

Technical Considerations

Keepmoat and Saul Homes have already undertaken a significant amount of technical work to demonstrate the deliverability and sustainability of this site.

Highways and Access - including off site road safety enhancements

The highways and transportation implications will be considered within a Transport Assessment and Residential Travel Plan which will be submitted alongside the planning application. It is not considered likely that there will be any significant transport impacts that cannot be mitigated satisfactorily and be fully considered through the normal planning process. Highway improvements being considered include the following:

- Ghost Island Arrangement with right turn lane, including traffic island and pedestrian refuge island that can accommodate cycles.
- Traffic Calming measures such as red surfacing and SLOW markings
- Footway across the site frontage to assist connectivity.

Flood Risk and Drainage

The majority of the site lies within Flood Zone 1 (low flooding risk) though the most southern part (where the attenuation basin is proposed) lies within Flood Zone 2. All development will therefore be located within the lowest Flood Zone 1.

A small area of the development is within Flood Zone 2 at the southern boundary of the site. It is proposed to raise site levels to ensure properties are above potential flood levels and to provide a suitable freeboard.

Site investigation has revealed that SuDS techniques will not be suitable for the scheme, due to low levels of permeability in the northern area and impermeable strata underlying the development in the south.

A detention basin is proposed to restrict the surface water runoff to greenfield discharge rates. The attenuation will be designed for the 1 in 100year storm event including 30% climate change.

PROW

An existing PROW (Path No: 3) runs from Doncaster Road along the edge of the woodland and southwards through the centre of the development. The design proposals seek to retain and enhance this existing Public Right of Way.

Ecology

A Preliminary Ecological Appraisal (PEA) report has been completed and submitted as part of this enquiry. A number of additional surveys have been recommended within the report which are being completed and will form part of the application. These include:

- Invasive species survey,
- eDNA survey for great crested newts,
- Potential further survey for roosting bats depending on proposals,
- Bat transect surveys and
- Breeding bird surveys.
- Water Vole

General Biodiversity Gain Condition (GBGC) and a minimum level of information will be required with the application, as per the statutory guidance. This will include the pre-development value of the onsite habitat on the date of application using the statutory biodiversity metric. This will demonstrate the compliance with the 10% gain requirement.

Trees

An Arboriculture Report has been completed in order to inform the design proposals. The site is not situated within a Conservation Area. However, a number of trees within and bordering the surveyed area are protected by individual TPO and woodland Preservation Orders. The permission of the local planning authority must be granted prior to pruning work on trees with a TPO.

The tree survey revealed 125 items of woody vegetation, comprised of 87 individual trees and 38 groups of trees, shrubs or hedges.

Of the surveyed trees: 2 trees are retention category 'U', 3 trees and one group are retention category 'A', 34 trees and 3 groups are retention category 'B', and the remaining 82 trees and groups are retention category 'C'

The tree Root Protection Area (RPA) for each tree has been plotted as a polygon centred on the base of the stem. Some lower value tree, hedge and shrub groups do not have RPAs detailed on tree plans. The detailed extent and spread of the low value groups, in conjunction with the tree schedule, is sufficient to assess the associated potential constraints.

The report has been utilised as a means of informing the design proposals in order to retain and enhance existing trees and hedgerows wherever possible.

