Metroland

Alverley Lane, Balby

Statement of Common Ground

Doncaster Council

Revision C  September 2020
Revision Record

<table>
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<tr>
<th>Report Author</th>
<th>Andrew Rose</th>
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Signatures

This Statement of Common Ground has been prepared, agreed and signed by both parties.

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<tr>
<th>Name</th>
<th>On behalf of</th>
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<tbody>
<tr>
<td>Andrew Rose</td>
<td>Metroland</td>
<td></td>
<td>10 September 2020</td>
</tr>
<tr>
<td>Ros Jones (Mayor of Doncaster)</td>
<td>Doncaster Council</td>
<td></td>
<td>21 September 2020</td>
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1. **Introduction**

1.1. This Statement of Common Ground is a single document, which has been prepared, agreed and signed by both Doncaster Council as local planning authority and Spawforths on behalf of Metroland.

2. **Background**

**The Site**

2.1. Site 115: Alverley Lane, Balby is identified as a housing allocation in the Doncaster Local Plan 2015 – 2035 Publication Version.

2.2. The site is located to the south of Alverley Lane, Balby. The Green Belt in this location is angular and indented. It is physically separated from the wider Green Belt by a raised, disused railway line and tree belt, which can form a logical and more linear boundary to the site, and round off the built form in this location. The Local Plan Publication shows the site is circa 6.7 ha in area and can accommodate in the region of 150 dwellings. Metroland has prepared an Advocacy Report which is accompanied by an illustrative masterplan for circa 220 homes.

**Site Location and Description**

2.3. The site is in an area on the southern edge of Balby close to facilities and services.

2.4. The site is adjacent to existing housing to the north, east and west - with a small employment area between the site and Springwell Lane. The embankment for a disused railway line forms a strong southern boundary to the site with well-established trees screening the site from the south.

2.5. The site therefore represents a highly sustainable development opportunity with access to existing facilities and services. It is a logical extension to the urban area of Doncaster and supports the continued housing and economic growth of the town.

3. **Deliverability Information**
3.1. Metroland submitted an Advocacy Report in October 2018 which explains the availability, suitability, achievability and deliverability of the site at Alverley Lane, Balby for housing.

**Available**

3.2. The landowner Metroland is promoting the site and there is developer interest from Ongo in relation to affordable housing provision and Persimmon Homes for the market housing which further demonstrates the site's deliverability.

**Suitable**

3.3. The site is located in a highly sustainable location and has residential development to the north, east and west.

3.4. In identifying the site Doncaster Council state in the Site Selection Settlement Summaries (SDEB47):

   “The newly formed defined boundary would be a densely vegetated dismantled railway corridor to the south of the site and is considered to be strongly defined, recognisable and likely to be permanent. The resultant Green Belt boundary would result in a rounding of the existing built form and concluded as being a strong and defensible boundary”.

3.5. The Green Belt in this location is angular and irregular. Given its location on the edge of the urban area, the Green Belt here does have a moderately strong role in preventing urban sprawl and assisting urban regeneration. It has a low – moderate role in safeguarding the countryside from encroachment. Given levels of enclosure and lack of views beyond the southern boundary of the site, the site does not contribute to preventing, nor would its release lead to, the merging with settlements to the south. It also has a relatively weak role in preserving the setting and character of historic towns.

3.6. In relation to the Sustainability Appraisal the Council state in proposing to allocate the site that: “the site also performs strongest through the Sustainability Appraisal of all the extension sites”.

3.7. Overall, the site is one of the best options based on the findings of the SA for an extension in the Main Urban Area. It is agreed that it is necessary to consider the release of Green Belt in the Main Urban Area, and site 115 performs less strongly overall in the assessment of its contribution to the Green Belt purposes than other Green Belt sites promoted in the Urban
Area. It can also deliver a linear and strongly defined Green Belt boundary which is likely to be permanent and will replace an angular one and round off the built form and urban area in this part of the Borough.

**Achievable**

3.8. The site represents an achievable residential development site. Metroland has undertaken a full suite of technical assessments, which are summarized in the submitted Advocacy Report in support of the site.

3.9. The technical assessments undertaken are:

- Ecology Appraisal
- Highways and Access Strategy
- Flood Risk and Drainage Appraisal
- Ground Investigation
- Landscape

3.10. The technical assessments demonstrate there are no known constraints that could not be suitably mitigated satisfactorily or that would prevent this site from coming forward within the plan period. They also identify positive opportunities for enhancement and betterment. The site is therefore achievable in accordance with the Framework.

**Deliverable**

3.11. The site is an available, suitable, achievable and deliverable site for the provision of much needed housing and is a justified release from the Green Belt in full accordance with national planning policy and guidance.

**Conclusion**

Based on the stated areas of common ground, Doncaster Council and Metroland agree that Site 115: Alverley Lane, Balby is positively prepared, justified, effective and consistent with national policy.