

REPORT TO PLANNING AND  
HIGHWAYS COMMITTEE  
15 JULY 2014

PLANNING AND DESIGN BRIEF – HOUSING SITES (C,D,E)  
MOORTHORPE WAY, OWLTHORPE

1.0 INTRODUCTION AND PURPOSE OF THE REPORT

- 1.1 A draft Planning and Design Brief has been prepared by Sheffield City Council Planning Service as part of the Asset Enhancement Programme funded by the Local Growth Fund. It has been prepared to guide development and to provide a level of commercial certainty.
- 1.2 This report informs Members about the outcome of public consultation on the draft Brief and seeks formal adoption of the final version of the Brief as a material consideration in determining planning applications for the sites.

2.0 BACKGROUND

- 2.1 Three significant sites at Owlthorpe are to be brought forward for development. The total developable area of the 3 sites is approximately 7.13 hectares. See Figure 3 in the Planning and Design Brief which shows an aerial photo.
- 2.2 Development of the sites will complete the Owlthorpe township which was originally planned as part of wider development in the Mosborough area in the late 60s and early 70s. Sites A and B have been developed (Woodland Heights) but C, D and E remain.
- 2.3 The sites slope towards the north east, sloping down towards the Ochre Dyke. Along the north of sites D and E there is ancient woodland. There is also a band of mature woodland running along the south east edge of site C.
- 2.4 Site E includes a medical centre which is to be retained and will not form part of the disposal boundary. The sites are allocated housing sites in the Draft Sheffield Local Plan and in the adopted Unitary Development Plan (1998) (albeit with slightly different boundaries). The housing allocation will contribute to the city's need for new housing land.
- 3.0 SCOPE AND ROLE OF THE PLANNING BRIEF
- 3.1 The Planning and Design Brief describes current land use and planning policies affecting the site and sets out the key design principles to be followed. The Brief defines suitable developable areas, scale and heights and promotes sustainable design.

- 3.2 The adopted Brief will be used as guidance during discussions with developers about the future of the sites, and regarded as a material consideration when determining planning application for the sites.
- 4.0 CONSULTATION
- 4.1 Public consultation on the draft Brief was held from 17 February to 28 March 2014. The lead Cabinet Member was briefed on 15 January 2014. Beighton ward Members were briefed on 5 February 2014 and invited to the drop-in sessions.
- 4.2 The public consultation on the draft Brief was undertaken in a number of ways:
- (i) 2 public drop-in events held in Owlthorpe 21 February and 7 March 2014; and
  - (ii) a mailshot was sent out to existing contacts via email; and
  - (iii) leaflets were posted to around 1,800 households in the local area; and
  - (iv) the draft Brief and consultation display material were available to view on the Council's website.
- 4.3 People were invited to submit comments by e-mail, by post and by completing Comments Cards at the drop-in events.
- 4.4 There were 69 respondents to the consultation. Some made just one comment, others made numerous. The respondents ranged from individuals to households and organisations.
- 4.5 A summary of all the consultation comments received and officers' responses is attached at Appendix 1 to this report. The key comments are summarised below:

#### *Link Road*

- 4.6 The most significant and divisive issue was the completion of Moorthorpe Way. 17 comments were in favour of providing the link road, with 10 against.
- 4.7 Reasons for providing the link road included:
- providing an alternative access to the site, especially as at peak times cars queue to exit via Moorthorpe Gate
  - alternative access for emergency vehicles and in the case of a road blockage
  - providing better access to the medical centre for the community to the north
  - create a more cohesive community and not an isolated development.
- 4.8 Reasons for not providing a link included:

- concern that it could create a 'rat run' for cars avoiding Donetsk Way
- impact on the local nature site and ancient woodland.

4.9 The Planning and Design Brief states that providing the link road is desirable in Planning and Highways terms but not essential in order to develop the sites.

#### *Highways*

4.10 There were numerous comments about other highways issues. The main concern was about the road network and its capacity. The majority of these concerns were regarding the potential impact of additional traffic arising from new housing development plus the development of an Asda supermarket close by which opened on 31<sup>st</sup> March. The junction of Donetsk Way and Moorthorpe Gate was raised by a number of respondents as cars waiting to turn right into the site often cause tailbacks along Donetsk Way. Other highways concerns included suggestions for traffic calming/road safety measures to be introduced, parking for the tram and ensuring that adequate parking is provided in the new development.

#### *Impact on Residential Amenity*

4.11 A number of concerns were expressed regarding the potential impact new housing development would have on existing residents who live close to the sites. Issues included concerns about short term inconvenience caused by the construction of new homes, as well as loss of views and the impact on the footpath network. Security, crime and antisocial behaviour were also raised as an existing issue.

#### *Type of Housing*

4.12 There were numerous questions about the level of affordable housing, what type it would be and where on the site it will be located. The overwhelming preference was for the development of private housing and there were a few comments against the development of flats.

#### *Ecology and Open Space*

4.13 The sites are greenfield and, as such, attracted many comments about the potential impact on local wildlife and the environmental projects that have been undertaken in the area.

4.14 There were also a number of other issues that were raised by respondents, as follows:

- location and provision of play facilities
- the principle of development of the sites (which was broadly accepted)

- capacity of doctor's surgeries
- capacity of schools
- sewerage, drainage and utilities
- ground conditions (including mining)
- design/appearance and density of development
- other facilities e.g. convenience store, public house.

4.15 All comments received are attached as Appendix 1 to this Report. In light of these comments, proposed changes to certain aspects of the Brief, and the reasons for them, are set out in the following section, as are the reasons for not making changes to other parts the Brief.

## 5.0 CHANGES TO THE PROPOSED PLANNING BRIEF

- 5.1 There have been a number of changes to the Brief following the consultation.
- 5.2 The preferred location for play has been removed to leave it more flexible. Several locations were put forward by local people, all of which can be considered as part of the design development process.
- 5.3 In response to specific highways issues being raised through the consultation, acknowledgement has been made of these in the Brief and some initial solutions identified. Further work will, however, be required through the development of detailed proposals for the sites.
- 5.4 An update is also included on the new Affordable Housing Interim Planning Guidance. This now sets a 10% requirement for affordable housing in this area, reflecting work undertaken to assess the viability of development in different housing market areas in the city.
- 5.5 Other changes include further information received from the Passenger Transport Executive and the Coal Authority.
- 5.6 Minor mapping errors have been corrected.
- 5.7 Some comments received were outside the scope of the Planning Brief but have been passed to colleagues in the Property team (as landowner) to pursue.

## 6.0 FUTURE PLANNING APPLICATIONS

6.1 Future applications for planning permission for Owlthorpe sites C, D and E will be expected to consider the requirements of the Brief.

## 7.0 ECONOMIC BENEFITS

7.1 The Brief will help meet the city's need for new housing and support jobs and growth.

8.0 EQUAL OPPORTUNITIES

8.1 There are no equal opportunity implications arising from this report.

9.0 FINANCIAL IMPLICATIONS

9.1 There are no financial implications arising from this report.

10.0 ENVIRONMENTAL IMPLICATIONS

10.1 The Brief requires a high standard of environmental sustainability for any new build and refurbishment.

11.0 COMMUNITY SAFETY IMPLICATIONS

11.1 Any development proposals for new pedestrian and vehicular routes will have to address issues of public safety as part of the planning application. The location of play areas and the creation of natural surveillance of open space will also be carefully considered.

12.0 HUMAN RIGHTS

12.1 There are no specific human rights implications arising out of this report.

13.0 RECOMMENDATIONS

It is recommended that Members:

13.1 Approve the Brief to inform development proposals for the sites.

13.2 Approve and adopt the Brief as a material consideration in determining planning applications for Owlthorpe sites C, D and E.

Maria Duffy  
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July 2014

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