

Agar Richard (CEX)

From: Johnson Michael (DEL-Planning)
Sent: 30 June 2020 16:22
To: dcscan@sheffield.gov.uk
Subject: FW: Sheffield: Land at Hollin Busk, Deepcar [NLP-DMS.FID649254]

Importance: High

Please scan this as conservation comment (consultee) to 17/04673/OUT.

Michael Johnson
Service Manager
Development Management
Sheffield City Council

We offer an integrated planning and building control service

Web: www.sheffield.gov.uk/planning or
www.sheffield.gov.uk/buildingcontrol

Location: Planning Service, Howden House, 1 Union Street, SHEFFIELD S1 2SH
Building Control Service, Howden House, 1 Union Street

Apply for planning permission online at: www.planningportal.gov.uk/apply

From: Mair Zoe
Sent: 30 June 2020 16:20
To: Johnson Michael (DEL-Planning)
Subject: RE: Sheffield: Land at Hollin Busk, Deepcar [NLP-DMS.FID649254]

Hi Mike
I confirm that it is no impact.

Regards
Zoe

From: Johnson Michael (DEL-Planning)
Sent: 30 June 2020 3:41 PM
To: Mair Zoe
Cc: Hope Dinah
Subject: RE: Sheffield: Land at Hollin Busk, Deepcar [NLP-DMS.FID649254]

Hi Zoe,

Thank you for providing this response. It is important to just ensure we are understanding your assessment of impact relative to Para.197 of the NPPF. You have stated no harmful impact. Can you confirm if this should have read no impact, or is there a degree of impact that we need to account for?

Thanks

Mike.

Michael Johnson
Service Manager
Development Management
Sheffield City Council

We offer an integrated planning and building control service

Web: www.sheffield.gov.uk/planning or
www.sheffield.gov.uk/buildingcontrol

Location: Planning Service, Howden House, 1 Union Street, SHEFFIELD S1 2SH
Building Control Service, Howden House, 1 Union Street

Apply for planning permission online at: www.planningportal.gov.uk/apply

From: Mair Zoe
Sent: 26 June 2020 14:05
To: Johnson Michael (DEL-Planning)
Subject: RE: Sheffield: Land at Hollin Busk, Deepcar [NLP-DMS.FID649254]

Hi Mike
Walder's Low
Some points from site visit this morning:

- The key view to this mound is from Bolsterstone (o/s Castle Farm) and this will not be affected (photo attached). This view is of high significance.
- The views from the cairn are to countryside to west, south and east over to Bolsterstone. The view to the NE is over the proposed housing site which has already been compromised by housing. Photo attached. This would be low significance.
- The mound is not visible from Cockshut Lane until you get to Bolsterstone.

The burial mound is the main asset and it's significance will not be affected by this development. The setting and related views are preserved and the significance can be appreciated. It will not affect the historic fabric. Therefore there is no harmful impact on the non-designated asset.

Regards
Zoe

Zoe Mair IHBC
Principal Planning Officer (Conservation & Design)
Urban and Environmental Design
Planning Service
City Growth
Howden House
1 Union Street
Sheffield
S1 2SH
E: zoe.mair@sheffield.gov.uk

Johnson Michael (DEL-Planning)

Sent: 26 June 2020 10:33 AM

To: Mair Zoe

Subject: RE: Sheffield: Land at Hollin Busk, Deepcar [NLP-DMS.FID649254]

Ok thanks

Michael Johnson
Service Manager
Development Management
Sheffield City Council

We offer an integrated planning and building control service

Web: www.sheffield.gov.uk/planning or
www.sheffield.gov.uk/buildingcontrol

Location: Planning Service, Howden House, 1 Union Street, SHEFFIELD S1 2SH
Building Control Service, Howden House, 1 Union Street

Apply for planning permission online at: www.planningportal.gov.uk/apply

From: Mair Zoe

Sent: 26 June 2020 10:31 AM

To: Johnson Michael (DEL-Planning)

Cc: Hope Dinah

Subject: RE: Sheffield: Land at Hollin Busk, Deepcar [NLP-DMS.FID649254]

Hi Mike

I've done some more investigating and its nearer to Hollin Busk than I thought.

I'm going out there now (wont take long) and get back to you later.

Zoe

From: Johnson Michael (DEL-Planning)

Sent: 26 June 2020 9:57 AM

To: Mair Zoe

Cc: Hope Dinah

Subject: RE: Sheffield: Land at Hollin Busk, Deepcar [NLP-DMS.FID649254]

Thanks Zoe

Michael Johnson
Service Manager
Development Management
Sheffield City Council

We offer an integrated planning and building control service

Web: www.sheffield.gov.uk/planning or
www.sheffield.gov.uk/buildingcontrol

Location: Planning Service, Howden House, 1 Union Street, SHEFFIELD S1 2SH
Building Control Service, Howden House, 1 Union Street

Apply for planning permission online at: www.planningportal.gov.uk/apply

From: Mair Zoe
Sent: 26 June 2020 9:52 AM
To: Johnson Michael (DEL-Planning)
Cc: Hope Dinah
Subject: RE: Sheffield: Land at Hollin Busk, Deepcar [NLP-DMS.FID649254]

Hi Mike

I had a look on google maps once it loaded and this cairn and mound are SE of Bolsterstone whereas the Hollin Busk site is NE. There is the village and houses between and it looks as if any views are across the countryside south of Blsterstone.

Therefore it is considered that the development will have no harm on the setting and character of the mound.

Zoe

From: Johnson Michael (DEL-Planning)
Sent: 26 June 2020 7:48 AM
To: Hope Dinah; Mair Zoe
Subject: RE: Sheffield: Land at Hollin Busk, Deepcar [NLP-DMS.FID649254]
Importance: High

Hi Zoe,

I could really do with your view on this asap today please.

Thanks

Mike.

Michael Johnson
Service Manager
Development Management
Sheffield City Council

We offer an integrated planning and building control service

Web: www.sheffield.gov.uk/planning or
www.sheffield.gov.uk/buildingcontrol

Location: Planning Service, Howden House, 1 Union Street, SHEFFIELD S1 2SH
Building Control Service, Howden House, 1 Union Street

Apply for planning permission online at: www.planningportal.gov.uk/apply

From: Hope Dinah
Sent: 25 June 2020 3:57 PM
To: Mair Zoe

Cc: Johnson Michael (DEL-Planning)

Subject: RE: Sheffield: Land at Hollin Busk, Deepcar [NLP-DMS.FID649254]

Hi Zoe,

I forgot to cc Mike – could you include him in your reply (I'm on leave tomorrow).

Thanks

Dinah

From: Hope Dinah

Sent: 25 June 2020 1:01 PM

To: Mair Zoe

Subject: FW: Sheffield: Land at Hollin Busk, Deepcar [NLP-DMS.FID649254]

Importance: High

Hi Zoe,

Mike's asked me to ask you to respond to the 3rd of the points in the email below (highlighted) – which I assume refers to Walder's Low to the south of the site. I think I found it on google maps to the south of the golf course so, unless I'm wrong, it seems unlikely there would be any impact (houses and roads between).

There appears to be a stone above ground – is that right?

Thanks

Dinah

From: Justin Gartland [mailto:justin.gartland@lichfields.uk]

Sent: 25 June 2020 10:38 AM

To: Johnson Michael (DEL-Planning)

Cc: Anna Turton

Subject: Sheffield: Land at Hollin Busk, Deepcar [NLP-DMS.FID649254]

Michael,

Please find attached a Word version of the draft committee report with our latest amendments following our last discussion and receipt of additional inputs from your colleagues, kindly forwarded by you. We have not copied anyone else in so that you can determine who to involve in further discussions internally.

The attached version of the report has amendments as track changes for ease of review and retains some comments in the right hand margin where information is still required or, more pertinently, where clarification is required from the specialist officers consulted. Those comments 'faded out' have been addressed.

I think this needs to be finalised by you now as the issues set out are for officers to reconcile and for missing information requested by you, us and Katy to be supplied/inputted.

The main issues are:

Highways

- SCC Highways has provided a new consultation response drawing different conclusions on the site's accessibility by foot and public transport and access to services and facilities. This has implications which run throughout the whole report, particularly if this then leads to the conclusion that the site is not an accessible or sustainable location and therefore is not sustainable development. SCC needs

to review this and needs to confirm its final position. Notes are added throughout the 2nd draft document highlighting the areas of the report that this impacts.

- Some of the highways information that Katy requested hasn't been provided.
- We asked for the highway assessment section to be updated throughout but this hasn't been done and it now contains contradictions within the section itself and also with the updated consultation response section. We can't update this section ourselves as we don't know which bits the highway officer agrees / disagrees with and which bits are superseded.

Ecology

- Based on the updated information received, there still appears to be an outstanding ecology concern regarding impacts on Fox Glen LWS and the green link. This has implications for the policy LR5 assessment and needs to be resolved. Comments have been added into the report highlighting these areas.
- There are also some outstanding ecology items in the consultation response section – this may be because we haven't received all information. Again, markers have been added.

Non Designated Heritage Assets

- SYAS has confirmed that the site falls within the setting of a non designated heritage asset (below ground). We need a firm conclusion on the level of harm, if any, that will be caused to this (nil or negligible) in order to apply the correct legal tests and assess it against NPPF para 197 if relevant. This is a key area for challenge if not properly addressed.

Notwithstanding the above, the report is nearly there but there needs to be consistency within it in terms of the above key considerations of harm.

Regards

Justin

Justin Gartland
Chairman

Lichfields, 3rd Floor, 15 St Paul's Street, Leeds LS1 2JG

lichfields.uk  



This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.

Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at The Minster Building, 21 Mincing Lane, London, EC3R 7AG.

 Think of the environment. Please avoid printing this email unnecessarily.