



dynamic development solutions TM

For and on behalf of
Avant Homes

Statement of Community Involvement

Land at Moorthorpe Way (Site E), Owlthorpe, Sheffield

Prepared by
DLP Planning Ltd
Sheffield

August 2019

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1.0 INTRODUCTION

- 1.1 This Statement of Community Involvement (SCI) has been prepared by DLP Planning Ltd on behalf of Avant Homes in support of a full application for residential development of 72 dwellings and associated infrastructure on land at Moorthorpe Way, Owlthorpe, Sheffield.
- 1.2 The applicant has sought to engage with the Local Planning Authority (LPA) as part of the design process and has undertaken pre-application discussions. Further details of these discussions are included herein.
- 1.3 The applicant has also undertaken a public consultation exercise and has received a number of responses to the proposals, which have been considered further during the evolution of the proposals.
- 1.4 The purpose of this statement is to outline the consultation process that has informed the preparation of this application. It is considered that consultation techniques used by the applicant are in accordance with the LPA's policy and that on the whole, the development proposals have positively responded to the feedback received.

2.0 SITE CONTEXT

- 2.1 The site is located within Owlthorpe in south east Sheffield, approximately 8.7 km from the city centre. Figure 1 below confirms the site location in relation to the surrounding context.



Figure 1: Aerial view of site

- 2.2 The site forms part of the wider Owlthorpe Township masterplan and has been designated for housing within Sheffield's Unitary Development Plan (UDP) for over 20 years. The application site currently comprises undeveloped land. A residential estate is situated to the south of the site which is accessed from Moorthorpe Rise via Donetsk Way. Owlthorpe doctor's surgery is located immediately adjacent to the site.
- 2.3 The site is also bound by further designated housing land and public open space and woodland to the north of the site. A residential area is situated beyond this to the north of the site.
- 2.4 The land levels through the site slope downwards from west to east.
- 2.5 Vehicle access to the site is from Donetsk Way via Moorthorpe Gate. This route provides direct access to the supertram network, as well as other local amenities, further details of which are included in the submitted Planning Statement.

3.0 THE DEVELOPMENT PROPOSALS

- 3.1 The development proposals include 72 dwellings and associated infrastructure on land at Morrthorpe Way, Owlthorpe. A total of 15 affordable dwellings are proposed as part of this scheme.
- 3.2 A series of plans have been submitted as part of the application to demonstrate how the proposals will appear within the site.
- 3.3 The development proposals have been designed to take into account the characteristics of the surrounding area whilst ensuring that the development produces an efficient form of development that reflects the constraints of the site.
- 3.4 In terms of road hierarchy, the site already benefits from existing access to the east of the development which currently serves Owlthorpe Medical Centre. A primary route extending from this access into the site includes a series of features along the route including a gateway feature, central hard landscaped node and green space.
- 3.5 In terms of appearance, the proposed development has a contemporary design which is intended to create a distinctive scheme with a strong sense of place.
- 3.6 The layout has taken into account the surrounding semi-rural setting of Owlthorpe with careful consideration being given to the areas of woodland and surrounding fields. This includes the careful integration of the existing footpaths ensuring that these are easily accessible and that the scheme is permeable and carefully integrated into the surrounding area. A 15m buffer to the woodland edge has also been incorporated ensuring the preservation of the ancient woodland.
- 3.7 The proposed scheme incorporates native tree planting throughout the development especially along the main spine road, which together with boundary treatments, helps to define private and public spaces. A green corridor has also been proposed along the woodland edge on the northern boundary of the site, which will provide public open space for future residents.
- 3.8 Additional 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.

- 3.9 The full details regarding the design evolution of the scheme are set out in the submitted Design and Access Statement.

4.0 PUBLIC CONSULTATION POLICY

4.1 Paragraph 39 of the National Planning Policy Framework (the Framework) states that:

'early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community'

Sheffield Statement of Community Involvement (2014)

4.2 Sheffield City Council adopted their Statement of Community Involvement (SCI) in 2014. This document reviews how the LPA aims to involve communities, businesses and organisations in the preparation of both local planning policies and on planning application decisions.

4.3 Section 3 of the document sets out the LPA's guidance on consultations on planning applications. Paragraph 3.15 states that the LPA strongly encourage pre-application consultation especially on larger schemes to allow for development proposals to be adapted to take into account of consultees views at an early stage.

4.4 In Sheffield, an 'Added Value Test' is applied to determine when substantial additional publicity and consultation measures should be taken. The test gives three possible reasons why substantial additional publicity and consultation might be beneficial:

1. *to help the community shape a major regeneration scheme or a scheme with a wide community impact*
2. *to overcome barriers to service and assist seldom heard from groups such as some Black and Minority Ethnic (BME) communities*
3. *to generate informed debate about very complex planning issues of wide significance*

4.5 Applicants are welcome to use a variety of techniques and approaches where appropriate, including:

- *Media coverage, by briefings, press releases and use of the Council's website*
- *Meetings in the Planning office between planning officers and small groups of people*

and their elected representatives, where detailed dialogue might be useful

- *Exhibitions of proposals with the opportunity to make comments. Other techniques such as 3D models can be used at exhibitions.*
- *Public meetings, to ensure wide community involvement and neutral chairing.*

5.0 CONSULTATION METHODOLOGY

- 5.1 The applicant has carefully considered the LPA's SCI (2014) which encourages the use of press releases, public exhibitions and meetings with the LPA.
- 5.2 In addition to the pre-application discussions with the LPA, as detailed in Section 6 of this Statement, a number of public consultation approaches have been explored by the applicant. The adopted approach sought to ensure meaningful participation and help to foster partnership working with the local community. It also took account of previous consultation undertaken in relation to the winder Masterplan and sought to avoid consultation fatigue.
- 5.3 The consultation with local residents and interested parties consisted of a letter drop providing details of the development proposals to properties within the surrounding area including Local Councillors.
- 5.4 The letter which explained what was being proposed, how to find out more and confirmed that comments provided would be appreciated at the pre-application stage to inform the final scheme detail. A location plan and copy of the site layout was also included.
- 5.5 On 21st May 2019 approximately 112 letters were posted to local residents and Ward Councillors, including an invitation sent to Owlthorpe Medical Centre offering a meeting to discuss the scheme, the details of which are contained within Appendix 1 of this Statement. The letters provided an opportunity to consider the development proposals and ensure that relevant parties were suitably notified.

6.0 CONSULTATION FEEDBACK

Pre-application discussions

- 6.1 A pre-application enquiry was submitted to the Local Planning Authority (LPA) by DLP Planning Ltd on behalf of Avant Homes in February 2018. A pre-application meeting was held on 22nd March 2019.
- 6.2 Following this, the Local Planning Authority provided a formal pre-application response on 25th March 2019 (ref: 19/00544/PREAPP). On 31st May 2019 a second pre-application enquiry was submitted (19/02005/PREAPP) in order to receive additional design comments on the updated layout. On 5th July 2019 a third pre-application enquiry was submitted (19/02510/PREAPP) in order to receive further design comments on an updated layout. The full details of the written responses received from the LPA can be found at Appendix 2-4 and are summarised below.

Pre-application 1 (ref: 19/00544/PREAPP)

- 6.3 In respect of the principle of development the LPA response stated that residential development is supported on the basis that part of the site is allocated for housing within the Unitary Development Plan (UDP) and Policy CS24 of the Core Strategy allows for housing on certain greenfield sites, including the Owlthorpe Township.
- 6.4 Although the proposed layout was considered to have a clear structure, a number of amendments were recommended in relation to frontage parking, boundary treatments and housing design.
- 6.5 A 15m buffer was recommended to separate the development from the adjacent ancient woodland to the north.

The applicant subsequently took this pre-application advice into consideration and amended the layout of the scheme to incorporate the recommended design changes. This included:

- A straighter terrace was formed parallel to the public footpath at the gateway into the site to create a stronger frontage;
- The realignment of the primary route and the subsequent change in block structure which included the moving of the central node closer to Owlthorpe Surgery;
- The introduction of a secondary public open space to create opportunities for new

tree planting;

- A more continuous edge adjacent to the ancient woodland to the north of the site; and
- A link to the ‘desire line’ route up towards Owlthorpe Hill to the south western corner.

Pre-application 2 (ref: 19/02005/PREAPP)

- 6.6 A second pre-application enquiry was submitted by the applicant seeking additional design comments on the updated layout to ensure that the design changes made were acceptable to the LPA.
- 6.7 Although the LPA accepted many of the layout amendments, it was recommended that further changes be made in terms of hierarchy of roads, providing definitive spaces and nodes and building design.
- 6.8 Following this feedback, Avant Homes updated the design of the scheme further to accommodate these recommendations. This included amending the location of the central node and further amending the frontage adjacent to the ancient woodland.

Pre-application 3 (ref: 19/02510/PREAPP)

- 6.9 Following the further layout amendments, a third pre-application enquiry was submitted to allow the LPA to comment on the updated design of the scheme.
- 6.10 The LPA recommended further design amendments including, tightening of the built frontages, definition of spaces and nodes and addressing private amenity issues. A masterplan for the open space area was also recommended.
- 6.11 Following this feedback, the layout of the proposed scheme has been updated to form the submitted proposal taking into account the extensive pre-application advice received to date.

Public Consultation

- 6.12 A total of 94 responses were received to the letter drop, the key issues raised are summarised in the table below.

Key points	Number of occurrences
Increase in traffic/congestion issues	51
Loss of wildlife	49
Loss of open space “green space” for existing residents	32
Increase pressure on services e.g GP/schools	28
Increase in air pollution	18
Strain on existing infrastructure e.g existing roads	18
Loss of woodland/trees	18
Should develop on brownfield sites instead	16
One access point is not enough	10
Lack of public transport to accommodate new development	10
Affordable Housing (location/clustering)	8
Not enough open space provided	8
Increase in accidents	6
The number of houses is excessive	4
Impact of the constriction phase	4
Lack of a mix of house types i.e bungalows	3
Increase in noise pollution	3
Do not need more housing	3
Increased antisocial behaviour	3
Request for street lighting on footpaths	1
Need more police	1
Need more affordable housing	1
Concerns over the topography of the site	1
Lack of parking provision	1

- 6.13 Two letters of support were received, which accepted the principle of development on site and the need for housing in the area.

- 6.14 It is worth noting that many of the objections received were against the development of the whole of the Owlthorpe allocation and not just 'Site E' which is the only site relevant to this application.

Response to feedback

Highways Impact

- 6.15 The main issue raised by residents was the increase in traffic and congestion caused by the proposed development, with many residents stating that congestion in the area has already worsened since the opening of the ASDA.
- 6.16 A number of residents also had concerns over the single access road to the site off Moorthorpe Way, with many stating that this would not be sufficient and will result in an increase in traffic on an already dangerous junction at Donetsk Way across the tram tracks.
- 6.17 Ten residents stated that there is a lack of public transport available within the area to support new development.
- 6.18 It is accepted that there will be additional vehicle movements as a result of the development, the impact of which has been assessed in detail as part of the proposal. A Transport Statement and Travel Plan has been prepared by BVB and submitted with the application.
- 6.19 The report demonstrates that the traffic impact of the proposed development can be accommodated within the study area junctions without the need for any mitigation measures. The site is considered to be in a sustainable location with close links to footways and public transport connections including the tram.
- 6.20 The assessment concluded that the proposed development would not have a negative impact on the operation of the local highway network and should not be refused on highways ground.
- 6.21 Six people raised concerns over the potential for more traffic accidents to result from the development. The street pattern within the scheme has been designed to encourage low vehicle speeds, for example, through a change in hard surfacing which will have a calming effect on traffic speeds. Road curves have also been incorporated to calm speeds through the prevention of straight roads.

Wildlife concerns

- 6.22 The potential loss of wildlife was a reoccurring area of concern for residents.
- 6.23 An Ecological Impact Assessment has been prepared by BWB who carried out a Phase 1 Habitat Survey on the site in February 2019. A thorough investigation was undertaken to determine the presence and distribution of habitat types and potential ecological constraints. The report concludes that the site supports a limited number of habitat types and a low potential for protected species to be present.
- 6.24 Nevertheless the Assessment provided a number of recommendations including:
- 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 as there is a chance this species is active in the surrounding habitats.
 - 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.
 - 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.
- 6.25 A 15m buffer has also been provided between the proposed development and the woodland that runs across to the northern boundary of the site in order to protect the woodland from development.

Open Space

- 6.26 A total of 32 residents commented on the loss of 'Owlthorpe Fields', based on their use by the residents for dog walking and forms a key part of the local community. A total of 16 residents also stated that the development should be located on brownfield land instead.

- 6.27 The majority of the site is allocated for housing development within Sheffield's Unitary Development Plan, as such the principle of development on the site has been accepted.
- 6.28 The proposed development includes footpath links through to existing routes within the wider area, supporting the continued use of footpath links and cycleways.
- 6.29 A total of 8 residents stated that not enough open space was being provided within the scheme.
- 6.30 As part of further discussions with the LPA regarding the wider masterplan area, Avant Homes has committed to providing a further area of formal and informal public open space. The proposed development now includes open space provision to the east including children's play facilities and a multi-use games area and these facilities are indicatively shown on the submitted layout. As further detail regarding this space is subject to ongoing discussions it is intended that a planning condition be included within the permission (if approved) for the details of the POS to be agreed prior to the commencement of development.
- 6.31 The proposed scheme incorporates native tree planting throughout the development especially 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.
- 6.32 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.

Infrastructure Provision

- 6.33 A total of 18 residents were concerned with the impact that the proposed development would have on existing infrastructure, such as roads and 28 commented on the potential increase in pressure on services such as GP's and schools.
- 6.34 The site has been accepted within the UDP, as well as the LPA's Design Brief, as an appropriate location for future housing development within the context of the sustainable

development criteria set out in the National Planning Policy Framework.

- 6.35 The proposals will include a Community Infrastructure Levy (CIL) contribution, which will support the provision of new infrastructure, where the LPA identify requirements in respect of education, highways, open space provision and other items.

Affordable Housing

- 6.36 A total of eight people questioned the provision of affordable housing on site.
- 6.37 The proposed development includes 15 affordable housing units equating to 20% of the total supply of housing. This is in exceedance with Sheffield's CIL and Planning Obligation SPD, which requires all development within the south east of Sheffield to provide a total of 10% affordable units. This level of provision is based on the city wide need for such accommodation and will add to the mix of housing within the area.

Air Pollution

- 6.38 A total of 18 residents raised an objection against the potential increase in air pollution that may result from the proposed development, especially in regards to the increase in traffic.
- 6.39 An Air Quality Assessment has been submitted alongside this application. The report assessed road traffic emissions using an emissions cost approach. Appropriate mitigation measures in the form of an emissions contribution of £53,862.78 will assist in offsetting the emissions produced by development traffic.
- 6.40 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.

Loss of woodland

- 6.41 A total of 18 residents argued that the development scheme is unacceptable as it would result in a loss of trees and woodland.
- 6.42 An Arboricultural Report has been produced by BWB in support of this application to inform the design and mitigation for the development.

- 6.43 The trees located within the central areas of the Site and are self-sown trees which have colonised the Site through a lack of management. The report states that the retention of these trees is not suitable and the removal of these trees is deemed appropriate.
- 6.44 As part of the development proposals a 15m buffer between the site and the woodland located along the northern boundary has been established in order to protect this woodland and provide an enhanced ecology corridor. A number of existing trees have been incorporated within the proposals and new landscape features are also proposed. This represents a biodiversity enhancement within the site.
- Quantum of development**
- 6.45 Four residents objected to the number of houses being proposed, stating that the number of units is excessive. Three residents also mentioned that Owlthorpe does not need more housing.
- 6.46 The majority of the site is allocated for housing development within Sheffield's Unitary Development Plan, as such the principle of development on the site has been supported by the LPA.
- 6.47 In terms of the number of homes being provided. The Design Brief published by the Council states that Site E has a capacity for 92 dwellings. As such, the proposed development scheme of 72 dwellings is in fact more limited than that set out in policy and below the density objectives set out in the Core Strategy. This reflects the constraints associated with the site including the requirement for a buffer to the woodland and the topography within the site.
- 6.48 A number of people queried the mix of units that are proposed. The LPA's local planning policy requires a mix of house types, sizes and tenures. Discussions with Sheffield City Council have established the principle of delivering a combination of 3, 4 and 5 bedroom market housing as well as affordable housing of various tenures. The size ranges from terraced, semi-detached and detached units which will meet the Council's requirements.
- 6.49 At present, the LPA cannot demonstrate a 5 year housing land supply and therefore there is a need for new housing, especially in sustainable locations. As such, the proposed development will assist in the LPA in meeting its housing demand.

Construction Phase

- 6.50 Four people raised concerns over the disturbance to existing residents through the construction phase of development especially in terms of noise and dust.
- 6.51 Mitigation measures to control and prevent the impact of noise and dust pollution will be set out in a Construction Management Plan, which is to be provided by the applicant to the LPA in advance of construction commencing.

Other responses

- 6.52 One resident commented on how the scheme would cause an increase in antisocial behaviour and that more police will be required. The scheme has been designed to ensure that the maximum privacy and security levels are provided through well defined public and private spaces and the use of highly visible outward looking frontages. The development also includes a courtyard with inward looking terraces to create a social space and a naturally surveyed area for parking.
- 6.53 Another resident raised concerns over the topography of the site and how this was not appropriate for development. The scheme has been carefully designed to minimise the impact of the topography in terms of visible retaining structures. The use of hard landscaping such as gabion baskets as boundary treatments will help to blend any visible retaining features within the street scene.
- 6.54 One resident questioned the amount of car parking that would be available. The proposed development includes a total of 202 car parking spaces comprising of 184 resident spaces and 18 visitor spaces. This meets the requirements set out the LPA's Parking Standards SPD.

7.0 CONCLUSION

- 7.1 This Statement of Community Involvement (SCI) has been prepared by DLP Planning Ltd on behalf of Avant Homes in support of a full application for residential development on land at Moorthorpe Way, Owlthorpe, Sheffield.
- 7.2 There has been a positive and proactive dialogue with LPA officers, including a pre-application discussion on the draft proposals for the site.
- 7.3 The applicant has carefully considered the responses that were provided by interested parties as part of the consultation process and have made changes to the proposals as now submitted. A further opportunity will be provided for residents to review the detailed proposals once the planning application is validated by the LPA.
- 7.4 The measures undertaken as part of the consultation are considered to demonstrate the applicant's commitment to engaging with the local community prior to the submission of the application and have ensured that any feedback from LPA officers or members of the public have been considered in the evolution of the development proposals. It is considered that the pre-application consultation techniques used by the applicant also accord with the Statement of Community Involvement policies.
- 7.5 In conclusion, it is considered that the approach to consultation applied by the applicant is in accordance with the community involvement statement and that the development proposals on the whole, have responded positively to feedback received.



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YK6183 Site E Owlthorpe
August 2019 Final Issue
Statement of Community Involvement – Avant Homes

8.0 APPENDIX 1

First and surname
Company
Address Line 1
Address Line 2
Town
POSTCODE

Dear Sir/Madam

Re: Residential development on Land at Moorthorpe Bank, Owlthorpe, Sheffield, S20 6PD

I am contacting you as a local resident (or interested party) to inform you that DLP Planning Ltd are assisting Avant Homes in preparing a full planning application for the residential development of land at Moorthorpe Bank, Owlthorpe, Sheffield, S20 6PD (see enclosed site layout plan).

The majority of the site is has been allocated as a Housing Policy Area within the Unitary Development Plan, and as such housing development is supported in principle.

Avant Homes are in the process of purchasing the land from Sheffield City Council and the layout plan enclosed, confirms the draft proposal comprises a total of 83 dwellings including a mix of 2-5 bedroom properties. The development also includes proposed areas for open space, woodland and routes of access through the site. Access is provided from the existing road adjacent to the medical centre.

Avant Homes has entered into pre-application discussions with planning officers at Sheffield City Council to discuss the delivery of a high quality, residential scheme within the site. The draft proposals indicate that new dwellings can be delivered, together with highway and design improvements, drainage works and landscaping scheme.

We would like to invite residents and interested parties to submit comments on the enclosed site layout plan to sheffield@dlpconsultants.co.uk entitling their response 'Public Consultation Moorthorpe Bank, Owlthorpe". These comments will inform the preparation of the final proposals for the site and we hope that you will take the opportunity to review the proposals and provide your thoughts. The deadline for the submission of comments is Friday 7th June 2019.

We would also invite you to share the above information with residents in the wider locality if this is of interest to them.

A further period of consultation will take place, led by the Local Planning Authority, following the formal submission of a planning application.

We look forward to receiving your responses.

Yours faithfully,



Clare Plant BA (Hons) MSc MRTPI AssocRICS
Director



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YK6183 Site E Owlthorpe
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9.0 APPENDIX 2

Pre-application Advice Report

Site Address: Owlthorpe Site E	Pre-app enquiry ref: 19/00544/PREAPP
1. We understand your proposal to be.... Residential development layout showing 82 units	
2. Advice¹ In this section we will say what we think about your proposal. This will include our view about the likelihood of permission being granted and what might be done to improve the prospects, where relevant. Principle of Residential Development Core Strategy policy CS24c seeks to maximise the development of previously developed land but in the period 2025/26 allows for housing on certain green field sites including the Owlthorpe township. The application is promoted as a housing site in "Housing Sites (C,D,E) Moorthorpe Way, Owlthorpe Planning and Design Brief" updated Nov 2017, which has undergone public consultation and has been approved by the Planning and Highways Area Committee. This location is identified in the brief as site E. The site is an allocated site for housing in the Sheffield Development Framework pre-submission proposals map 2013 which has limited weight as the council is preparing a new local plan. The Unitary Development Plan (UDP) proposals Map shows part of the site allocated for housing, part for a local centre and part open space. The shape, size and location of the designations do not reflect any actual features or development proposals on the ground. In this case the UDP proposals map carries limited weight as it does not wholly comply with the Core Strategy. The site is accessible by bus and tram and is close to the Drakehouse and Crystal Peaks retail facilities and therefore is a sustainable location for housing. Development of the site for housing will also help Sheffield to meet its 5 years housing requirement where there is currently a shortfall. Therefore it is clear that the principle of housing development is supported by planning policy. Core Strategy policy CS26 aims to make efficient use of land for new homes, and sets out appropriate density ranges for locations depending on accessibility. The site is near to a Supertram route and therefore the appropriate density range is 40 – 60 dwellings per hectare. The proposal for 82 new homes on the net developable area of 2.53 hectare represents a density of around 33 dwellings per hectare, and	

¹ NB The views given will be current at the time of giving advice, but changes in planning circumstances can occur and will need to be taken into account when any subsequent application is submitted. These views are also given without prejudice to any eventual Committee decision on an application.

therefore conflicts with the objectives of the policy. The policy allows for densities outside the appropriate range to be allowed in situations where the proposal achieves good design, reflects the character of an area or protects a sensitive area. Subject to the details of the final design there is a good prospect that we will conclude that the proposal will meet these criteria.

Policy CS41 requires no more than 50% of the homes to be of a single house type. The submitted layout proposes 8% 2bed units, 34% 3 bed units, 51% 4 bed units and 5% 5 bed units. Although 3 bed units are slightly above 50% this is not considered to be a major concern.

Layout/Design

An overall masterplan has been supplied post meeting. This is useful but will need to take into account the conclusions on the provision of play/sports facilities and the link road, see below. When finalised it would be desirable to liaise with property colleagues and explain how the phasing of the various elements of infrastructure eg the provision of play/sports facilities, suds and the formalisation of footpath connections shown on the masterplan is expected to be delivered so that we can be clear about what needs to be secured as part of this application.

The proposed layout and arrangement has a clear structure with the side routes coming off the main spine, however:

- A number of instances of frontage parking are of concern, for example No 36 – 39, No 12-17, and No 61-65 where parking could be rearranged to the side and houses brought forward to create a better relationship with the street/focal open space.
- A lot of frontage parking is proposed along the main spine route, which is a concern.
- There is a general lack of boundary treatments, which is a concern. Boundary treatments should be provided to reinforce the street edge and local hierarchy, eg main spine road, crescent and softer edges . Consideration should be given to softer boundaries to the green edges of the site such as hedges and railings with more urban edges provided to the focal spaces and main spine road such as buildings and masonry boundary walls. Tree planting would help to create green fingers extending into the site connecting with the woodland.
- It appears that the selection of house-types does not have a relationship with the hierarchy of space/ street, which is a missed opportunity.
- There is an opportunity for the layout to create pinch points at corners along the main spine route to the other circulation routes, reinforcing local legibility within the layout.
- There are a number of instances of left over open space especially to the side of the houses which may be better incorporated within private gardens.
- Contemporary simple housing design that creates a distinctive character is sought on this site rather than repeating the indistinct suburban housing found through much of the surroundings. This would be more on the lines of your Stannington brickworks scheme and Abbeydale Road scheme other examples of this more contemporary approach were tabled at the meeting such as Cricket Inn Road and Sheffield Housing Company sites. These schemes exhibit larger scale windows with deep reveals and a more contemporary approach. Facing brickwork could be a quality brown brick to respond to the more

rural context. Character could be created to different areas of the site by grouping simple changes to brickwork detailing and boundaries eg around the focal space.

- Plot 50 appears crammed in due to the proximity to the potential link road (see below,) overlooking of neighbouring garden, car parking does not appear to work and there is a lack of defensible space to the front of the house should the link road go ahead, suggest this plot is removed.

Detailed assessment of the layout will be dependent on levels information and what that means in terms of retaining features. Large retaining structures should be avoided and level areas should be provided in gardens adjacent to the houses. The levels appear challenging off the turning head at the rear of the doctor's surgery and the feasibility of the layout is questioned in this location.

Breathing space should be provided to the footpath to the side of plot 82 ie. mown strip for security and planting to soften the side boundary.

Frontage car parking on a number of the units seems to cover the full width of the frontage with no obvious routes for pedestrians and no flexibility to soften the frontage.

Side boundary walls facing on the public realm should be more robust and higher quality than simple timber fencing.

Access Issues

Due to sickness highway comments could not be provided at the meeting and these will follow as soon as possible.

However the site sales brochure, page 8 included the following text in relation to the link road.

Highway Link

To complement future Council highway aspirations the prospective Purchaser should ensure that the layout of their scheme can accommodate a full vehicle, cycle and pedestrian link to tie into the existing Moorthorpe Way to the north west of Site E.

I understand that politicians are keen to ensure that the link road is capable of being delivered in the future should the requirement arise and therefore we will need to be satisfied that this is achievable for any layout we permit.

I will be seeking confirmation from highways that the design of the main spine road through the site has been designed to accommodate a link road function. Also whether any footpath connections need improving, there is a walking and cycling route in need of improvement indicated in 2013 Pre-Submission Proposals Map and this is also indicated in the opportunities and constraints plan and the urban design framework in the planning brief. I will be asking highways to consider whether lighting should be provided to the cycle link along the eastern boundary of the site and whether any improvements are needed to junctions around the site eg Donetsk way and Moorthorpe Gate.

Inclusive Access

It is important to adopt inclusive design standards as an early stage in the design process. Design standards applicable to this proposal include –

- 'Inclusive Mobility', Department for Transport
- 'Guidance on the use of Tactile Paving Surfaces', Department for Transport
- BS 8300-1:2018 'Design of an accessible and inclusive environment - Part 1: External environment - Code of practice'

The conventional streets shown serving much of the development are very welcome. A network of dropped kerb pedestrian crossings with areas of blister paving to DfT standards will need to be provided (and existing crossings upgraded).

The existing footway on the east side of the street to the west of the medical centre - providing pedestrian and vehicle access to the centre - will need to be retained but is not shown on the layout.

Shared space streets (with protected spaces) and shared surface streets should comply with the matrix of street design vs vehicle flows agreed with the Council's Access Liaison Group, including entry treatments or 'gateways' to –

- clearly signal the change of priority to drivers
- include tactile warnings to safeguard visually impaired pedestrians from walking out into the carriageway of the conventional street
- provide inclusive routes for pedestrians entering and leaving the shared space or shared surface street or passing by.
- The areas of public open space will need to be developed into inclusive amenity areas.

Landscape

The main cause of concern for the indicated layout on this site is the North-west corner where the road layout may impact on the trees off site; as such we will be looking for:

- Existing topographical survey showing levels, services, boundary features, structures, trees etc.
- Proposed levels [& sections] for the site, focussed specifically on changes at the edges/in proximity to trees.

Generally we would be looking for the following:

1. A tree survey which should include species, age, height, spread, visual contribution, whether protected, assessment of condition and recommendation for tree work in accordance with BS 5837:2012. Also indicate any trees on adjoining sites or the highway that may be affected by any aspect of the development.

This survey should also show:

- Treatment of existing trees, protection method (i.e., a Tree Constraints Plan in accordance with BS 5837:2012), surgery, and indicating those specified for retention and/or removal.
- Measures to be taken to ensure that buildings will not be sited too close to existing trees in

accordance with BS 5837: 2012 and NHBC Regulations.

2. Soft Landscape/Planting proposals, including treatments for the open space areas shown, should include:

- Topsoil specification and depths;
- An accurate planting schedule and planting plan at 1:200 or 1:100 scale;
- A comprehensive list of species and stock specification;
- Details of planting densities and spacings;
- Individual location of specimen trees and shrubs;
- Areas of grass/wildflowers including seed mix and sowing rates; and,
- Maintenance schedule to ensure the successful establishment of the scheme.

3. Hard landscaping details:

- Principally: proposed levels, surfacing materials, walls, fencing and street furniture.

Planting to soften garden boundaries where it abuts the open space.

It is accepted that substantial numbers of trees and vegetation will need to be removed to facilitate the development and this will impact on the landscape and ecological value of the site. However it may be feasible to retain some trees adjoining the ancient woodland and elsewhere and this should be considered. Given that there is likely to be a significant impact on the landscape and ecology of site the application should include proposals to mitigate and compensate for the impact. This might include off-site enhancements in the adjoining nature conservation sites. It is recommended that your ecologist make contact with Angus Hunter the biodiversity officer on 0114 2736951 or 07855 225172 to discuss this.

Ecology

The planning brief requires 15m separation of development from the trunks of trees adjacent to the ancient woodland – it seems unlikely that this will be achieved but a tree survey will help to clarify. The 15m buffer will also apply to the future road link. Natural England's standing advice on buffer zones to Ancient woodland is as follows.

"For ancient woodlands, you should have a buffer zone of at least 15 metres to avoid root damage. Where assessment shows other impacts are likely to extend beyond this distance, you're likely to need a larger buffer zone. For example, the effect of air pollution from development that results in a significant increase in traffic."

The advice from our ecologist is that no development of any form should be allowed in the buffer zones including footpaths. Their primary function is to protect the woodland from disturbance and to function as a wildlife corridor. They have advised that footpaths, roads and management such as mowing, will destroy this function and should not be permitted in a AW buffer zone. The buffers should be

naturalistic, wild, unplanted and unmanaged as a wildlife corridor unless a management/planting plan has been agreed with the LA ecologist.

It was acknowledged at the meeting that adjustments will be needed to the layout following the tree survey in order to meet the above constraint.

The general area (including the potential development site) comprises scattered scrub, neutral grasslands and pasture (some under Higher Level Stewardship), mature trees and hedgerows. Some of the pastures are notable for orchids and fungi.

Along the northern edge of the site is a corridor of Ancient Woodland along the Ochre Dike (LWS 296).

The site would require a Phase 1 Habitat Survey, to be carried out at an appropriate time of year for the habitats present. This would ideally be May - June. Specifically, the Phase 1 should place emphasis on:

- Scoping for protected species, notably badgers and bats.
- Birds, noting species of woodland, scrub and open grassland
- Identifying any UKBAP/ NERC Section 41 habitats: Lowland Mixed Deciduous Woodland, Hedgerows. Any others present.

Any development of this site should be assessed against the following UDP policies: GE11, GE13, GE15, GE17, GE19 and GE26.

GE13 specifically states: 'Development which would damage areas of Natural History Interest will normally not be permitted. Development affecting Local Nature Sites should, wherever possible, be sited and designed so as to protect and enhance the most important features of natural history interest'.

The application should include proposals for the translocation of the wild orchids on site.

Affordable Housing /Housing Mix

11 units are to be provided to meet the affordable housing policy and 7 more are to be sold to the Council at market rates, these will all be for shared equity which will be transferred to the council and managed by the council. Post the meeting Dan Green has advised me that in terms of the 11 affordable units, the sq ft coverage works out at 10.96% of the total for all 82 units, so just above the 10% AH contribution rate for this area. However it is not clear if the sq ft figures are for internal floor space (which is used for the AH contribution rate).

For the scheme as a whole (affordable and open market), it would be preferable to see a higher proportion of 2-beds for starter homes and some downsizing options for older households in this development. Otherwise this would need to be considered when the other two sides are marketed, to ensure local need is being met across the sites as a whole.

Renewable Energy

Unless it can be shown not to be feasible and viable Core Strategy policy CS65 requires 10% of predicted

energy needs to be met from decentralised renewable/low carbon energy. This does not preclude an alternative fabric first approach to offset an equivalent amount of energy.

Land contamination

The council's Environmental Protection Service has advised that they would be likely to recommend the following conditions should be applied to any consent.

No development shall commence until a mines gas risk assessment has been undertaken and a desktop study report has been submitted to and approved in writing by the Local Planning Authority. The report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004).

Any intrusive investigation recommended in the Mines Gas Risk Assessment Desktop Study Report shall be carried out and be the subject of a Phase II Intrusive Site Investigation Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to the development being commenced. The Report shall be prepared in accordance with Contaminated Land Report CLR 11 (Environment Agency 2004).

Any remediation works recommended in the Phase II Intrusive Site Investigation Report shall be the subject of a Remediation Strategy Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to the development being commenced. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004) and Local Planning Authority policies relating to validation of capping measures and validation of gas protection measures.

All development and associated remediation shall proceed in accordance with the recommendations of the approved Remediation Strategy. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy, or unexpected contamination is encountered at any stage of the development process, works should cease and the Local Planning Authority and Environmental Protection Service (tel: 0114 273 4651) should be contacted immediately. Revisions to the Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority. Works shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Upon completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy, a Validation Report shall be submitted to the Local Planning Authority. The development or any part thereof shall not be brought into use until the Validation Report has been approved in writing by the Local Planning Authority. The Validation Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004) and Local Planning Authority policies relating to validation of capping measures and validation of gas protection measures.

You may wish to consider addressing some or all of the pre-commencement conditions (relating to land quality) either in advance of submitting a planning application or submitting the relevant reporting in support of the planning application, with the objective of potentially negating the application of such conditions to any favourable planning consent.

Air Quality

An air quality assessment is needed where there are 60+ vehicle movements in any hour within 200m of an area exceeding Air Quality Limitation Values or for housing within 200m of such an area. Limit values

are exceeded on Donetsk Way and this is within 200m of the site, therefore an assessment is required.

You should consider making provision for electric chargers in the house designs.

Open Space

The Council needs to explain what it is looking for in terms of play and Multi games provision as this has potential implications for the site layout. As set out in the brief it is expected that the play facilities are provided as part of the first application. Emma Wells in the council's forward and area plan section has agreed to take this forward with parks and recreation and property. I will keep you informed of progress.

It is normally the case that open space and play provision is maintained and managed by the applicant, however Roger Nowell the Suds officer has raised with Parks whether this could be tacked on to the suds management precept.

Sustainable Urban Drainage and Flood Risk

A flood risk assessment is required as the site area exceeds 1 hectare.

A SuDs design statement will be needed for this site.

The development should discharge to the nearby watercourse at greenfield rates.

Offsite detention basins could be accommodated on the public land to the north-east. This will need to be designed to acceptable standards considering the proximity to housing. This could provide treatment for everyday flows as well as storage. It was explained in the meeting that local treatment of surface water within the site is likely to be challenging due to topography. The model established on other sites of a rental charge for each property is likely to be the vehicle for securing the funding for management/adoption of the Suds scheme. This is likely to be secured by a S106 agreement. Assuming SCC is entering into a conditional contract to sell the land to Avant, but Avant are only obliged to purchase if/when satisfactory planning permission for development is granted, then if planning obligations are required to be secured in a section 106 agreement, the developer would first need to enter into a s111 agreement. That is because a landowner has to enter into a 106 agreement to bind the land, but SCC can't enter into a 106 agreement with itself. The s111 restricts the developer from commencing a development until they own the land and have entered into a section 106 agreement to secure the planning obligations.

In terms of surface water flood risk exceedance flow paths need to be defined.

Post meeting the Roger Nowell (Lead Local Flood Authority) has downloaded the drainage design for this development and has the following comments:

The basin looks to be designed with suitable depths for a public open space adjacent to housing – It is not clear what the side gradients are but these need to be 1in 6 where water is stored. It is suspected there may need to be a balance of storage within the two developments served by these features – this will need to be clearly defined in a strategy. It is recognised onsite storage is likely to be in oversized pipes etc as lined permeable paving may prove difficult to include due to gradients.

The system needs to include treatment - it is preferred a separate first flush basin is provided for this

with suitably sized control and spillway for flows exceeding the basin to the main storage basin ensuring reduced entrainment of sediments. Basin to have permanent water (min 300mm areas of 450mm) to provide for sediment accumulation and vegetation for treatment. It is suggested depths of manholes are reviewed to seek a shallower pipe for discharge to the treatment basin which could be located to the west of the main basin. This would allow the main basin invert to be lifted considerably reducing the engineered gabion wall structure.

3m access to be provided to the treatment basin sufficient to allow desilting etc. The main basin to have access to the majority of the sides of the structure.

The main basin outlet is to be opposite the inlet to ensure good residence time of flows and final treatment. Permanent water should be provided within this basin for biodiversity and treatment. The inlet from the second phase of development if possible should be defined to determine how it interacts with the design, i.e. can it discharge to the treatment basin?

Community Infrastructure Levy

The CIL charge for the site is £30 per m².

Please be aware of the additional indexing charge to be applied to the CIL rate. This currently represents an additional 25.98%. This is explained on the website under 'calculating the amount of CIL you need to pay': <https://www.sheffield.gov.uk/content/sheffield/home/planning-development/local-planning-guidance/community-infrastructure-levy.html>

Application Boundary

This would need to include the suds scheme and potential off site footpath and cycle link improvements. The question was raised as to whether potential highway works could be covered by a S278 agreement. If these are required I will raise this with the highway officer.

Community Consultation

The last public consultation about the site was in 2014 when events were held locally about the Planning and Design brief. There will be substantial local interest in the development proposals and the developer should undertake local consultation prior to submitting the planning application. Gary Dickson, the Area Planner, (tel 0114 2735160 on leave until 1.4.19) can provide a list of local groups, and advice about the format of consultation – whether it takes the form of events and/or on-line, leaflets, potential locations etc. A consultation statement should be submitted with the planning application.

Information about the Planning and Design Brief consultation is available here:

<http://democracy.sheffield.gov.uk/mgAi.aspx?ID=8795> – download 'Owlthorpe Appendix, item 7'

Enhanced application Service

Please find attached a separate document setting out the service we are able to provide. Please advise if you would like to progress this.

3. Policy

The relevant policies are contained in the planning brief and are not repeated here.

4. Information we consider is necessary to accompany your planning application....

- 80 dwellings plus requires a transport assessment.
- Tree Survey
- Ecological survey and mitigation
- Phase 1 and 2 land contamination reports
- air quality assessment
- Coal mining risk assessment
- Design and access statement could cover the sustainability policies CS64 and CS65
- Suds statement – including subs basin design
- Flood risk assessment
- Heritage –Archaeology assessment
- Masterplan showing how the context with the adjacent housing sites.
- Affordable Housing Statement
- CIL form
- Detailed levels, plans showing retaining structures and site cross sections
- Street elevations along principle routes and spaces
- Play facilities to be delivered as part of this application
- Statement of Community Involvement

Case officer: Howard Baxter

Date 25.03.19



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10.0 APPENDIX 3

Courtney Sheldon

From: Bond Lucy <Lucy.Bond@sheffield.gov.uk> on behalf of Baxter Howard <Howard.Baxter@sheffield.gov.uk>
Sent: 11 June 2019 17:45
To: Louie Sneddon; Deshpande Harshada
Cc: Baxter Howard; Clare Plant; Sheffield Filing
Subject: RE: 06.11.LOU.HD.YK6183. 19/02005/PREAPP Owlthorpe Site E
Attachments: image003.jpg; image004.jpg; image005.jpg; image006.jpg; image007.jpg; image008.jpg; image009.jpg; image010.jpg; image011.jpg; image012.jpg; image013.jpg; image014.png; image015.jpg

Follow Up Flag: Follow up
Flag Status: Completed

Dear Louie,

Thank you for your e-mail.

In Howard's absence, Harshada has reviewed the latest submission and provided the following comments which I am happy to share with you:

Layout and arrangement:

The layout has changed substantially from the previous layout, mainly in the following areas:

- Development has been set back to allow greater separation towards the ancient woodland to the north
- The central vehicular spine route has been realigned
- Additional area now included within the site red-line towards the northwest of the site.

From an urban design point of view, not all the changes that have been incorporated are positive as they have a knock on impact on the street hierarchy and overall legibility of the layout. Unfortunately the changes result in a layout that has taken a step backwards, specifically in areas outlined below (and in blue on the plan)



1. Loss of clear hierarchy:

The previous layout had a clear sense of hierarchy with the central primary route and well defined clusters. The latest layout lacks this. Although the central route has become much more dominant, the clusters are loose and lack any definition. The proposed feature crescent is a good idea, and was supported in the previous layout, but does not really work as currently drawn, with the straightened hard edge to the pedestrian route. In terms of hierarchy, the pedestrian route is secondary, and needs to be greener as compared to the primary spine route through the site.



Current



previous and masterplan

It would be preferable to revert to the previous arrangement that will eventually create a larger crescent along the primary spine route, as was indicated in the overall masterplan. This would be a site specific response, creating some structured greenery in a prominent location within the layout, helping overall wayfinding.

2. Poor definition of spaces and nodes

There are areas where the current layout is weak when compared to the previous, for example the central focal space is replaced with some green space, which is random to the street hierarchy and unnecessary in terms of amenity.



Previous



current

It would be preferable to revert to the previous arrangement in terms of creating a hard space along the main spine, subject to achieving some tree planting/ quality of paving within this space. As previously suggested it would be preferable if some of the parking could be accommodated to the side.

Also one or two of the houses could be brought forward slightly to break up the expanse visually and create pinch points as previously suggested, for example no 64 and 24 to create stop ends in views in the previous layout. The nodes do not appear well defined, for example this corner with cross roads across from the Medical Centre does not have built form responding to it positively, especially as a result of angled drives, smaller house types and a single house in prominent location within the street scene.

The previous arrangement is preferred, subject to high quality boundary treatments- below.



Current



previous

Building design:



Example included within the latest pack of information.

The example above of a contemporary house type design that is simply detailed utilising a limited palette of high quality materials and is legible, is broadly supported. The idea of defining key architectural features, such as the entrances, roof scape, feature brickwork within grouped fenestration etc is supported. It is to be noted that in the example above the use of Juliette balconies and timber cladding is not considered suitable for this specific context.

House type design could respond to its specific location, creating unique character, by integrating special details such as textured brickwork for example, keeping the overall palette limited, see other examples, previously mentioned and below



Cricket Inn Road Development, Wybourn, Sheffield Company development

Norfolk Park Sheffield Housing

I would be grateful if you could review these comments and seek to incorporate them into the evolving layout for this site. If you have any specific queries in relation to any of the points raised I am happy for you to contact Harshada direct in Howard's absence.

Kind Regards,

Lucy

Lucy Bond
Area Team Manager
(City Centre & East Area)
Development Management
City Growth Department

Tel: (0114) 273 4556

From: Louie Sneddon [mailto:louie.sneddon@dlpconsultants.co.uk]
Sent: 11 June 2019 10:25
To: Deshpande Harshada

Cc: Baxter Howard; Clare Plant; Sheffield Filing
Subject: 06.11.LOU.HD.YK6183. 19/02005/PREAPP Owlthorpe Site E

Hi Harshada,

I was wondering if you had an update on the design comments on the revised layout and CGI images for Owlthorpe?

Kind regards

Louie Sneddon MPlan

Planner

DLP Planning Limited

Ground Floor
V1 – Velocity
Tenter Street
Sheffield
S1 4BY

t: 0114 2289190

email: louie.sneddon@dlpconsultants.co.uk

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From: Louie Sneddon
Sent: 31 May 2019 11:44
To: howard.baxter@sheffield.gov.uk
Cc: harshada.deshpande@sheffield.gov.uk; Marie.Robinson@sheffield.gov.uk; Clare Plant <Clare.Plant@dlpconsultants.co.uk>; Luke Herring <Luke.Herring@avanthomes.co.uk>
Subject: RE: Owlthorpe Site E

Howard/Harshada,

Please find attached confirmation that the pre-application enquiry has been submitted and the fee has been paid.

Kind regards

Louie Sneddon MPlan

Planner
DLP Planning Limited

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t: 0114 2289190
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From: Baxter Howard [<mailto:Howard.Baxter@sheffield.gov.uk>]
Sent: 31 May 2019 10:03
To: Clare Plant <Clare.Plant@dlpconsultants.co.uk>
Cc: Deshpande Harshada <Harshada.Despande@sheffield.gov.uk>; Robinson Marie (DEL Planning)
<Marie.Robinson@sheffield.gov.uk>
Subject: Owlthorpe Site E

Clare,

Our estimate for providing pre-application design comments only on the latest information is £250. If you want to proceed on this basis please submit a new preapp form online through the normal process with the additional information. Once the fee is paid Harshada will start working on it and provide you with some written advice.

Regards Howard

Howard Baxter
Planning Officer
Development Management, City Growth Department
4th Floor Howden House, 1 Union Street, S1 2SH
Telephone: (0114) 203 9689

Email: howard.baxter@sheffield.gov.uk

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11.0 APPENDIX 4

Pre-application Advice Report

Site Address: Owlthorpe E updated layout	Pre-app enquiry ref: 19/02510/PREAPP
1. We understand your proposal to be.... Revised layout Option 2 – 007_02_ Rev G	
2. Advice¹	
In this section we will say what we think about your proposal. This will include our view about the likelihood of permission being granted and what might be done to improve the prospects, where relevant.	
<p>The revised layout has addressed some of the comments previously made on 11.6 but we would recommend that the following points are given further consideration</p> <p>1. Woodland edge</p> <p>The layout appears too loose as currently proposed, and has a lot of ‘left over’ green space. We acknowledge the setback required-although the plan needs to show more clearly where the 15 M line is located. A response could be to have a drive/ road along the woodland edge outside the 15m line as achieved in other locations- for example Norfolk park housing company sites, as was illustrated in the planning brief as an option. Introducing this along with adjusting the main access road will allow for a fuller cluster of development.</p> 	

¹ NB The views given will be current at the time of giving advice, but changes in planning circumstances can occur and will need to be taken into account when any subsequent application is submitted. These views are also given without prejudice to any eventual Committee decision on an application.



Norfolk Park development, Sheffield

2. Street hierarchy and central node:

Some tightening of built frontages is required along the main route as previously advised, for example the new road alignment could be changed to incorporate the bottom section of drive (that creates a strip of soft landscaping sandwiched by two roads!). This will make the open space, and the central node better defined and purposeful.

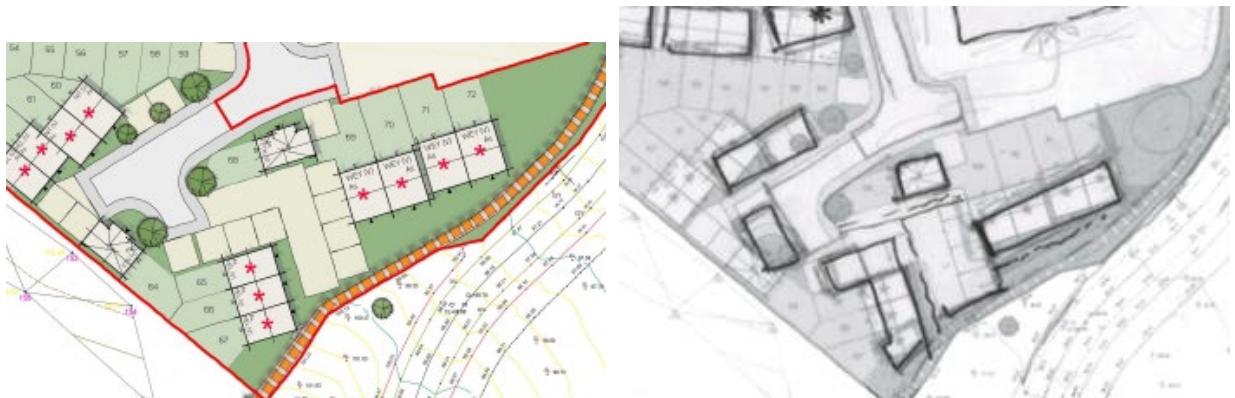


3. Definition of spaces and nodes:

As mentioned previously there are areas within the layout that are weak, accepting the central spine can be adjusted as above, the other three locations are as follows:



Northern corner- do feel this needs to have a better response with development pulled as much forward as it can be and specific house type/ large house indicated.



Land south of the medical centre- accepting this will be built upon instead of open space now, the layout needs to respond better to the public footpath- with houses turned, boundary treatments provided to achieve this.



west edge of the woodland- again as above this needs a better response.

See the sketch in full below to avoid confusion, obviously it is an illustration only.



Amenity issues

The layout appears too crammed in the southern corner where the affordable units are located, particularly as the levels are very challenging in this location and there are likely to be retaining structures and significant slopes which do not appear on the plans at this stage. Plot 60 has an excessively small irregular shaped garden and this property would overlook plots 55/56. Some of the plots have little defensible space to the front and provision does not appear to have been made for footpath connections to the front door and bin storage at the front where there is no separate path to the rear garden, (3 bins in Sheffield).

Other plots with overlooking issues that need addressing are plots 40/49, 8/7.

Highways and Ecology responses are to follow when officers have had time to review the amended scheme.

Open Space Provision

It is noted that the latest layout removes the play area from the site following discussion with the Council that this and MUGA would be best located together on land to the south of site C. I believe your client has accepted the desire to provide the whole of the play provision together at an early stage of the development in order to achieve the best community outcome, to avoid delays if it were reliant on contributions from later phases of housing and to help ease the passage of the scheme with the community. I understand it is intended to include the park/play provision within the red line boundary for site E and it is accepted that conditions will be attached (which will be the subject of future discussions) regarding the delivery and content of the open space scheme. We support this approach but consider that it is important residents have some information on what is proposed. Ideally we would like to see a masterplan for the open space area so that we could perhaps approve a set of principles for the detailed design of the open space area as part of the site E application. I understand that property are exploring ways in which a piece of work can be brought forward which will help to define these principles which would also establish principles for overlooking, views of the site, connections etc which would guide the future development on site C. Ideally this work should input to the submission of a draft layout for the open space area which is submitted in support of the application for site E. This would help to show residents what to expect particularly those of the nearest housing (Moorthrope Dell). If the application for site E just shows a red line around the open space area with no detail this is likely to fuel speculation by residents of the worst case option.

Affordable Housing

Whilst I have not consulted housing colleagues again given the limited pre-app fee agreed for commenting on this latest layout I have noticed that the affordable units identified on the plan do not match those in the table and the number of smaller units and the overall number of units has reduced. I would draw you attention to the previous advice regarding the affordable housing units.

Case officer: Howard Baxter	Date 11.07.19
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