order to maximise the benefits of tree planting, the council will expect a minimum of 1 tree per dwelling, including a number of street trees to be designed into the public realm where appropriate. Planting can be particularly advantageous on prominent frontages, in front of houses and on the edge of green space and open countryside. Where sight lines are important, for example near pathways, low growing shrubs and trees with 2m clear stem heights should be chosen. Landscape planting should therefore be considered as an integral part of the urban design and layout of all housing development, and should include linear features, for example boulevards of large canopied specimen trees, and / or feature planting at junctions or community focal spaces along streets where they can aid legibility and place-making. Most streets in a new development should provide sufficient space to accommodate some tree planting within the public realm.
8.11 Key landscape considerations for non-residential developments

Adequate consideration should be given to the existing green infrastructure network and the retention of trees and hedgerows that are present on or adjacent to a site, whether they are protected or not. A Green Infrastructure audit and concept plan should be included as part of the application, within the design and access statement which should seek to achieve the following;

- **Soft landscape ratio** - As a guideline, at least 20% of the curtilage should be devoted to soft landscape treatment, subject to individual site considerations. This is in the interests of sustainable urban drainage, visual amenity and wildlife and environmental value.
- **Employee amenity** - Areas provided for the enjoyment by staff, e.g. an outdoor seating area for lunch. An attractive view, element of privacy and choice of shade and sunny aspect are desirable. Safe and comfortable access should be provided for pedestrian and cycle access as well as vehicle users. This includes adequate paths, cycle ways and safe cycle parking, lighting and accessibility to bus stops.

- **Gateway features** - Signage, planting and hard landscape can be utilised to enhance estate entrances. Signs may require separate permission. Gateway signage and adequate ‘signposting’ within the site are important.

- **Screening** - The width of a buffer zone will depend on a variety of factors, for example topography, visibility, sensitivity, surrounding land use and size of development. Generally this will be a minimum of 5 metres wide for smaller developments and 10-30 metres for larger developments, in addition to any service/drainage strip. This can be combined with earth bunds and acoustic fencing for example. Bunds should be sensitively graded to blend into the landscape and permit maintenance and planted and grassed banks.

- **Servicing areas** - These should be secure and well screened. Where possible, units are to be located at the front of site to screen servicing and parking from public view. Future expansion, areas should be planted with a grass/wildflower mix or other landscaping.

- **Internal roads structure planting** - The minimum requirement is typically 5m wide strip on both sides for main spine roads and 2m wide strip both sides for lower hierarchy estate roads, in addition to any service/drainage strip. Variety and year round interest in terms of flowers, leaf colour, stem colour and berries is desirable.

- **Advanced planting** - This needs to be given early consideration to increase the attractiveness of the site to new businesses and / or reduce landscape / environmental impact from an early stage of development.

- **Fencing** - If security fencing is necessary the type of security fencing should be chosen with the visual impact in mind i.e. concrete panel, or unpainted galvanised palisade should generally be avoided where open to public view. Planting can be used to soften the visual impact of security fencing.

- **Car Parks** - Without landscaping car parks are large barren areas with no visual interest. Trees play an important role in softening this type of landscape and provide shelter and shading in the summer. They are well valued by users and provide a comfort factor. Standard trees should be planted both within and around car parks in order to define space and give immediate impact. Careful selection of species is important to avoid a nuisance. Although trees only marginally obstruct visibility at eye level they may obstruct visibility lines of CCTV cameras and therefore should be carefully sited. Planting areas should be protected from vehicle and pedestrian damage through use of knee-rails or other fencing.

- **Schools, hospitals and care homes** - School grounds should be safe and robust but not barren. Typical design recommendations include: sympathetic fencing style; robust tree planting and suitably sized shrub planting for wildlife and visual interest; decorative surfacing; seating e.g. near play areas for supervising adults. Hospital and care home grounds should be designed to maximise therapeutic value - eg. by using existing and new trees and other landscape features.
8.12 Sustainable drainage systems (SuDS)

SuDS are concerned with slowing water discharge from hard surfaces into sewers and watercourses or retaining the water ‘run off’ on site. Landscape design issues to consider include: minimising the size of impermeable hard surfaced area; use of underground storage tanks and water butts; retention and treatment of water run-off on site; green or brown (rubble) roofs. Permeable surfaces such as permeable block paving, porous asphalt and gravel, swales and filter strips may be considered. Where pollutants are an issue, such as from car park run-
off, an impermeable below surface layer maybe used in combination with porous surfacing to slow run-off and treat it safely.

Where space permits on larger sites such as distribution centres or motorway services balancing ponds and wetlands can be established. Consultation with the bodies responsible for maintenance of the site and with relevant professionals, e.g. drainage engineers, is essential to establish the viability of such measures in relation to issues including groundwater protection, water table depth and maintainability.

Further information in relation to landscape, trees and hedgerows is available at www.doncaster.gov.uk including:
- South Yorkshire Residential Design Guide
- Doncaster Green Infrastructure Strategy
- Doncaster Landscape Character and Capacity Study
- Tree in Hard Landscapes: A Guide for Delivery (Trees and Design Action Group)
- British Standards referred to:
  - BS5837: Trees in relation to design, demolition and construction – Recommendations
  - BS8545: Trees: from nursery to independence in the landscape – Recommendations

Tree and hedgerow planting at edges of new development help assimilate it into the wider landscape setting at the settlement edge.

SUDs basin at Bentley Community Woodland.
## Appendix 1: Parking Standards

<table>
<thead>
<tr>
<th>Use</th>
<th>Main Urban Area</th>
<th>Other parts of the borough</th>
<th>Threshold above which standard applies</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A1 Shops</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Food Retail</strong></td>
<td>1 space per 14-25 m²</td>
<td>1 space per 14-20 m²</td>
<td>1000 m²</td>
</tr>
<tr>
<td></td>
<td>1 space per 25 m²</td>
<td>1 space per 20 m²</td>
<td>All development below 1000 m²</td>
</tr>
<tr>
<td><strong>Non-food Retail</strong></td>
<td>1 space per 25-60 m²</td>
<td>1 space per 20-30 m²</td>
<td>1000 m²</td>
</tr>
<tr>
<td></td>
<td>1 space per 50 m²</td>
<td>1 space per 30 m²</td>
<td>All development below 1000 m²</td>
</tr>
<tr>
<td><strong>A2 Offices</strong></td>
<td>1 space per 35-60 m²</td>
<td>1 space per 35 m²</td>
<td>2500 m²</td>
</tr>
<tr>
<td></td>
<td>1 space per 60 m²</td>
<td>1 space per 35 m²</td>
<td>All development below 2500 m²</td>
</tr>
<tr>
<td><strong>A3 – Restaurants and Café’s</strong></td>
<td>1 space per 4 m² gross floor area for customers</td>
<td>1 space per 4 m² gross floor area for customers</td>
<td>All Development</td>
</tr>
<tr>
<td></td>
<td>1 space per residential staff</td>
<td>1 space per residential staff</td>
<td></td>
</tr>
<tr>
<td><strong>A4 – Drinking Establishments</strong></td>
<td>1 space per 3 non-residential staff on duty at the busiest time.</td>
<td>1 space per 3 non-residential staff on duty at the busiest time.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Where there are fixed seating areas for diners 1 space per 3 diners can be considered</td>
<td>Where there are fixed seating areas for diners 1 space per 3 diners can be considered</td>
<td></td>
</tr>
<tr>
<td><strong>A5 - Takeaways</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>B1 Business (inc offices)</strong></td>
<td>1 space per 30-60 m²</td>
<td>1 space per 30 m²</td>
<td>2500 m²</td>
</tr>
<tr>
<td></td>
<td>1 space per 50 m²</td>
<td>1 space per 30 m²</td>
<td>All development below 2500 m²</td>
</tr>
<tr>
<td><strong>B2 General Industrial</strong></td>
<td>1 space per 50-75 m²</td>
<td>1 space per 30-50 m²</td>
<td>2500 m²</td>
</tr>
<tr>
<td></td>
<td>1 space per 60 m²</td>
<td>1 space per 50 m²</td>
<td>All development between 500 m² and 2500 m²</td>
</tr>
<tr>
<td></td>
<td>1 space per 75 m²</td>
<td>1 space per 50 m²</td>
<td>All development below 500 m²</td>
</tr>
<tr>
<td>Type</td>
<td>Car Parking Requirements</td>
<td>Remarks</td>
<td></td>
</tr>
<tr>
<td>-----------------------------</td>
<td>------------------------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>B8 Storage or Distribution</td>
<td>1 space per 3 staff or 1 space per 60m² gross floor area up to 300 m² then 1 space per 100 m² up to 1000 m² and 1 space per 150 m² thereafter</td>
<td>Individual assessment of the lorry parking facilities to be provided where necessary, including those sites where the overnight parking of vehicles can be anticipated.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 space per 60m² gross floor area up to 300 m² then 1 space per 100 m² up to 1000 m² and 1 space per 150 m² thereafter</td>
<td>Individual assessment of the lorry parking facilities to be provided where necessary, including those sites where the overnight parking of vehicles can be anticipated.</td>
<td></td>
</tr>
<tr>
<td>C1 Hotels</td>
<td>1 space per bedroom plus provision in accordance with Class A3/A4 where applicable</td>
<td>All Development</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 space per bedroom plus provision in accordance with Class A3/A4 where applicable</td>
<td>All Development</td>
<td></td>
</tr>
<tr>
<td>C2 Residential Institutions</td>
<td>1 space per 4 staff + 1 space per 4 daily visitors</td>
<td>All Development</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 space per 2 staff + 1 space per 3 daily visitors</td>
<td>All Development</td>
<td></td>
</tr>
<tr>
<td>D1 Non-residential Institution</td>
<td>1 space per 2 staff + 1 space per 15 students</td>
<td>All Development</td>
<td></td>
</tr>
<tr>
<td>Non-residential Institutions</td>
<td>1 space per 2 staff + 1 space per 15 students</td>
<td>All Development</td>
<td></td>
</tr>
<tr>
<td>Day Nurseries</td>
<td>1 space per 2 full time staff + pick up/drop off provision</td>
<td>All Development</td>
<td></td>
</tr>
<tr>
<td>Medical Facilities/Doctors/Dentists/Healthcare/Clinics</td>
<td>1 space per medical practitioner on duty at the busiest time (to include nurses, counsellors, chiropodists etc) 1 space per 2 non-medical staff 3 spaces per consulting room (to include all rooms occupied by a medical practitioner as defined above)</td>
<td>All Development</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 space per medical practitioner on duty at the busiest time (to include nurses, counsellors, chiropodists etc) 1 space per 2 non-medical staff 3 spaces per consulting room (to include all rooms occupied by a medical practitioner as defined above)</td>
<td>All Development</td>
<td></td>
</tr>
</tbody>
</table>
| **Places of Worship** | 1 space per 2 staff
Visitor provision to be assessed on each individual application | 1 space per 2 staff
Visitor provision to be assessed on each individual application | All Development |
<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Schools</strong></td>
<td>1 space per 3 teaching staff</td>
<td>1 space per 3 teaching staff</td>
<td>All Development</td>
</tr>
<tr>
<td></td>
<td>1 space per 3 non-teaching staff</td>
<td>1 space per 3 non-teaching staff</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 space per 15 students</td>
<td>1 space per 15 students</td>
<td></td>
</tr>
<tr>
<td><strong>D2 Assembly and Leisure (excluding Cinemas, Conference Centres and Stadia)</strong></td>
<td>1 space per 22-100 m²</td>
<td>1 space per 22-25 m²</td>
<td>2500 m²</td>
</tr>
<tr>
<td><strong>Clubs/Concert Halls</strong></td>
<td>1 space per 5 seats</td>
<td>1 space per 5 seats</td>
<td>All Development</td>
</tr>
</tbody>
</table>
| **Sports Facilities** | 1 space per 200 m²
Some facilities such as private gyms etc. may be assessed on membership/number of participants | 1 space per 200 m²
Some facilities such as private gyms etc. may be assessed on membership/number of participants | All Development |
| **Cinemas and Conference Centres** | 1 space per 5-10 seats | 1 space per 5 seats | All Development |
| **Stadia** | 1 space per 15 seats | 1 space per 15 seats | 1500 seats |
Residential
- apartments; 1.5 spaces, where 1 space is allocated and another defined shared visitor space is provided for every 2 dwellings in communal parking areas,
- 2 bed units; 1.5 spaces, where 1 space is allocated and 1 space is provided for every 2 dwellings in defined bays within the public highway,
- 3+ bed units; 2 allocated spaces per dwelling,
- Plus 1 visitor space per 4 dwellings unallocated and provided in defined bays within the public highway or private drive,
- Integral or standalone garages will not be counted as a parking space unless they are an adequate size (currently 3x6 metres minimum clear internal dimensions).

Other parking users

Disabled motorists
The recommended spaces for disabled motorists’ parking is contained within the DfT document "Inclusive mobility' and also within a DfT Traffic Advisory Leaflet (TAL) 5/95. The recommended proportions of spaces for Blue Badge holders are:
- For car parks associated with new employment premises: 5% of the total parking capacity should be designated (includes both employees and visitors)
- For car parks associated with shopping areas, leisure or recreational facilities, and places open to general public: A minimum of ones space per disabled employee, plus 6% of the total capacity for visiting disabled motorists.

Pedal cycles
A ratio of 1 cycle space per 10 parking spaces should be applied. For schools, cycle parking will be determined by an agreed School Travel Plan which will set out targets for cycling. The most appropriate facility for cycle parking will be a ‘Sheffield stand’. The siting of the stand should be in a location that is convenient, under cover and secure through natural observation (for example at entrance to building). For residential developments cycle sheds maybe more appropriate.

Motorcycles
A ratio of 1 motorcycle space per 20 parking spaces should be applied. Anchor points should be provided and the space should be convenient and secure through natural observation.

Electric vehicles
For residential developments 1 charging point should be provided per unit (dwelling with dedicated parking for private usage). For any public usage (such as retail) 1 charging unit per 20 parking spaces. For business \ staff usage 1 charging point per 10 staff parking spaces. Grants maybe available through the Office of Low Emission Vehicles
Appendix 2: Biodiversity Opportunity Areas