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For and on behalf of  
**Avant Homes**

**Planning and Affordable Housing Statement**

**Land at Moorthorpe Way, Owlthorpe, Sheffield,**

**Prepared by  
DLP Planning Ltd  
Sheffield**

August 2019



Prepared by:	Louie Sneddon MPlan Planner
Approved by:	Clare Plant BA (Hons) MSc MRTPI AssocRICS Director
Date:	August 2019

**DLP Planning Ltd**  
**Ground Floor**  
**V1-Velocity**  
**Tenter Street**  
**Sheffield**  
**S1 4BY**

**Tel: 01142 289190**

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<b>CONTENTS</b>	<b>PAGE</b>
<b>1.0 Introduction.....</b>	<b>4</b>
<b>2.0 Site Description .....</b>	<b>6</b>
Wider Context .....	7
Planning History.....	7
<b>3.0 Pre-application Consultation .....</b>	<b>8</b>
Public Consultation .....	8
<b>4.0 Development Proposals .....</b>	<b>9</b>
Layout.....	10
Amount and Scale .....	10
Appearance .....	10
Access.....	11
Landscaping .....	11
Amendments following pre-application discussions .....	11
Affordable Housing .....	12
<b>5.0 Planning Policy Context.....</b>	<b>13</b>
National Planning Policy Framework (2019) .....	13
Sheffield Unitary Development Plan (1998) .....	16
Sheffield Core Strategy (2009).....	27
<b>6.0 Assessment of Proposals .....</b>	<b>32</b>
Principle of Development.....	32
Design .....	32
Highways Impact .....	33
Ecology.....	34
Tree Survey .....	35
Flood Risk and Drainage Strategy .....	36
Noise Impacts.....	36
Air Quality Assessment.....	37
Site Investigation .....	37
Community Infrastructure Levy (CIL) .....	38
<b>7.0 Conclusion .....</b>	<b>39</b>

## **1.0 INTRODUCTION**

- 1.1 This Planning Statement has been prepared by DLP Planning on behalf of Avant Homes to support a full planning application for 72 dwellings including new access roads, surface water drainage attenuation and landscaping on land at Moorthorpe Way, Owlthorpe, Sheffield.
- 1.2 The proposals also include the provision of a Local Equipped Area of Play (LEAP) and Multi Use Games Area (MUGA), however as the details of this public open space provision are still subject to discussion, it is intended that a separate application will be submitted for this element of the scheme, the submission of which will be a condition of this planning application.
- 1.3 This Statement provides background information regarding the site and planning application history as well as details of the proposed development.
- 1.4 Having regard to Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this Statement considers how the development proposal accords with the National Planning Policy Framework (the 'Framework') (2019) and local planning policies contained within the Development Plan.
- 1.5 The application site (known as Site E), together with sites C and D form part of the Owlthorpe Masterplan area. These sites are allocated for housing within the Sheffield Unitary Development Plan (UDP) and as such form an important part of the supply of market and affordable housing to meet the needs of the city.
- 1.6 In order to support the planning application, the following technical documents are submitted alongside this Statement:
- Planning Drawings;
  - Design and Access Statement;
  - Statement of Community Involvement;
  - Transport Statement
  - Travel Plan

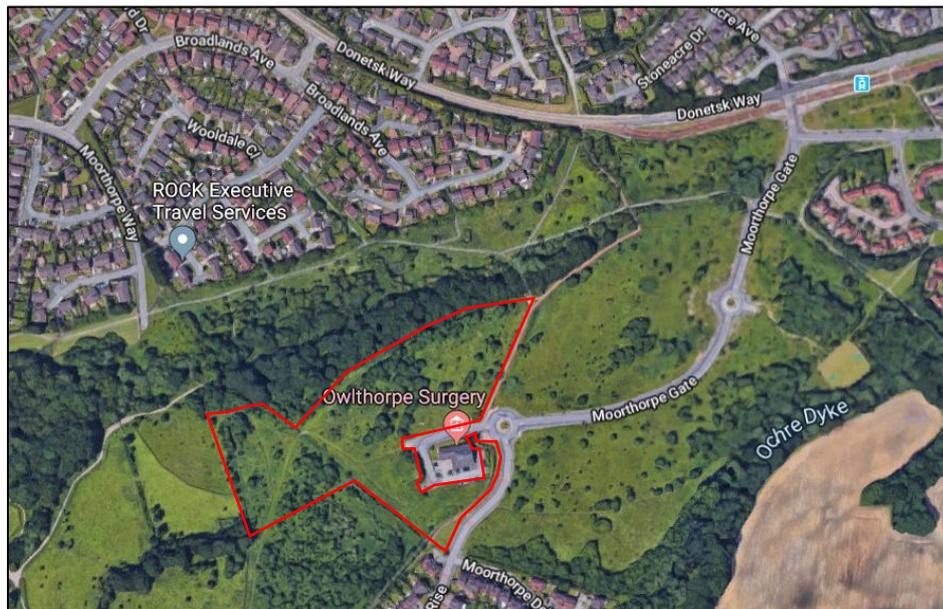
- Ecology Survey
- FRA/Drainage Strategy
- Tree Survey
- Site Investigation
- Heritage Assessment
- Air Quality Assessment
- Noise Impact Assessment

#### The Applicant

- 1.7 Avant Homes is the fastest growing housebuilder in the UK with five regional offices operating in Scotland, the north east of England, Yorkshire and the Midlands, employing over 700 people.
- 1.8 Their vision is to transform the UK housebuilding sector through the constant advancement and innovation of their brand and product, to provide buyers with increasingly better lifestyles, homes and places to live.
- 1.9 This vision has resulted in Avant Homes winning an array of awards in the last few years including Scottish Home Award (2018), RSPA Gold Medal Award (2018), The Harold Property Award for Scotland (2018), Highly Commended Housebuilder Awards (2018) and What House Awards (2018).
- 1.10 Over the next five years, Avant aim to scale up existing operating regions whilst continuing to invest in land and target further geographic expansion. This includes a keenness to invest into Yorkshire.

## 2.0 SITE DESCRIPTION

- 2.1 Owlthorpe is located to the south east of Sheffield, approximately 5 miles from the city centre.
- 2.2 The site is also known as ‘Site E’ which, along with two other sites (C and D) are proposed to be brought forward for development, creating an opportunity to grow the Owlthorpe neighbourhood. These sites have been allocated for housing within the Sheffield Unitary Development Plan (UDP) and as such form an important part of the supply of housing to meet the needs of the city.
- 2.3 Figure 1 below confirms the site location in relation to the surrounding context.



**Figure 1:** Aerial view of site

- 2.4 The site currently comprises undeveloped land extending to 2.93 hectares.
- 2.5 The site is bound by open land to the east which is also designated in part within the Housing Policy area, and woodland to the north of the site. A residential estate is situated to the south of the site which is accessed from Moorthorpe Rise via Donetsk Way. Further residential development is situated to the north of the site, beyond the woodland.
- 2.6 Although there are a number of small self-set trees within the site, there are no Tree Protection Orders preventing the clearance of the site.

- 2.7 The proposed vehicular access to the site is from Morthorpe gate, leading to Donetsk Way.
- 2.8 The site is located in Flood Zone 1 as confirmed by the Environment Agency’s flood map. The site is therefore considered appropriate for residential development in flood risk terms.

**Wider Context**

- 2.9 Table 1 provides a list of services and facilities which are accessible from the site using an alternative means of transport to the private car.

Facilities & Services	Location
Local Shops	ASDA (1km)
Education	Fairmount Nursery (520m), Rainbow Forge Primary Academy (740m), St John Fisher Catholic Primary School (790m)
Healthcare	Owlthorpe Surgery (10m)
Post Office	Hackenthorpe Sub Post Office (675m)
Recreation facilities	Birley Wood Golf Course (1.4km)
Places of Worship	Christ Church Hackenthorpe (490m)

**Table 1: Facilities and Services**

- 2.10 There are a number of bus routes serving the site including:
  - 120 – Halfway – Crystal Peaks – Sheffield Centre – Broomhill (Royal Hallamshire Hospital) – Ranmoor (frequency: every 5 minutes)
  - 8a – Ecclesfield – Sheffield Centre – Crystal Peaks (frequency: every hour)
- 2.11 The site is also within 230m of the Donetsk Way supertram stop, which provides frequent connections to local amenities at Crystal Peaks and Drakehouse Retail Park as well as links to the city centre and beyond.

**Planning History**

- 2.12 Based upon a search of the Council’s online planning application history, there are no relevant online planning records for the application site.

### **3.0 PRE-APPLICATION CONSULTATION**

3.1 The full details of the pre-application submissions are set out within the Statement of Community Involvement.

3.2 Throughout the pre-application process the applicant has engaged with the LPA in order to progress the development proposals into the final design. Continuous feedback was sought to allow the LPA to comment on the evolving scheme. This involved:

- A pre-application enquiry submitted by DLP Planning Ltd on behalf of Avant Homes in February 2018. Following the pre-application submission, a pre-application meeting was held on 22<sup>nd</sup> March 2019. Following this, the Local Planning Authority provided a formal pre-application response on 25<sup>th</sup> March 2019 (ref: 19/00544/PREAPP).
- A second pre-application enquiry was submitted on 31<sup>st</sup> May 2019 (19/02005/PREAPP) in order to receive additional design comments on the updated layout.
- On 5<sup>th</sup> July 2019 a third pre-application enquiry was submitted (19/02510/PREAPP) in order to receive further design comments on an updated layout.

#### **Public Consultation**

3.3 The applicant has carefully considered the LPA's Statement of Community Involvement (2014) and relevant policies set out by the Local Strategic Partnership. The Council's guidance makes reference where appropriate to the use of public meetings/exhibitions, press releases, website features, panel/partnerships and leaflets to local residents.

3.4 Following pre-application discussions with the Local Planning Authority, a letter drop exercise was undertaken to inform the local community and interested parties of the development proposals and allow them to provide comments.

3.5 The response to the consultation is considered in full in the Statement of Community Involvement submitted with the planning application. The consultation exercise provided an important opportunity for local residents to comment on the proposal and helped to address concerns raised to inform the submission of this planning application.

## 4.0 DEVELOPMENT PROPOSALS

4.1 The development proposals seek full planning permission for residential development of 72 dwellings including access roads and landscaping. An area of attenuation is also shown to the east of the main site. The proposals also include the provision of a Local Equipped Area of Play (LEAP) and Multi Use Games Area (MUGA), however as the details of this public open space provision are still subject to discussion, it is intended that a separate application will be submitted for this element of the scheme, the submission of which will be a condition of this planning application.

4.2 The accommodation schedule of development is summarised below:

House Type	Type	No. of bedrooms	No. of Units
<b>Open Market Units</b>			
Easton	Detached	3	5
Haddington	Semi-detached	3	10
Paignton	Semi-detached	3	8
Lathbury	Detached	4	7
Napsbury	Detached	4	7
Sudbury	Detached	4	9
Ramsbury	Detached	4	5
Chesham	Detached	5	6
Total			57
<b>Affordable Housing</b>			
Helmsdale	Terraced	2	4
Nithdale	Terraced	3	6
Weydale	Terraced	4	5
Total			15
<b>Combined total</b>			<b>72</b>

Table 2: Accommodation Schedule

- 4.3 The proposal includes a wide mix of units including the delivery of 3, 4 and 5 bedroom market housing and 2-4 bedroom affordable units.
- 4.4 The full details regarding the design evolution of the scheme are set out in the submitted Design and Access Statement and summarised below.

### **Layout**

- 4.5 Based on pre-application comments received from the LPA, the development has been designed to be contemporary in order to continue the evolution of the character of the wider area, where properties are contemporary for the period that they were constructed. The position of the site and the layout of the proposed development seek to create a distinctive scheme, which will have its own sense of place.
- 4.6 The proposals include the incorporation of the existing public right of way paths that run along the eastern boundary of the site through the area of public open space and continues north through the site. A footpath link has also been incorporated along the northern boundary of the site adjacent the area of woodland just outside of the development boundary.
- 4.7 The existing wide footways on both sides of the Owlthorpe Surgery access road are proposed to be extended along the spine road and link roads with a series of features along the route including a gateway feature, central hard landscaped node and a secondary green space.

### **Amount and Scale**

- 4.8 The development proposals comprise of 72 dwellings at a density of 25 dwellings per hectare which is considered appropriate for the site.
- 4.9 The height of the proposed dwellings ranges from 2 - 3 storeys. This has taken into account the topography of the area and surrounding residential development to ensure that no issues of overdominance occurs.
- 4.10 The proposed development comprises a mix of detached, semi-detached and terraced properties which complement the existing mix of dwellings located to the south of the site.

### **Appearance**

- 4.11 The proposed development has been designed to be simple and contemporary in appearance as illustrated in the housing types pack submitted as part of this application.

4.12 A refined, high-quality palette of materials will be applied to the proposed houses with a combination of grey brick at key locations and brown brick being the consistent thread throughout the scheme. Both render and timber cladding will be used to compliment the brick and provide visual relief.

#### **Access**

4.13 The development site already benefits from vehicular access to the east of the development which currently serves Owlthorpe Medical Centre. This links to an existing roundabout where Moorthorpe Rise meets Moorthorpe Gate for access to the wider highway network.

4.14 The existing carriageway and footways will be extended into the development to link with the proposed estate road network. The existing footpaths have been integrated into the scheme, and the route of the north-south street at the western edge of the scheme ensure that these paths are easily accessible.

4.15 The proposed site plan includes a total of 184 parking spaces for residents and 18 visitor spaces. Therefore, this is planned in accordance with the LPA's maximum parking standards.

#### **Landscaping**

4.16 The proposed scheme incorporates native tree planting throughout the development especially along the main spine road which assist in defining private and public spaces. The green corridor proposed to the woodland edge along the northern boundary of the site will also provide public space for future residents enjoyment.

4.17 The majority of the public open space for the scheme will be provided as part of a green infrastructure framework for the wider site. This phase of the development will deliver new play equipment in the form of a LEAP and Multi-Use Games Area (MUGA) to the south east of the site, which will form part of a wedge of green space between future phases of development and the existing Moorthorpe Rise development.

#### **Amendments following pre-application discussions**

4.18 As mentioned previously, throughout the pre-application process, the applicant has engaged with the LPA, in order to progress the development proposals into the final design. Continuous feedback was sought through the submission of three pre-application enquiries to allow the LPA to comment on the evolving scheme.

4.19 Following on from this advice, a number of comments were taken onboard, with key amendments being made to the layout, as follows:

- A straighter terrace was formed parallel to the public footpath at the gateway into the site;
- The realignment of the primary route and the subsequent change in block structure;
- Amendments to the central node;
- Secondary public space has been introduced, which created opportunities for new tree planting to replace self-seeded trees to be lost and reinforce the 'sylvan' setting of the site adjacent to ancient woodland;
- A more continuous edge was proposed parallel to the existing woodland;
- A link to the 'desire line' route up towards Owlthorpe Hill was established in the south western corner.

4.20 Further detail on the design evolution of the proposed development can be found within the Design and Access Statement submitted as part of this application.

#### **Affordable Housing**

4.21 A total of 15 properties will be provided as affordable units, equating to 20% of the total number of units to be provided. These properties are located to the south of the site.

## 5.0 PLANNING POLICY CONTEXT

5.1 The planning policy context relevant to the proposed development is outlined herein and comments are provided on the accordance of the proposals with policies in Section 6 of this Statement.

### **National Planning Policy Framework (2019)**

5.2 The updated National Planning Policy Framework (2019) (the 'Framework') sets out Central Government's aims and objectives for the planning system. The Framework is an important material consideration that should be considered alongside the development plan.

5.3 At the heart of the Framework, is the presumption in favour of sustainable development (paragraph 8). It is considered that the proposal accords with the three dimensions of achieving sustainable development set out at paragraph's 8 and 10 of the Framework.

- a) ***an economic objective*** – *to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) ***a social objective*** – *to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) ***an environmental objective*** – *to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

5.4 These sustainable development objectives will be supported by the application proposal including through the delivery of new homes. In addition to employment opportunities provided during the construction phase, the development will also provide additional

residents to the area to support the vitality of existing local shops and facilities.

5.5 Environmental benefits will be provided through biodiversity enhancements, including the incorporation of trees within the site as well as a 15m buffer to protect the existing woodland from development. Areas of public and private open space have also been incorporated into the scheme to further enhance the natural environment.

5.6 Paragraph 102 of the Framework states that

*‘Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:*

- a) the potential impacts of development on transport networks can be addressed;*
- b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;*
- c) opportunities to promote walking, cycling and public transport uses are identified and pursued;*
- d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and*
- e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.”*

5.7 A Transport Statement has been prepared by BWB and is considered further in Section 6 of this Statement.

5.8 Paragraph 111 states that:

*‘All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.’*

- 5.9 In accordance with paragraph 111, a Travel Plan has been produced by BWB to encourage residents of the proposed development to use alternative sustainable means of travel.
- 5.10 Chapter 12 of the Framework makes reference to the importance of providing a wide range of high quality, well designed homes and supporting sustainable, mixed communities.
- 5.11 The submitted Design and Access Statement produced by Nineteen47 demonstrates how the development proposals have been designed to accord with national and local planning policy, more detail can be found in Section 6 of this Statement.
- 5.12 The importance of early engagement with the local planning authority is stressed by Paragraph 39, which establishes that good quality pre-application discussions has the potential to significantly improve the effectiveness of the planning application system for all parties.
- 5.13 As part of the application process the Applicant has sought to engage local residents and the LPA to discuss the development proposals. Further information regarding these discussions can be found in the submitted Statement of Community Involvement.
- 5.14 Paragraph 127 sets out that planning policies and decisions should ensure that developments:
- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
  - b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
  - c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
  - d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
  - e) *optimise the potential of the site to accommodate and sustain an appropriate amount*

*and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'*

5.15 The submitted Design and Access Statement produced by Nineteen47 demonstrates how the development proposals have been designed to accord with Paragraph 127 with the aim of meeting the NPPF's objectives in terms of good design.

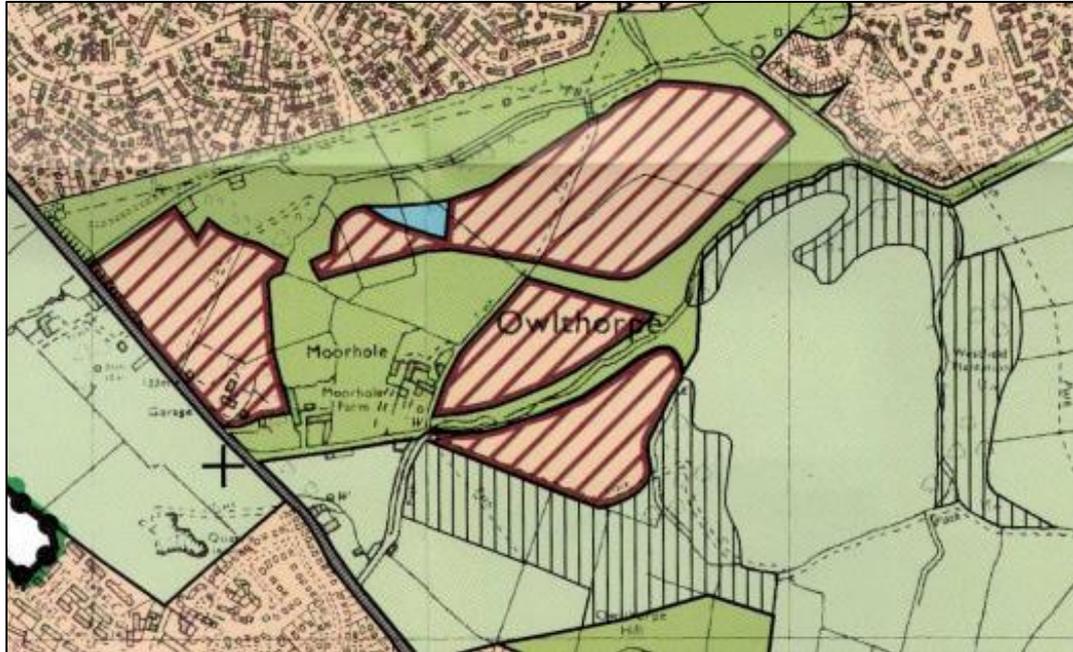
5.16 Paragraph 163 of the Framework states that when determining planning applications, Local Planning Authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exceptions Test.

5.17 As part of the application a Flood Risk Assessment and Drainage Strategy has been produced by AVIE Consulting Ltd. The findings of this report can be found in Section 6 of this Statement.

#### **Sheffield Unitary Development Plan (1998)**

5.18 The UDP was published in March 1998 and comprises a series of saved policies which should be read alongside the Core Strategy. The UDP is progressively being replaced by the Sheffield Local Plan.

5.19 The UDP proposals map confirms that the majority of the site is currently allocated within a Housing Policy Area with a smaller area being allocated as Open Space and Local Shopping Centre, as illustrated in figure 2 below.



**Figure 2:** UDP Proposals Map extract

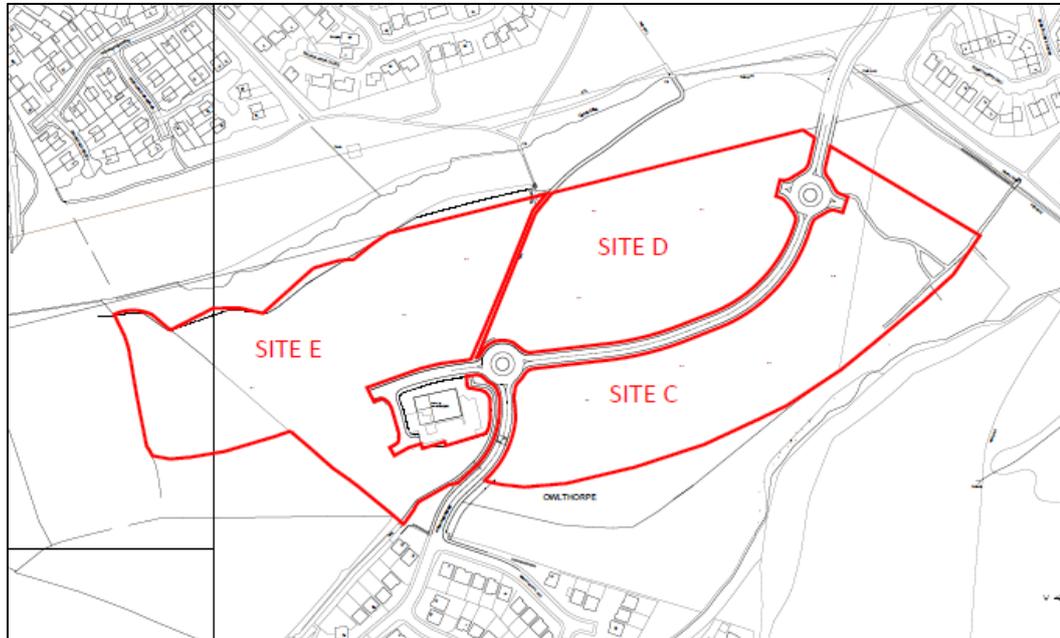
5.20 As such, housing is broadly accepted within the site with further guidance being set out in the Planning and Design Brief.

Policy H10: Development in Housing Areas

5.21 Policy H10 states that within housing areas the preferred use will be housing (C3).

5.22 As the majority of the site is situated within a housing area, the proposed development is considered to be acceptable in accordance with Policy H10.

5.23 This is further demonstrated through the Planning and Design Brief that was produced by Sheffield City Council in 2014 and updated in 2017. The Brief outlines the residential development opportunities of three sites in the Owlthorpe area (known as sites C, D and E). This planning application relates to development at Site E as illustrated in Figure 3 below.



**Figure 3:** Extract from Owlthorpe Design Brief

Policy H14: Conditions on Development in Housing Areas

5.24 Policy H14 states that new development will be permitted provided that:

- a) *new buildings and extensions are well designed and would be in scale and character with neighbouring buildings; and*
- b) *new development would be well laid out with all new roads serving more than five dwellings being of an adoptable standard; and*
- c) *the site would not be over-developed or deprive residents of light, privacy or security, or cause serious loss of existing garden space which would harm the character of the neighbourhood; and*
- d) *it would provide safe access to the highway network and appropriate off-street parking and not endanger pedestrians; and*
- e) *it would not suffer from unacceptable air pollution, noise or other nuisance or risk to health or safety; and*
- f) *it would provide, where appropriate, an environmental buffer to shield sensitive land*

*uses; and*

*g) it would comply with Policies for the Built and Green Environment, as appropriate;  
and*

*h) it would comply with Policies H16, LR8 and T28.*

5.25 The layout of the proposed scheme has been designed to take into account the sloping topography of the site and the opportunity to introduce a contemporary element of built form that will be distinctive when viewed from the surrounding area creating a strong sense of place.

5.26 The density of the scheme equates to 25 dwellings per hectare. This density is below that envisaged to protect amenity and provide relief to the woodland, as well as footpath links through the site.

5.27 More specific detail on the design of the scheme can be found within the Design and Access Statement which has been prepared by Nineteen47 in support of this application.

#### Policy H15: Design of New Housing Developments

5.28 The design of new housing and development will be expected to:

*a) provide easy access to homes and circulation around the site for people with disabilities or with prams; and*

*b) provide adequate private gardens or communal open space to ensure that basic standards of daylight, privacy, security and outlook are met for all residents; and*

*c) provide uniform walls or fences around rear gardens next to roads, footpaths or other open areas; and*

*d) provide pedestrian access to adjacent countryside where it would link with existing public open space or a footpath; and*

*e) comply with Policies BES, BE9 and BE10.*

5.29 The propose scheme has been carefully designed in order to create well defined streets and

spaces. This includes:

- The use of taller buildings and grey brick in the north eastern corner of the site and south east corner to add legibility to the gateway to the site. Taller buildings are also incorporated to the western portion of the site to terminate the view from the central node westward;
- An outward looking grey brick frontage to the hard-surfaced path to Owlthorpe Surgery has also been incorporated in order to create an active, distinctive frontage to this highly visible edge;
- Three storey buildings have been positioned around the central node to provide scale and legibility with the terrace (plots 22 to 25) being visible upon entering the site;
- A continuous frontage of detached dwellings is proposed along the woodland edge to provide good enclosure to the space;

5.30 The definition provided to the woodland edge and the definition of the primary route assist in navigation throughout the site and the surrounding fields and woodland.

#### Policy LR4: Open Space

5.31 As the application site area also includes designated Open Space, Policy LR4 is relevant and states:

*‘Open space will be protected from built development where it is needed for outdoor recreation, or where it makes a valuable contribution to the natural environment, urban heritage or quality of life.’*

5.32 As previously mentioned, the Council have published a Planning and Design Brief which sets out the development options for Owlthorpe including for the application site (Site E). This document acknowledges that sites C, D and E do not directly reflect the UDP Housing Policy Areas, nevertheless, it is anticipated that the sites will formalise and enhance the provision of public open space both within and surrounding the sites, therefore there will be an overall enhancement to open space provision in the area. The application site includes several areas of informal open space, including the buffer to the woodland as well as formal MUGA and

LEAP provision to the east. This enhances the overall provision of open space in support of LR4.

Policy LR5: Development in Open Space Areas

5.33 Policy LR5 states that development in Open Space Areas will not be permitted where:

- a) *it would cause damage to nature conservation sites, Scheduled Ancient Monuments or other archaeological sites; or*
- b) *it would cause damage to mature or ancient woodland or result in a significant loss of mature trees; or*
- c) *it would significantly detract from the green and open character of the Green Network; or*
- d) *it would make an open space ineffective as an environmental buffer; or*
- e) *it would harm open space which forms the setting for a Listed Building or other historic building, or is needed to maintain an important view or vista; or*
- f) *it would damage the character of a Historic Park or Garden; or*
- g) *it would harm the character or appearance of a Public Space; or*
- h) *it would result in the loss of open space which is of such quality that it is of City-wide importance; or*
- i) *it would result in over-development or harm the character of an area; or*
- j) *it would harm the rural character of a wedge of open countryside; or*
- k) *the proposed use would be incompatible with surrounding land uses.*

5.34 The development of the site would not have a detrimental impact on the open space character of the surrounding area as only a small portion of the developable area is allocated as Open Space. The proposed development has taken into consideration the surrounding locality and open space designation, and includes a 15m buffer adjacent to the woodland, located along the northern boundary of the site.

5.35 There are no listed buildings, Historic Parks, conservation areas or Ancient Scheduled Monuments within close proximity to the site which will be impacted by the development proposals.

5.36 The green network will be enhanced through the inclusion of the existing footpaths to ensure these paths are easily accessible.

Policy S7: Development in District and Local Shopping Centres

5.37 A small portion of the site is designated as a Local Shopping Centre. Policy S7 states that housing (C3) is an acceptable use within Local Shopping Centres.

Policy BE5: Building Design and Siting

5.38 Policy BE5 requires the good design and the use of good quality materials will be expected in all new developments.

5.39 A high-quality palette of materials will be incorporated with a combination of grey brick at key locations and an attractive brown brick being the consistent thread throughout the scheme. Both render and timber cladding will be used in simple ways to compliment the brick and provide visual relief.

Policy BE6: Landscape Design

5.40 Good quality landscape design is expected in new developments. Where appropriate a suitable landscape scheme should be submitted with any application and should include the following:

- a) *provides relevant information relating to new planting and/or hard landscaping, and of existing vegetation to be removed or retained; and*
- b) *provides an interesting and attractive environment; and*
- c) *integrates existing landscape features into the development, including mature trees, hedges and water features; and*
- d) *promotes nature conservation and uses native species where appropriate.*

5.41 The proposed scheme incorporates native tree planting throughout the development especially along the main spine road, which assists in defining private and public spaces.

The green corridor along the woodland edge along the northern boundary of the site will also provide public space for future residents.

- 5.42 In addition to the informal public open space proposed within the site, additional public open space will be provided as part of a green infrastructure framework for the wider site. This phase of the development will deliver new play equipment in the form of a LEAP and Multi-Use Games Area (MUGA) to the south east of the site, which will form part of a wedge of green space between future phases of development and the existing Moorthorpe Rise development.

Policy BE9: Design for vehicles

- 5.43 Policy BE9 states that new developments should provide a safe, efficient and environmentally acceptable site layout for all vehicles and pedestrians (including cycles) and should include the following:

- a) *a clear definition of vehicle access and exit; and*
- b) *good quality design of internal roadways and signs; and*
- c) *adequate manoeuvring, turning and parking space for service vehicles; and*
- d) *effective access at all times for emergency vehicles; and*
- e) *adequate standing space for operational vehicles when not in use, particularly within the premises from which they operate; and*
- f) *adequate parking space suitably located for vehicles used by people with disabilities; and*
- g) *parking areas designed to minimise the risk of crime against people and vehicles by making all parts of each area visible by users; and*
- h) *adequate safeguards for people living, working or walking at the site or nearby from exhaust fumes, traffic noise or risk of accident.*

- 5.44 Additionally, the Council's Parking Guidelines Information Sheet 3 (2016) sets out the parking

standards for Sheffield. The following minimum parking provision is required for residential development:

- 1 bedroom – 1 space
- 2-3 bedroom – 2 spaces
- 4-5 bedrooms – 2-3 spaces negotiated
- 1 visitor space per 4 houses

5.45 The site is sustainably located in terms of access to sustainable modes of travel such as the super tram, which is located directly adjacent the site on Donetsk Way and provides regular services to Halfway and Shalesmoor.

5.46 The proposed site plan includes a total of 202 car parking spaces including 184 resident spaces and 18 visitor spaces in accordance with the above guidance. This is sufficient to ensure highway safety and reduce the level of on street parking.

Policy BE10: Design of Streets, Pedestrian Routes, Cycleways and Public Spaces

5.47 In accordance with Policy BE10, the design and environmental improvement of streets, pedestrian routes and areas, cycleways and public spaces should, where appropriate:

- a) make them convenient and safe to use for people with disabilities, elderly people, young people, and people with young children; and*
- b) maximise the personal safety of pedestrians, particularly at night, and provide landscaping which does not significantly reduce visibility or form potential hiding places; and*
- c) create attractive, welcoming and usable open areas where people can gather informally; and*
- d) co-ordinate paving, street lighting, cycle parking, signs, street furniture, road crossing points and landscaping and other public utilities requirements; and*
- e) lead to an overall reduction in the harmful effects of traffic, particularly near where*

*people live; and*

*f) minimise the conflict between pedestrians, cyclists and motorised traffic; and*

*g) ensure that road layouts facilitate the efficient provision of public transport services;  
and*

*h) be to a standard which will enable them to be adopted for maintenance at public  
expense.*

5.48 The proposals propose linkages with the existing public right of way paths that run along the eastern boundary of the site through the area of public open space and continuing north through the site.

5.49 A footpath link has also been incorporated along the northern boundary of the site adjacent to the area of woodland.

#### Policy GE11: Nature Conservation and Development

5.50 Policy GE11 states that design, siting and landscaping of the development should respect and promote nature conservation and include measures to reduce any potential harmful effects of development on natural features of value.

5.51 A 15m buffer has been provided between the residential development and the existing woodland that runs across to the northern boundary of the site. A number of existing trees have been incorporated into the development and a landscaping scheme has been prepared to provide additional new planting within the site.

#### Policy GE13: Areas of Natural History Interest and Local Nature Sites

5.52 Policy GE13 states that development that would damage local nature sites will not be permitted. Development should be designed and sited to protect and enhance the most important features of a local nature site.

5.53 A Heritage Assessment has been prepared by BWB in support of this application. The Assessment confirms that there are no Scheduled Monuments, Conservation Areas or Registered Battlefields within the site or the wider study area. Three listed buildings are recorded some distance to the north, which will not be impacted by the proposed

development given the intervening built form.

Policy GE15: Trees and Woodland

5.54 Policy GE15 states that trees and woodland will be encouraged and protected by:

- a) *planting, managing and establishing trees and woodland, particularly in the South Yorkshire Forest; and*
- b) *requiring developers to retain mature trees, copses and hedgerows, wherever possible, and replace any trees which are lost; and*
- c) *not permitting development which would damage existing mature and ancient woodlands.*

5.55 A Tree Survey has been submitted as part of this application. The report found that the trees situated to the northern boundary of the site should be protected from the impact of future development. In addition, younger trees along the northern boundary should be retained where possible to provide an avenue of trees along the existing footpath. The remaining trees within the site are advised to be removed, as they are not suitable for retention.

5.56 The proposed development has taken these comments into consideration which is reflected in the design and layout of the scheme as discussed in more detail in Section 6.

Policy T8: Pedestrian Routes

5.57 Policy T8 states that:

*'The safety, convenience and attractiveness of footpaths and pedestrian areas will be improved, and new routes and areas created, to form a pedestrian-friendly network throughout the City and provide access to the countryside around Sheffield.'*

5.58 Major developments are required to include links to nearby existing and proposed pedestrian routes.

5.59 As previously mentioned, the proposals include the incorporation of the existing public right of way paths that run along the eastern boundary of the site and continues north through the site. A footpath link has also been incorporated along the northern boundary of the site adjacent the area of woodland.

- 5.60 The existing wide footways on both sides of the Owlthorpe Surgery access road are proposed to be extended along the spine road and link roads.

Policy T10: Cycle Routes

- 5.61 In accordance with Policy T10, new developments are required to include cycle links with existing or proposed routes where opportunity exists. In addition, cycle parking facilities will be expected.
- 5.62 Where garages are proposed, these can also be used for cycle parking. For dwellings without a garage, there will be sufficient space within the garden for a shed, along with side access to enable the storage of at least 1 bicycle.

**Sheffield Core Strategy (2009)**

- 5.63 Sheffield's Core Strategy was adopted in March 2009 and provides the overall spatial strategy for the Local Development Framework, which aims to manage the city's evolution up to 2026.

Policy CS22: Scale of Requirement for New Housing

- 5.64 Policy CS22 states that the requirement for new housing will be an average of 1,425 net additional dwellings per year over the period 2008/9 to 2025/26. A 5-year supply of deliverable sites will be maintained at all times.
- 5.65 The site will make up an important part of the supply to meet the Council's housing targets as currently they cannot demonstrate a 5-year supply of deliverable sites.

Policy CS23: Locations for New Housing

- 5.66 Policy CS23 states that new development will be concentrated within the main urban area of Sheffield (90% of additional dwellings). Therefore, this site makes up an important part of the supply of new homes within the main urban area.

Policy CS26: Efficient Use of Housing Land and Accessibility

- 5.67 Policy CS26 states that development near to Supertram stops and high-frequency bus routes in the urban areas will require a density of 40 to 60 dwellings per hectare.
- 5.68 Although the proposed development equates to just 25 dwellings per hectare, Policy CS26 states that densities outside these ranges will be allowed where they achieve good design

and reflect the character of an area or protect a sensitive area.

- 5.69 The pre-application response states that there is a good prospect that the LPA will conclude that the proposals will meet the criteria set out in Policy CS26, due to the need to provide public open space and a buffer to the woodland within the site.

#### Policy CS40: Affordable Housing

- 5.70 Policy CS40 developers of all new housing developments will be required to contribute to the provision of affordable housing where this is practical and financially viable.
- 5.71 The CIL and Planning Obligation SPD sets out guidelines for Affordable Housing provision. Guideline GAH1 states that a contribution of affordable housing will be required on new housing developments with a capacity for 15 or more dwellings.
- 5.72 Guideline GAH2 states that in the South East of Sheffield there is a required contribution of 10%.
- 5.73 The scheme will provide a total of 15 affordable housing units, equating to a total of 20% of the overall supply which is double the required contribution. The provision will make an important contribution to the supply of affordable housing in the city.

#### Policy CS41: Creating Mixed Communities

- 5.74 Policy CS41 states that mixed communities will be promoted through the encouragement of housing development that meets a range of housing need including a mix of prices, sizes, types and tenures and requires a greater mix of housing in other locations, including homes for larger households, especially families.
- 5.75 The development proposals consist of a mix of 3, 4 and 5 bedroom private homes (57 in total) as well as 2, 3 and 4 bed affordable housing of various house types and styles. This is considered to be an appropriate response to the local housing market demand.

#### Policy CS64: Climate Change, Resources and Sustainable Design of Developments.

- 5.76 In accordance to Policy CS64, all new buildings must be designed to reduce greenhouse gas emissions and must function in a changing climate. All developments will be required to:

a) *achieve a high standard of energy efficiency; and*

- b) *make the best use of solar energy, passive heating and cooling, natural light, and natural ventilation; and*
- c) *minimise the impact on existing renewable energy installations, and produce renewable energy to compensate for any loss in generation from existing installations as a result of the development.*

Policy CS65: Renewable Energy and Carbon Reduction

- 5.77 All new developments will be required to take into account the energy efficiency requirements and design standards. Developments of 5 or more dwellings should provide 10% of predicted energy needs from renewable/low carbon sources, unless it is not feasible or viable to do so.

Policy CS67: Flood Risk Management

- 5.78 Policy CS67 states that the extent and impact of flooding will be reduced by:
- a) *requiring that all developments significantly limit surface water run-off;*
  - b) *requiring the use of Sustainable Drainage Systems or sustainable drainage techniques on all sites where feasible and practicable;*
  - c) *promoting sustainable drainage management, particularly in rural areas;*
  - d) *not culverting and not building over watercourses wherever practicable;*
  - e) *encouraging the removal of existing culverting;*
  - f) *not increasing and, where possible, reducing the building footprint in areas of developed functional floodplain;*
  - g) *not locating or subdividing properties that would be used for more vulnerable uses in areas of developed functional floodplain;*
  - h) *developing only water-compatible uses in the functional floodplain;*
  - i) *designating areas of the city with high probability of flooding for open space uses where there is no overriding case for development;*
  - j) *developing areas with high probability of flooding only for water-compatible uses*

*unless an overriding case can be made and adequate mitigation measures are proposed;*

*k) ensuring any highly vulnerable uses are not located in areas at risk of flooding;*

*l) ensuring safe access to and from an area with a low probability of flooding.*

5.79 As mentioned previously the site is situated in Flood Zone 1 and therefore has a low probability of flooding.

5.80 A Flood Risk and Drainage Strategy has been produced by AVIE Consulting Ltd in support of this application. This is discussed in more detail in Section 6 of this Statement.

#### Policy CS74: Design Principles

5.81 Policy CS74 emphasises the requirement of high-quality development which would respect, take advantage of and enhance the distinctive features of the city.

5.82 The design of the scheme has evolved through the pre-application process which has resulted in the development of a high-quality scheme. As discussed in more detail within the submitted Design and Access Statement, the key features of the layout are considered to be:

- An outward looking frontage to the public right of way along the eastern boundary which will be a highly visible and well used frontage;
- An attractive frontage to the ancient woodland;
- A primary route extending from the site access with a series of features along the route including a gateway feature, central hard landscaped node and a secondary green space;
- The primary route is 'futureproofed' to allow for a connection through to Moorthorpe Way;
- A footpath connection to the 'desire line' paths from the south east corner of the site;
- A courtyard to the south west of the Owlthorpe Surgery with open views from

Moorthorpe towards the central node.

- 5.83 A Planning and Design Brief that was published by Sheffield City Council in 2014 and updated in 2017. The Brief outlines the residential development opportunities of three sites in the Owlthorpe area (known as sites C, D and E). This planning application relates to development at Site E. The report outlines the potential for the sites to be brought forward for development to create an exciting opportunity to develop the Owlthorpe Neighbourhood. This application aims to meet the objectives set out in this Brief.

## 6.0 ASSESSMENT OF PROPOSALS

6.1 This section will consider the main matters relating to the assessment of the planning application.

### **Principle of Development**

6.2 The majority of the site has been allocated as part of a wider housing allocation within Sheffield's Unitary Development Plan (Policy H10).

6.3 The submitted scheme has been designed to accord with the Planning and Design Brief which outlines a number of site-specific requirements for the three sites identified for housing. The proposed development incorporates informal and formal public open space, which addresses any concerns of loss of existing open space arising from the discrepancy between the UDP Housing Area and the Site E area.

6.4 The principle of residential development has been accepted through pre-application discussions with the Council and will provide much needed market and affordable housing within the city in line with policies CS22 and CS23 of the Core Strategy.

### **Design**

6.5 Extensive pre-application discussions with the Council has allowed for the design of the scheme to evolve which has resulted in a high-quality development proposal.

5.84 The development scheme comprises a total of 72 dwellings including 15 affordable units, equating to 20% of the overall supply of units. This exceeds the requirement within Policy CS40, which requires a contribution of 10% affordable housing units.

5.85 This proposal equates to a density of 25 dwellings per hectare and although this is below the requirement set out in Policy CS26 of the Core Strategy, the policy also states that densities outside these ranges will be allowed where they achieve good design and reflect the character of an area or protect a sensitive area. The LPA's pre-application response states that there is a good prospect that the LPA will conclude that the proposals will meet the criteria set out in Policy CS26 based on the characteristics of the site.

5.86 As previously mentioned, there are several key features of the layout which represent good design in accordance with Policies H15, BE5 and CS74. This includes an outward looking

frontage to the PRoW along the eastern boundary, an attractive frontage to the existing woodland, a primary route through the centre of the site which incorporates a gateway feature, central node and secondary green space, futureproofing of the central spine to allow for a connection to Moorthorpe Way and the inclusion of a courtyard area to the south west of the site.

- 6.6 In terms of appearance, the proposed development has a contemporary design, which develops upon the character of existing development within the surrounding area, in order to create a distinctive scheme with a strong sense of place.
- 6.7 A refined, high-quality palette of materials will be applied within the site, with a combination of grey brick at key locations and an attractive brown brick being the consistent thread throughout the scheme. Both render and timber cladding will be used in simple ways to compliment the brick and provide visual relief.
- 6.8 In respect of landscaping, the proposed scheme incorporates native tree planting throughout the development particularly along the main spine road, which define private and public spaces. The green corridor along the woodland edge along the northern boundary of the site will also provide public space for future residents in accordance with Policy BE6.
- 6.9 In addition to the provision of informal public open space within the scheme, public open space will be provided as part of a green infrastructure framework for the wider site. This phase of the development will deliver new play equipment in the form of a LEAP and Multi-Use Games Area (MUGA) to the south east of the site, which will form part of a wedge of green space between future phases of development and the existing Moorthorpe Rise development. This element of the scheme will be subject to a further application controlled as a condition of this application, if approved.

### **Highways Impact**

- 6.10 The development site already benefits from vehicular access to the east of the development which currently serves Owlthorpe Medical Centre. This links to an existing roundabout where Moorthorpe Rise meets Moorthorpe Gate for access to the wider highway network.
- 6.11 It is proposed that the existing carriageway and footways will be extended into the development.

- 6.12 A supporting Transport Assessment has been produced by BWB and demonstrates that the traffic impact of the proposed development can be accommodated at the nearby junctions without the need for any mitigation.
- 6.13 BWB considers that the proposals would not be detrimental to the operation of the local highway network.
- 6.14 The site is sustainably located in terms of sustainable modes of transport given the sites proximity to bus and tram stops. As such the proposals are in accordance with paragraph 102 of the NPPF which emphasises the provision of a choice of alternative modes of transport.
- 6.15 The proposed site plan includes a total of 202 car parking spaces including 184 resident spaces and 18 visitor spaces.
- 6.16 Overall, it is considered that the proposed development meets the requirements set out in Paragraphs 102 and 111 of the NPPF and Policies T8 and T10.

### **Ecology**

- 6.17 An Ecological Impact Assessment has been prepared by BWB and a Phase 1 Habitat Survey was carried out on the site in February 2019. The report concludes that the site supports a limited number of habitat types and a low potential for protected species to be present. The report set out a number of recommendations including:
- The site lies within the risk zone of a number of SSSIs and adjacent to Owlthorpe LWS. As such, consultation with the LPA was recommended to establish whether the development would fall under a risk category.
  - The habitats within the site were unmanaged and of generally poor species diversity, with large patches of bramble and bracken dominating. However, given the adjacent LWS a botanical survey is recommended.
  - The presence of GCN within the site was found to be unlikely. Although there was no evidence of badger activity during the survey, a badger survey should be conducted within 3 months of the onset of site clearance works.

- In terms of roosting bats, there were no opportunities for the presence of bats onsite. However, a bat activity transect should be conducted in spring, summer and autumn to provide information on any key flight lines across the site and guide any mitigation that may be required.
- A breeding bird survey should be carried out, which comprises one visit per month between April - June in order to identify key species that use the site and guide habitat creation and the provision of nesting opportunities for inclusion in the final masterplan.
- Locally important invertebrate species habitats will remain unaffected and considerable habitat suitable for these species will continue to exist.
- A reptile survey should be carried in April/May or September. This will confirm the presence or likely absence of these species. In addition, habitats and commuting routes for hedgehogs should be incorporated into the final masterplan.

6.18 Overall, although the assessment found that there is a low potential for protected species to be present. Precautionary recommendations have been set out to enhance species diversity and reduce potential impacts during the construction phase.

### **Tree Survey**

- 6.19 An Arboricultural Report has been prepared by BWB. The report found that the trees situated to the northern boundary of the site should be retained. In addition, younger trees along the northern boundary should be retained where possible to provide an avenue of trees along the existing footpath. The remaining trees should be removed as they are not suitable for retention.
- 6.20 A 15m buffer has been provided between the proposed development and the woodland that runs across to the northern boundary of the site. Several existing trees have been incorporated into the development.
- 6.21 The incorporation of trees into the proposal will create an enhanced biodiversity and landscape corridor.
- 6.22 As such, it is considered that the proposed development meets the conditions set out in Policy GE15.

### **Flood Risk and Drainage Strategy**

- 6.23 The site is situated in Flood Zone 1 and has a low probability of flooding.
- 6.24 A Flood Risk and Drainage Strategy has been prepared by AVIE Consulting Ltd. In terms of flooding, the site is situated in Flood Zone 1 and has a low probability of flooding. However, it is recommended that to mitigate the risk of localised flooding caused by intense rainfall, the internal ground floor level of the plots should be set at a minimum of 150mm above existing ground level.
- 6.25 In terms of drainage the report concludes that foul water discharge should connect to the existing gravity system located in Moorthorpe Way.
- 6.26 The sites discharge is proposed to connect to the adjacent watercourse at Greenfield discharge rates. This will be via a surface water attenuation pond which is proposed to the east of the Site E. As such, it is considered that in order to meet SuDS requirement and limit oversized pipe network within the site, a surface level storage basin with a restricted outfall to the existing is the most appropriate attenuation system to serve the development. This attenuation basin will be sized to accommodate both site D and E to ensure economic land usage.
- 6.27 Given the above, it can be demonstrated that the development proposals are in line with the requirements set out in paragraph 163 of the NPPF and Policy CS67.

### **Noise Impacts**

- 6.28 A Noise Impact Assessment has been prepared by BWB in support of this application. A baseline noise survey was undertaken in February 2019.
- 6.29 The main source of noise will result from road traffic levels for dwellings closest to Moorthorpe Rise/Way. The results of the survey demonstrated that the Council's daytime internal noise design criteria should be achieved in all habitable rooms with the window partially open. However, there could be minor exceedances in terms of night time noise levels in some habitable rooms with windows partially open in dwellings closest to existing roads. Therefore, mitigation measures in the form of standard thermal double glazing for these properties are recommended as well as via constant MEV and hit-and-miss trickle ventilators in window heads.

- 6.30 Daytime road traffic noise levels were consistently below the upper daytime limit.
- 6.31 Overall, the report concludes that the site is suitable for residential development and noise should not be a determining factor in the granting of planning permission.

### **Air Quality Assessment**

- 6.32 An Air Quality Assessment has been produced by BWB in support of this application. The assessment considered the impacts of the construction phase and the operational phase.
- 6.33 A qualitative construction phase assessment was undertaken and measures were recommended for inclusion in a DMP to minimise emissions during construction activities. With the implementation of these mitigation measures the impact of construction phase dust emissions is considered to be 'not significant' in accordance with IAQM guidance.
- 6.34 Road traffic emissions were assessed using an emissions cost approach. The total emissions that the proposed development will generate over a five year period was calculated using estimated traffic flows for the operational phase.
- 6.35 Appropriate mitigation measures in the form of an emissions cost of £53,862.78 is recommended to assist in offsetting the emissions produced by development traffic.
- 6.36 In addition, a Travel Plan has been prepared in support of this application which included a number of sustainable transport measures that will be implemented to support the use of sustainable travel modes, including walking, cycling, public transport and car sharing, thus helping to minimise emissions.

### **Site Investigation**

- 6.37 A Geoenvironmental Appraisal prepared by Lithos Consulting in 2014 has been submitted alongside this application. The report found that Natural ground was identified in each exploratory hole and generally comprises topsoil over Residual Soil. Underlying bedrock comprises sandstones, siltstones and mudstones. The site is underlain by shallow coal seams, although no workings have been identified. Gas wells have been installed in 10 probeholes.
- 6.38 The site is predominantly located within a Standing Advice Area, although the central area of the site is shown within a Coal Mining Development Referral Area. Given the number of

probeholes drilled, and the absence of any evidence of voids or broken ground, it is considered highly unlikely that the site is underlain by shallow mine workings in either the Sitwell or Sitwell Thin seams.

### **Community Infrastructure Levy (CIL)**

- 6.39 Sheffield City Council's Community Infrastructure Levy came into effect in 2015. The CIL is a charge on some forms of development, collected to help deliver infrastructure improvements in areas such as transport, education, health and leisure, as development comes forward.
- 6.40 According to the LPA's charging schedule, the site is situated within Zone 3 and therefore, a charge of £30 is required per square metre.
- 6.41 Avant Homes are committed to paying this charge to help deliver wider infrastructure improvements within Sheffield.

## **7.0 CONCLUSION**

- 7.1 This Planning Statement has been prepared by DLP Planning on behalf of Avant Homes in respect of a full planning application for the development of 72 dwellings including new access roads, surface water attenuation and landscaping on land at Moorthorpe Way, Owlthorpe, Sheffield.
- 7.2 This Statement provides background information regarding the site context and pre-application discussions which have taken place with the Local Planning Authority (LPA) and informed the final development proposals with reference to the relevant national and local planning guidance, this Statement demonstrates that the site can be appropriately developed to provide a mix of market and affordable dwellings supported by attractive areas of landscaping and formal and informal public open space, to which there will be improved access.
- 7.3 The layout, scale, appearance and landscaping of the proposed development have been carefully considered and takes account of the site's location, surrounding context, physical constraints and surrounding properties to achieve an attractive and sensitive form of development. A number of matters specifically raised during pre-application consultation in respect of the ecological and highways impact of the proposals have been fully assessed within other supporting documents and overall, the proposals are considered to enhance the site and surrounding area.
- 7.4 The Statement has determined that the development proposals are in accordance with national and local planning policies and objectives, and that planning permission should be granted without delay.

#### **BEDFORD**

4 Abbey Court, Fraser Road  
Priory Business Park, Bedford. MK44 3WH  
bedford@dlpconsultants.co.uk  
01234 832 740

#### **BRISTOL/SPRU**

Broad Quay House (6th Floor)  
Prince Street, Bristol. BS1 4DJ  
bristol@dlpconsultants.co.uk  
01179 058 850

#### **EAST MIDLANDS**

1 East Circus Street, Nottingham  
NG1 5AF  
nottingham@dlpconsultants.co.uk  
01158 966 622

#### **LEEDS**

Princes Exchange  
Princes Square, Leeds. LS1 4HY  
leeds@dlpconsultants.co.uk  
01132 805 808

#### **LONDON**

The Green House, 41-42 Clerkenwell Green  
London. EC1R 0DU  
london@dlpconsultants.co.uk  
020 3761 5390

#### **MILTON KEYNES**

Midsummer Court, 314 Midsummer Boulevard  
Milton Keynes. MK9 2UB  
miltonkeynes@dlpconsultants.co.uk  
01908 440 015

#### **SHEFFIELD/SPRU**

Ground Floor, V1 Velocity Village  
Tenter Street, Sheffield. S1 4BY  
sheffield@dlpconsultants.co.uk  
0114 228 9190

#### **RUGBY**

18 Regent Place, Rugby, Warwickshire  
CV21 2PN  
rugby.enquiries@dlpconsultants.co.uk  
01788 562 233



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