

From: [Hope Dinah](#)
To: [Agar Richard \(CEX\)](#)
Subject: FW: 12.23.CP.DH.YK2758-7.Updated masterplan
Date: 10 February 2020 16:48:54
Attachments: image004.png
image005.png
image006.png
Importance: High

Hi Richard,

17/04673/OUT

Could you scan the Urban Design consultee comments below to the Hollin Busk file please and send in the package of info Lichfields.

Thank you

Dinah

From: Deshpande Harshada
Sent: 10 January 2020 12:15
To: Hope Dinah
Cc: Mair Zoe; Foxall Jack
Subject: RE: 12.23.CP.DH.YK2758-7.Updated masterplan

Hi Dinah,

The illustrative layout are not fundamentally different to the previous iteration, however see some comments below in the areas where it has changed. I do not have any specific comments to make on the parameter plans. I am assuming that the illustrative layout is not to be part of the approved documents, with matters conditioned to the parameter plans.

1. Open space to Royd Lane/ Carr Road- this space has increased with houses now not facing on to it. The space has an odd alignment, especially when seen in context with the other deliberate edges (stone walls) found within the site. I can see this approach working if this boundary is designed to be deliberate, almost like a farm boundary. No details are provided. Is the intention to have a high hedge so that houses are not visible, rendering the open space not overlooked? In any case, we need a section to illustrate how this might work and information added on Parameter plan 6 to provide clarity.



Previous



as currently proposed.

2. Relationship with listed Royd Farm- the layout as currently proposed is an improvement in terms of buildings moving further away from the listed farm. This is reflected in the parameter plans. I defer to ZM regards her view on the impact.





Previous

as currently proposed.

- Edge to the woodland- the built edge is now closer, but the cluster layout as proposed is acceptable as the houses face onto the woodland instead of backing on to it. I will defer to landscape regarding any impact on trees etc.



Previous proposed.

as currently

No other comments,

Harshada Deshpande
Principal Planning Officer (Urban Design)

Urban and Environmental Design Team
City Growth
Sheffield City Council

