

PLANNING AND HIGHWAYS COMMITTEE 2 June 2020

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. **Application Number:** 19/03143/FUL

Address: Land Off Moorthorpe Way S20 6PD

ADDITIONAL REPRESENTATIONS RECEIVED

Since the committee report was drafted an additional 120 objections have been received, these include representations from Clive Betts MP, Councillor Douglas Johnson, Owlthorpe Fields Action Group and Sheffield Environmental. These have primarily been directed to the planning committee members and are by members of the public who have already previously commented on the planning application. Consequently many repeat the points covered in previous representations.

The new issues raised include a number describing the importance of the application site for exercise and health and well being during the Covid 19 crisis. It is argued that open space will be increasingly important as people adjust to the new normal of working from home. Others have stated that the proposed housing will not be viable in the global recession that will follow the crisis. One representation says that developing the site will force residents and wildlife to interact more closely which could lead to viruses transferring to the human population.

People will have to travel further for open space.

Traffic flows on Beighton Road will increase due to increased congestion on Donetsk Way.

A wildlife park should be created to join up with proposals being ideas being development for the Waterthorpe Area to the east site of Moss Way in order to improve health and education.

OFFICER UPDATES

The location plan showing the application boundary has been amended slightly to correct a drafting error which included a narrow strip of part of the garden of a property on Moorthorpe Dell in the site.

The sustainability section of the report, second paragraph page 54 says that there will be no net loss in biodiversity. It should say there will be a 10% net gain in biodiversity.

The end of the ecology section of the report, second paragraph page 62 says that further amendments are needed to the Ecological Management Plan. These have now been submitted and the Council's ecology officer is satisfied with the plan.

The ground conditions section of the report, third paragraph page 77 says that further ground gas monitoring is required and that conditions are proposed to control this. An additional assessment on this issue has now been submitted and has been considered by the Environmental Health Officer who is satisfied with the submission and concludes that no conditions are required to cover land contamination issues.

Within the Summary and Recommendation section of the report the third paragraph on page 62 talks about Sheffield having a five year supply of housing and therefore the most important housing policies are up to date. This requires slightly re-phrasing and should read as follows. "As Sheffield can demonstrate a five year housing supply the most important policies for determination of this application are not automatically out of date. As these housing policies align with the NPPF, section d) of paragraph 11 has not been applied in this instance.

AMENDED CONDITIONS

Condition 2

n1276 001 Rev A - Location Plan replaced by n1276 001 Rev C - Location Plan
009 Rev C – Presentation replaced by 009 Rev D
Rev 4 – Tree Protection Plan replaced by Rev 6
Externals 2 of 4 replaced by P2741 -06-04 Rev C
Externals 4 of 4 replaced with P2741-06-02 Rev D

Condition 5

Tree protection plan Rev 3 dated April 2020 to be replaced by tree protection plan Rev 5 dated April 2020

Condition 13

Ecological Management Plan dated April 2020 to be replaced with Ecological Management Plan Rev 3 dated May 2020

Condition 16

To be replaced by the following:

The on site landscaping and retained habitat shall be managed and maintained in accordance with the details set out in the Ecological Management Plan Rev 3 dated May 2020.

Reason: In the interests of compensating and mitigating the ecological impact of the proposal.

Condition 23

Ecological Management Plan dated April 2020 to be replaced by Ecological Management Plan Rev 3 dated May 2020.

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AMENDED HEADS OF TERMS

To be added to the end of item 7, “and a scheme to monitor whether the biodiversity net gain has been delivered”

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