



Housing Sites (C,D,E), Moorthorpe Way, Owlthorpe

Planning and Design Brief

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1 INTRODUCTION

- 1.1 Three significant sites at Owlthorpe are to be brought forward for development, creating an exciting opportunity to develop the Owlthorpe neighbourhood. Although the scope of the brief only includes the current housing development opportunities (known as sites C, D and E – see Fig 2), other sites with medium to long term development potential are also referred to.
- 1.2 This Brief responds to the proposal to sell the sites, identified for housing and necessary for completing the Owlthorpe township. The brief particularly aims to:
 - Promote high quality and sustainable development that contributes positively to the local neighbourhood;
 - Enable a co-ordinated and comprehensive approach to the future uses of the site;
 - Enable commercially viable development; and to
 - Optimise the value of the setting and site features, such as its distinctive landscape and topography.
- 3.1 This Brief has been through a 6 week public consultation and has been amended following the consultation. The Planning and Highways Area Committee have approved this Brief.
- 1.4 The Brief has been prepared in good faith by Council officers as part of the Local Growth Fund programme and represents officer views and current good practice. A number of site-specific requirements are set out here; however, it should be made clear that any development decisions should be made in full understanding of the relevant policy and the supporting documents.

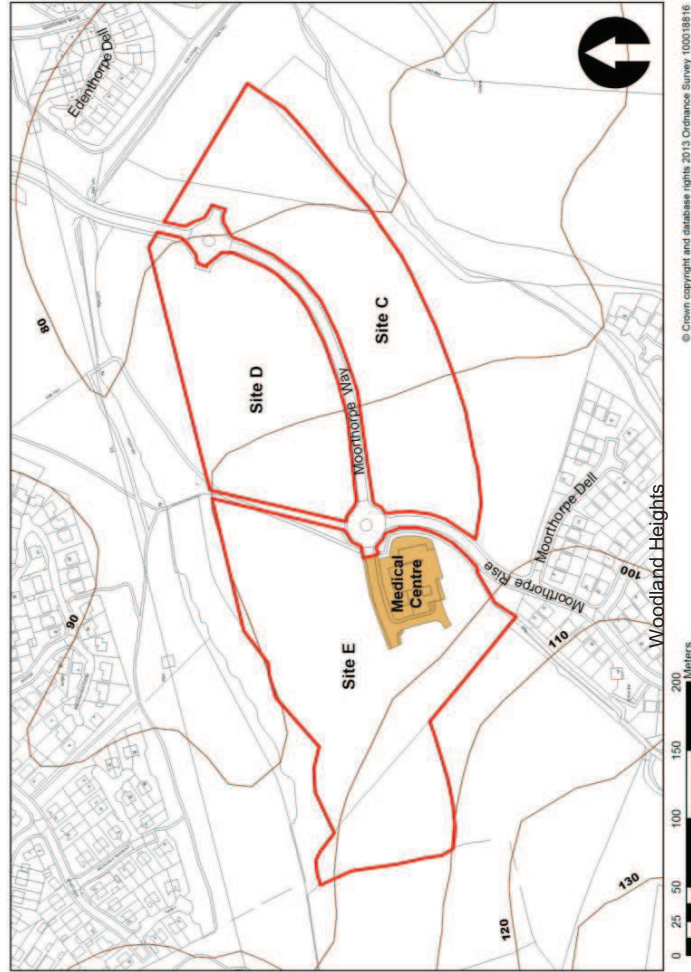
2. VISION

- 2.1 The Core Strategy vision for Sheffield is as a city that will 'have attractive sustainable neighbourhoods where people are happy to live, offering everyone a range of facilities and services' and 'to respect the global environment, and prize, protect and enhance its natural environment and distinctive heritage' whilst promoting 'high quality buildings and spaces.'
- 2.2 The new neighbourhood at Owlthorpe should reflect the distinctive green character of the setting and utilise the site's natural assets.

3. SITE CONTEXT

3.1 Location

- 3.1.1 Owlthorpe is located to the south east of Sheffield, approximately 5 miles from the city centre. The sites are currently undeveloped and are located in a semi-rural setting but are relatively easily accessible by the bus and tram network.
- 3.1.2 The sites are also close to facilities including Drakehouse Retail Park and Crystal Peaks shopping centre. A new Asda store opened in March 2014 on Beighton Road East.



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Fig.1 City context plan (above) and Fig. 2 Site plan (left)

3.2 Site Description

- 3.2.1 The total developable area of the three sites is approximately 7.13 hectares.
- 3.2.2 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. There are a number of self-set trees scattered across the sites (see Fig. 3, Aerial Photo).
- 3.2.3 Site E includes a medical centre which is to be retained and will not form part of the disposal boundary. The medical centre site is approximately 0.3 hectares and is held on a long lease. The boundaries shown originate from the Draft Sheffield Local Plan (see Fig. 4).
- 3.2.4 Vehicle access is via Moorthorpe Way, a relatively new road which serves the neighbouring Woodland Heights development (shown on Fig. 2). Moorthorpe Way is redesigned for its current function, particularly around the two roundabouts. There are several paths running through and around the site (see Fig. 9, Existing Movement Plan).
- 3.2.5 The three housing sites are known as site C, site D and site E. These names are historic and come from the original Owlthorpe Township proposal¹. See Fig 16.
- 3.2.6 The sites need to be considered as a whole to ensure comprehensive development. Due to their total size, it is likely that development will be phased. Careful consideration is required regarding the delivery of infrastructure such as utilities, play facilities, and drainage.

¹ Sites A and B were developed in the 1980s (to form the Woodland Heights estate), before government guidance in Planning Policy Guidance Note PPG3 (Housing) led the City Council to suspend approvals for new greenfield housing development until the most appropriate means to meet the City's future housing needs had been identified using increased brownfield capacity in a revised development plan for the city.

Fig. 3 Aerial Photograph



Cities Revealed aerial photography copyright the GeoInformation Group, 2012

4. PLANNING CONTEXT

4.1 National Planning Policy

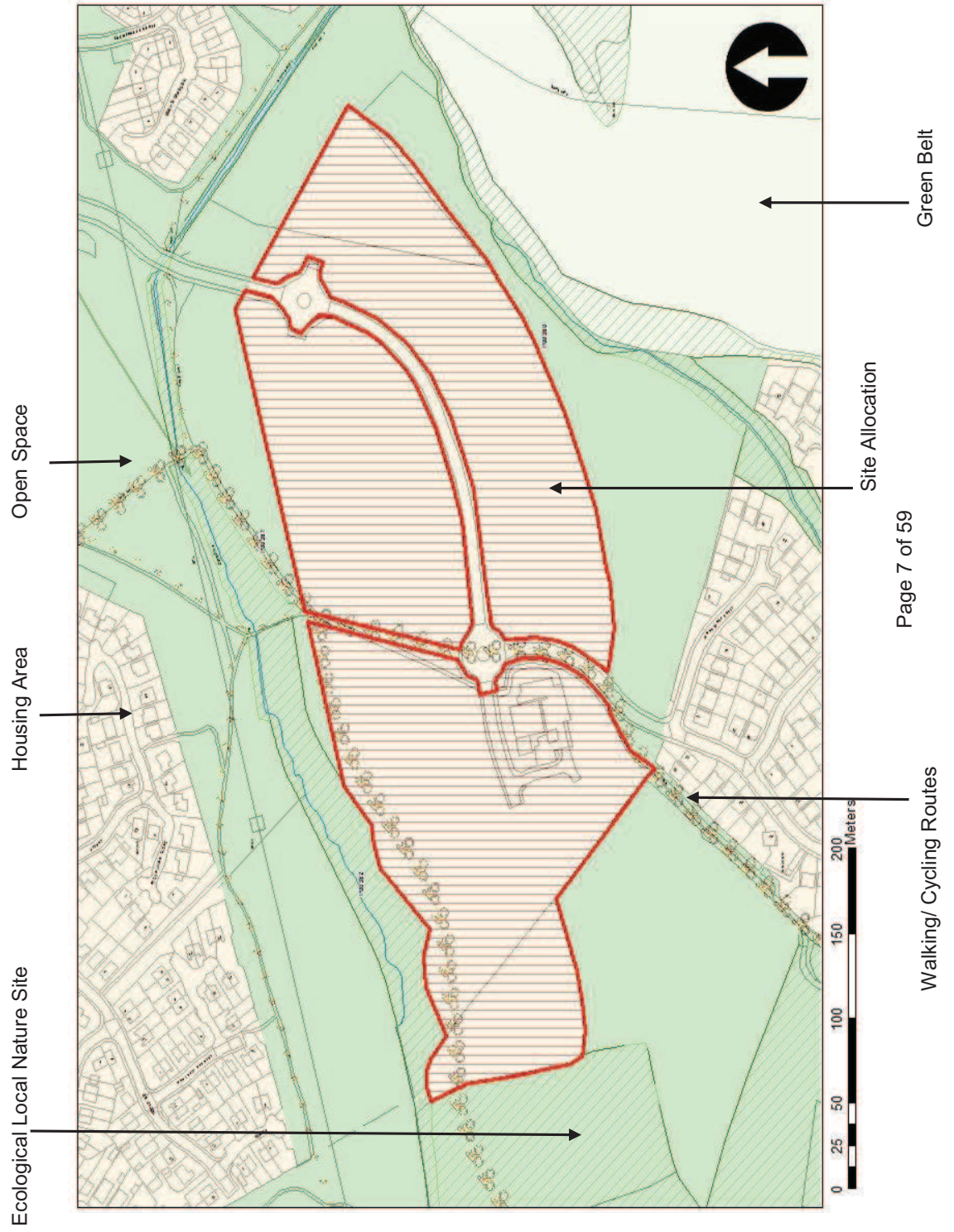
- 4.1.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies, must be taken into account in the preparation of Local and Neighbourhood Plans and is a material consideration in planning decisions. It maintains that planning applications must be in accordance with the development plan unless material considerations indicate otherwise.
- 4.1.2 The NPPF does not change the legal status of the development plan. It states that decisions will still be made in accordance with the Local Plan unless material considerations (including the NPPF) dictate otherwise. That is, the role of existing adopted planning policy is affirmed by the NPPF (Paragraph 215).

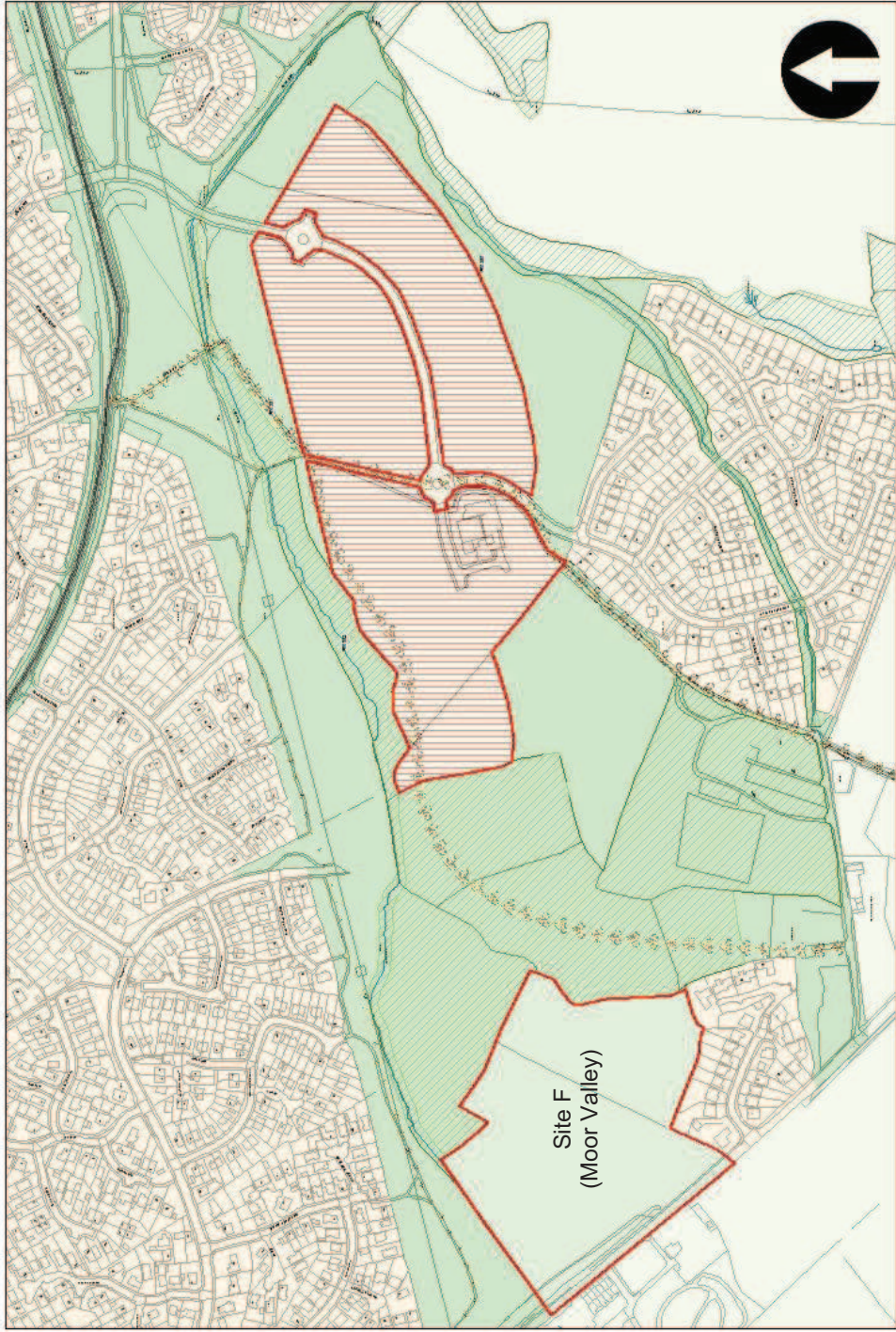
4.2 Sheffield Local Plan (SLP)

- 4.2.1 The Sheffield Local Plan currently comprises:
- Core Strategy (adopted March 2009)
 - 'saved' policies in the Unitary Development Plan (adopted March 1998)
 - Unitary Development Plan Proposals Map
- 4.2.2 The latest versions of Local Plan City Policies and Sites and Proposals Map (the Pre-Submission drafts) were the subject of public consultation in summer 2013. Owithorpe C, D and E are allocated sites for housing. The site boundaries as shown on the Draft SLP Pre-Submission version of the Proposals Map (2013) is intended to be used for any future planning applications as this takes into account the latest information and surveys of the sites.
- 4.2.3 The boundaries follow features on the ground such as the edge of the woodland or established paths. Sites D and E are constrained along their northern edges by the location of the high voltage power lines which require a 60m easement. This only applies to residential development.

- 4.2.4 The pre-submission version of the City Policies and Sites, 2013, proposes the following conditions on the development of the Owthorpe housing site:
- Protection of green framework of open space at Owthorpe, including areas of nature conservation interest that form part of the Council's environmental improvement programme for the area
 - Development of a convenience shop, unless it can be demonstrated that it would be unviable
 - Incorporation of proposed walking route through the area
 - Protection of any features of nature conservation value identified in ecological surveys
- 4.2.5 Although the sites are allocated for housing, they are greenfield. The Pre-submission City Policies and Sites document justifies the development for the following reasons:
- Development will help enable the completion of the partly finished Owthorpe township, in accordance with Core Strategy policy CS24c (which permits development on greenfield land at Owthorpe as an exception to the policy which otherwise prioritises previously developed sites)
 - Development would help to improve the quality and use of adjacent open space and the wider green framework and increase the prospects for developing a neighbourhood focal point, including a local shop, and other facilities
 - The site is close to the high-frequency tram service
 - Few other suitable opportunities are likely for housing development of this scale in the area
 - The environmental strategy for this area continues to be to integrate a biodiverse, eco- friendly landscape into all existing and future communities and conserve and enhance the local landscape for the benefit of people and wildlife
- 4.2.6 Required uses for the sites are housing (C3) or residential institutions (C2).
- 4.2.7 The Draft Local Plan and City Policies and Sites South East Urban Area and Mosborough Background Report includes information on the sites and can be accessed via the following link: <https://www.sheffield.gov.uk/planning-and-city-development/planning-documents/local-plan/core-strategy/background.html>
- 4.2.8 In December 2013, however, the Council took the decision to not formally submit the City Policies and Sites document and Proposals Map to the Government for public examination. This was in response to comments received on the Pre-Submission documents, as well as discussions with the Planning Inspectorate on future housing requirements and land supply. Instead, the Council has decided to start work immediately on a new Local Plan. This will provide an opportunity to review the overall spatial strategy and make changes to more detailed designations and allocations. Rather than formally withdrawing them, the City Policies and Sites document and Pre Submission Proposals Map will now be incorporated into the new Local Plan.

4.2.9 Until the new Local Plan is adopted, Development Management decisions will continue to use the Core Strategy, UDP, Pre Submission Draft City Policies and Sites and the Proposals Map as appropriate.





Site F
(Moor Valley)

4.3 Unitary Development Plan (UDP)

- 4.3.1 Sites C, D and E were predominantly allocated as housing in the UDP.
- 4.3.2 The UDP also shows a Local Shopping Centre. This was to reflect the vision at the time to locate some retail within the development. The triangle of blue shown on the map is to the west of the site developed for the medical centre. The shape, size and location of the designation do not reflect any actual features or development proposals on the ground.
- 4.3.3 The UDP Proposals Map (Fig. 6) also shows a site to the west of the development sites covered by this brief (sometimes referred to as Site F or Moor Valley). This site was allocated for housing in the UDP but is now designated as Countryside Area: Non Green Belt on the Draft Local Plan Proposals Map (see Fig. 5).
- 4.3.4 The policies relevant to this area can be viewed on the Council's website at www.sheffield.gov.uk/udp.
- 4.3.5 However, the UDP Proposals Map in this case carries limited weight as it does not wholly comply with the Core Strategy. A list of superseded UDP policies is available here: www.sheffield.gov.uk/planning-and-city-development/planning-documents/udp/superseded-udp-policies.html

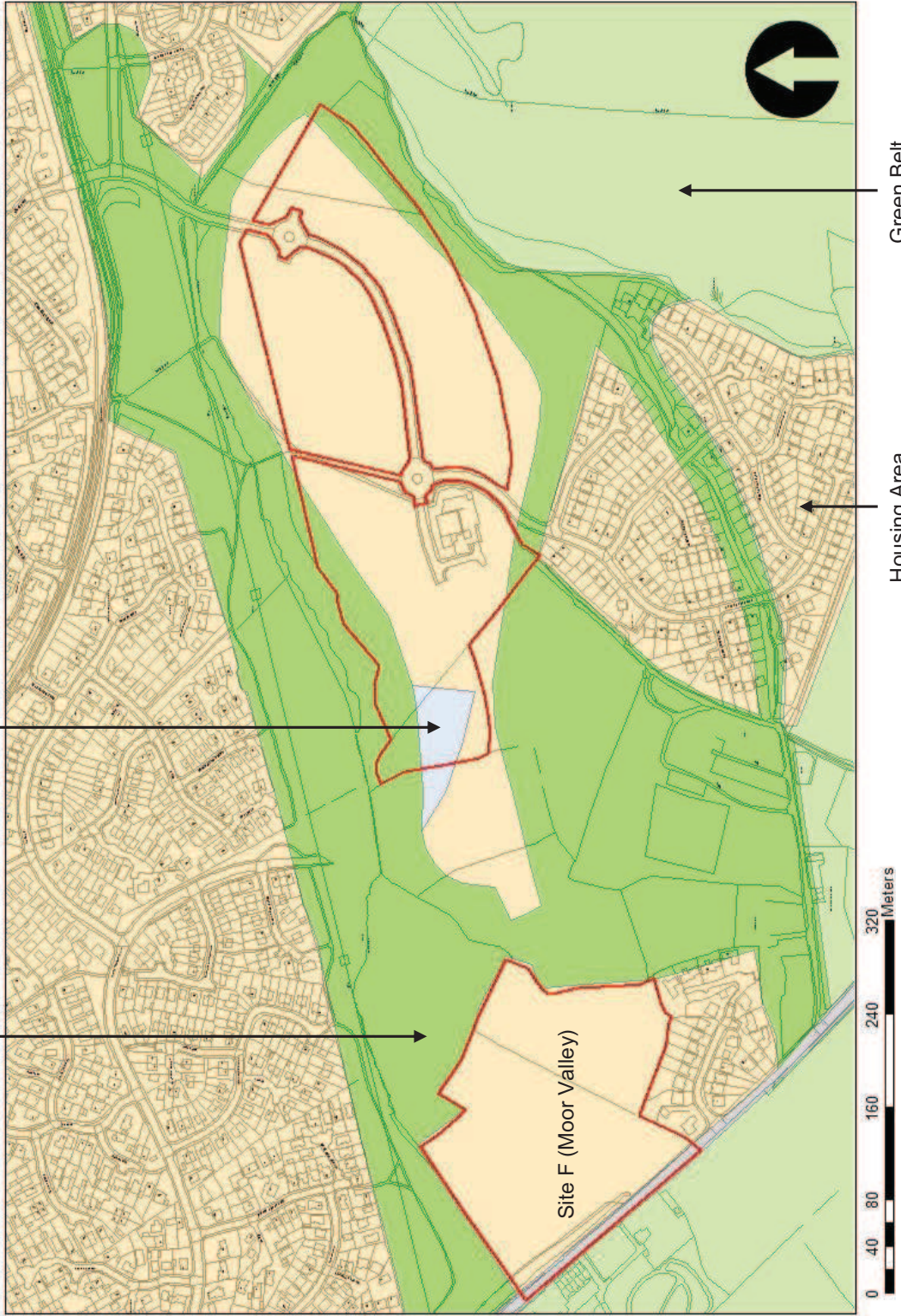


Fig. 6 Extract from the UDP, 1998 (the 4 red line boundaries have been added for the purpose of comparing the UDP map with the draft Local Plan map)

4.4 Developable Area

- 4.4.1 In total, around 9.36 hectares were shown within the Housing Area in the UDP. This figure excludes the local shopping centre area shown in blue but includes the medical centre. It also includes Moorthorpe Way whereas the 7.13 of developable land shown as housing allocations in the Draft Sheffield Local Plan excludes the road. If the Draft SLP calculation included the road as the UDP calculation does, the comparable figure would be approximately 8.5 hectares (again including the medical centre).
- 4.4.2 The UDP shows approximately 0.86 more developable land for housing than the Draft Sheffield Local Plan. This adds weight to an argument in favour of increasing the amount of land available for development (compared with that shown in the Draft Local Plan). The most obvious site to extend slightly would be site C (illustrated in Fig. 19) especially as this was shown in the UDP Proposals Map (see Fig. 6). Extension would be constrained by the planting that has taken place along the boundary of the Woodland Heights development.

Site	Size (hectares)	
Draft Sheffield Local Plan sites C, D and E (which excludes Moorthorpe Way)	7.13	Excluding medical centre
Draft Sheffield Local Plan sites C, D and E plus Moorthorpe Way	8.2	Excluding medical centre
UDP Housing area (including Moorthorpe Way)	9.06	Excluding medical centre and local shopping centre
Assumed area of medical centre and access/parking	0.3	

Fig. 7 Summary of Site Areas

5 PLANNING REQUIREMENTS

- 5.0.1 All of the standard planning requirements apply to this site. This section of the Brief draws out the site specific requirements and issues that need to be addressed. The documents required for the submission of a planning application are listed in Appendix 3.
- 5.0.2 The policy table in Appendix 4 identifies the most relevant policies.
- 5.0.3 Planning contributions and obligations (S106) will be mostly replaced by the Community Infrastructure Levy (CIL), which is expected to be adopted in early 2015 subject to the approval of the City Council's Cabinet (Refer to Appendix 7).

5.1 Housing

Density and Mix

- 5.1.1 CS41 encourages a mix of housing types, prices, sizes and tenures. In accessible locations such as Owlthorpe, no more than 50% of the homes may be of a single house type (defined as one with the same design or same number of bedrooms and of the same design or generally similar characteristics).
- 5.1.2 CS26 recommends a density range for the Owlthorpe sites is 40 to 60 dwellings per hectare (dph) because they are within 800 metres of a tram stop. This would result in a range from 257 to 385 dwellings. Densities outside this range (in this case, lower density) are permitted where the development achieves good design or protects a sensitive area or where development is restricted due to site constraints such as the existing landscape or topography for example. Family housing (which is likely to be the dominant house type due to local need and demand) also reduces rather than increases density. So, given the need for family housing and the existing landscape and topographical constraints on the site, the final figure is likely to be at the lower end of this range or possibly below the 257 figure. The illustrative masterplan (Fig. 21) shows densities of 30 – 40 dwellings per hectare.

Fig. 7 gives a breakdown of the individual site areas and approximate site capacities.

Site Name	Proposals Map Reference	Size (hectares)	Estimated Capacity (taken from the SHLAA ²)	Estimated capacity using a density range of 40 – 60 dwellings per hectare (calculated using 90% of the site in order to accommodate infrastructure)
Site C	P00380	2.60	94	94 - 140
Site D	P00381	1.98	71	71 - 107
Site E	P00382	3.35 (around 2.55 hectares is developable for housing ³)	92	92 - 138

Fig. 8 Site Areas and Capacity

Affordable Housing

5.1.3 Core Strategy policy CS40 seeks to deliver affordable housing across the city where practicable and financially viable. The Affordable Housing Interim Planning Guidance (IPG) has recently been updated to reflect differences in viability between the Affordable Housing Market Areas. The previous version of the IPG had a city-wide target of 30 – 40% affordable housing on all sites of 15 or more dwellings. Owithorpe is in the South East Affordable Housing Area, in which the expected developer contribution is now 10%.

5.1.4 See Appendix 4 for further guidance.

5.1.5 Information on producing Affordable Housing Statements is available at: <https://www.sheffield.gov.uk/planning-and-city-development/applications/apply/lpar/affordable-housing.html>

5.1.6 The current suggested affordable housing mix on the site is for 40% 4 bed homes and 60% 2 bed homes, based on current available evidence. This relates to the affordable housing element of the development only. Large properties are in short supply across the city and 2 bed homes are becoming more popular as a result of welfare reform. However, this suggested mix of affordable homes is flexible and demand is changing all the time especially with the impact of welfare reform. Evidence at

² SHLAA – Strategic Housing Land Availability Assessment

³ This allows for the medical centre and children’s play facility. Area is approximate.

the time of a planning application may point to a different mix and the appropriate mix will be discussed and agreed with registered providers at that time.

- 5.1.7 Affordable Housing is defined as ‘*Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.*’.

Mobility Housing

- 5.1.8 UDP Policy H7 encourages 25% of all new homes in a scheme (spread across all types and tenure) to be built to the Council’s Mobility Housing standard, except where physical characteristics of the site make this impractical. Refer to Appendix 1 for the link to the relevant Supplementary Planning Guidance (SPG).
- 5.1.9 Mobility Housing needs to be located where the topography is most favourable and access to local facilities and public transport is easiest to achieve. These two factors are likely to need to be held in balance. The location(s) are best agreed at an early stage in negotiations and refined as the scheme design progresses.

5.2 Movement, Transport and Highways

Wider Strategic Networks

- 5.2.1 One of the location’s assets is the proximity of the tram network. There is a tram stop on Donestk Way providing frequent access to Sheffield City Centre and Crystal Peaks. There is, however, scope to improve access to the site and surrounding area by bus.

- 5.2.2 Fig. 9 shows the existing vehicular and pedestrian movement and access around and through the site.

Vehicular Access

- 5.2.3 Access to the sites is via Moorthorpe Gate and then Moorthorpe Way. This road was created to access the whole of the new Owlthorpe development but currently only serves Woodland Heights and illustrates the unrealised intention to complete the development. The roundabouts in particular are over-designed.

Pedestrian Access

5.2.4 There is a well-used network of paths on and around the site, including the Owlthorpe Heritage and Nature Trail. See Fig 19 Opportunities and Constraints, and Fig. 9 Existing Movement Plan. The site's topography results in a substantial uphill walk (from the tram) to the top part of the site and the medical centre; especially difficult for people with mobility problems.

Link Road

5.2.5 The original plans for the area proposed the completion of the Moorthorpe Way loop road in order to enhance local accessibility for residents by road and foot while increasing the likelihood of new local facilities being provided. It is no longer proposed to provide further facilities within site E, although it is anticipated that the medical centre will remain. The Highways Authority consider that the link road connection is not essential in enabling the development of the allocated sites. Although the link road cannot be enforced through Planning, it would still be desirable in accessibility terms to complete this link although the development of this road would result in the loss of part of an area of ancient woodland to the north of site E.

5.2.6 The Local Authority is working with the Passenger Transport Executive (PTE) to establish the likelihood of a bus service being created or diverted along Moorthorpe Way should the link road be completed. Diversion of an existing route is a possibility.

Should the link road be completed, options will be developed to assess the most appropriate form of crossing Ochre Dyke (such as a bridge or ford).

Highway Design

5.2.7 The South Yorkshire Residential Design Guide (SYRDG) provides technical requirements in the highway. The SYRDG can be viewed on the following link: www.sheffield.gov.uk/planning-and-city-development/planning-documents/buildingforlife.html

5.2.8 The whole site is in an accessible location within easy reach of high frequency bus and tram facilities and proposals should reflect this. Parking standards are contained in Appendix 4.

5.2.9 Development should provide an inclusively designed environment that is accessible to all, with clearly defined pedestrian and cycle routes which integrate with the surrounding facilities and public transport.

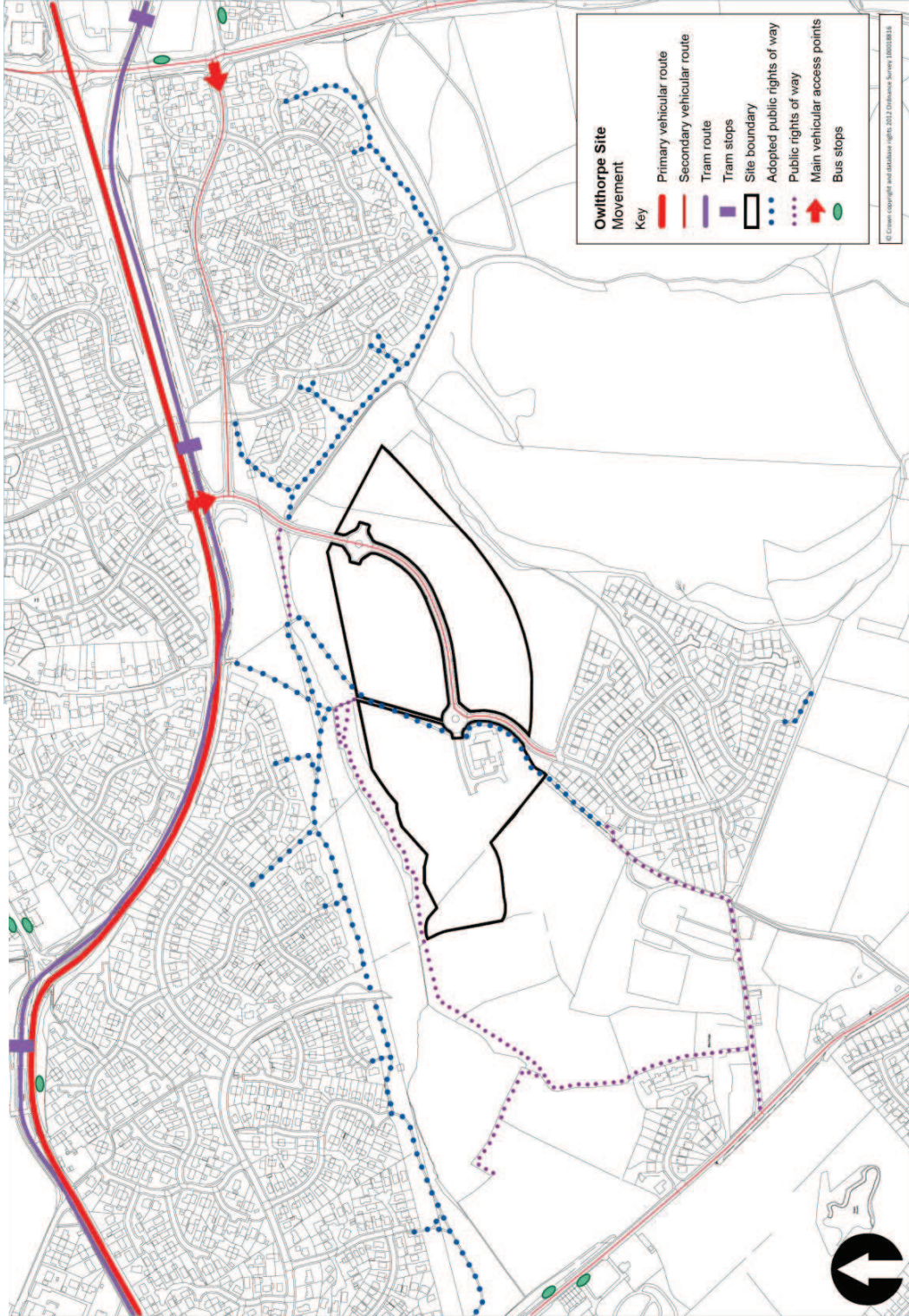
5.2.10 Applications for residential developments exceeding 80 dwellings require a Transport Assessment. Proposals below this figure are required to submit a Transport Statement. The NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

5.2.11 There are known areas of traffic congestion at peak times on and around the sites. These will be dealt with in more detail

through the planning application process, using tools such as the Transport Assessments. Solutions and mitigation against further problems will be explored in detail and could include altering the signals at the junction of Donetsk Way/Moorthorpe Gate.

5.2.12 The development should be designed and promoted as a 20 mph zone. This would be extended to include surrounding roads linking into the development. It is unlikely that traditional traffic calming would be implemented along Moorthorpe Way. Alternative means of speed reduction will be promoted (such as the use of street trees and pinch points).

Fig. 9 Existing Movement Plan



5.3 Education

- 5.3.1 The proposed development sits within the Rainbow Forge catchment area at the primary stage and has joint catchment status for Birley Community College and Westfield Sports College at secondary stage.
- 5.3.2 The School Organisation Team has advised that they would not currently require a financial contribution towards primary provision. However, forecasts at primary stage can only be made 3 years in advance, so this position will be reconsidered as planning applications are made.
- 5.3.3 The position at secondary level is much tighter. A claim for a contribution towards secondary places would therefore be made. The current figure is £2743 per property. Further comment can be provided when required.
- 5.3.4 Refer to Appendix 4 for further information.

5.4 Open Space

- 5.4.1 UDP Policy H16 required developers to make a financial contribution towards the provision/ improvement of local open spaces. The Open Space in New Housing Development Supplementary Planning Guidance gives further detail about the required level of contribution (Refer to Appendix 4).
- 5.4.2 Due to poor local facilities, the provision of children's play is required. There are numerous possible locations including: by the medical centre, by the tram stop, adjacent to the kick pitch, by one of the roundabouts. It is preferable for the children's play to be delivered at an early stage in the development. Proposals should be developed and influenced by what there is a need for in the area.
- 5.4.3 It would be possible to locate the children's play off site as long as it was within 400m the development site, it would not interfere with existing specific open space function or environmental work, it relates to and integrates with existing and proposed housing and ideally adjoins the development sites.
- 5.4.4 The Open Space Assessment Table (Fig. 10, below) shows the current and post-development open space provision for each site. The post development scenarios take account of the increased population for each phase, so the post-development scenario for site D includes the additional population arising from that site, for site C it includes the additional population from

sites D and C, and for site E it includes the additional population from sites D, C and E⁴. The next column shows which tables from Appendix 4 of the Open Space Provision in New Housing Development SPG should be used to calculate the contribution. The final column shows how much the contributions would be assuming a density of 40 dph and a mix of 25% 2 beds, 50% 3 beds and 25% 4 beds. This is just for illustrative purposes to give an idea of cost.

5.4.5 The open space assessments are contained in Appendix 5.

Site	Current (Ha./1000)	Post-development (Ha./1000)	Table from Appendix 4 of SPG	Approx. Amount
D	Informal	5.05	2	£112,491.45
	Children's Play	0.01	2	
	Outdoor Sport	0.92	1	
	TOTAL	5.98		
C	Informal	6.83	2	£149,252.15
	Children's Play	0.01	2	
	Outdoor Sport	1.07	1	
	TOTAL	7.91		
E	Informal	5.69	2	£84,691.75
	Children's Play	0.0	On site	
	Outdoor Sport	0.76	1	
	TOTAL	6.45		

Fig 10. Open Space Assessment Table

5.4.6 Using a cumulative approach to the calculations does not alter the outcome in terms of which of the SPG tables should be used for calculating the contributions.

5.4.7 Developer contributions are spent in the local area according to local priorities.

5.4.8 An administration charge is levied on open space financial contributions since the 15th June 2006. This is 3% of the total open space contribution required, with a ceiling of £4000. Please note this is not in itself a planning obligation. Further information can be found on the website.

⁴ D, C, E is the order in which the sites are currently planned to be disposed of. This could change, as could the disposal boundaries.

5.4.9 Appendix 7 explains in more detail that S106 requirements are to be largely replaced by Community Infrastructure Levy. For illustrative purposes only, for a development of 257 dwellings with an average floorspace of 100sqm, the total CIL contribution would be £771k.

5.5 Landscape and Ecology

5.5.1 UDP policy GE15 requires developers to retain mature trees, copses and hedgerows, wherever possible, and replace any which are lost. A significant feature of the site is its landscape and ecological setting, and volunteers, working with wildlife groups, have contributed significantly to enhancing the wildlife and amenity value of the area. There is potential to improve or create further wildlife habitats around the site.

5.5.2 Environmental work has been undertaken in the Owthorpe area but not within the development site boundaries as these have been established for some time.

5.5.3 There are 3 Local Wildlife Sites near to the sites, but none within the development site boundaries. These are shown on the Draft Local Plan Proposals Map, Fig. 4 (identified in the key as Ecological Local Natures Sites).

5.5.4 Site survey work will be required. Early planning for this will ensure that surveys are completed at the appropriate time of year and that they can be submitted as part of a planning application.

Site C

5.5.5 Just outside the north eastern boundary, a series of wetland scrapes has been established and trees planted. These should be protected during construction.

5.5.6 A band of mature woodland runs along the outside of the site's south eastern boundary. A minimum 6 metre buffer between the woodland (measured from trunk) and new development is required. The buffer can accommodate footpaths.

Site D

5.5.7 This site has limited landscape or ecological features. It is dominated by grassland and has a number of self-set trees.

Site E

- 5.5.8 Just outside the site's northern boundary, there is an ancient woodland containing Ochre Dyke. A 15 metre buffer between the trees (measured from trunk) to new development is required.
- 5.5.9 There are wild orchids located on site E. They are not protected by planning legislation but the Ecological Service would ask that the orchids are trans-located if possible.
- 5.5.10 A tree survey to BS 5837 is required including establishing the tree root protection areas. This will establish the trees to be protected and those that may be subject to Tree Preservation Orders (TPO).
- 5.5.11 A preliminary ecological appraisal and survey should be carried out following the principles and process outlined in Guidelines for Preliminary Ecological Appraisal CIEEM 2013.

5.6 Environmental Protection Issues

Noise

- 5.6.1 UDP Policy H14 states that proposal should not cause future occupants or people living nearby to suffer from unacceptable noise, air pollution or nuisance or risk to health or safety.
- 5.6.2 The housing sites are located off Donetsk Way which is moderately to highly trafficked, including tram movement. There is therefore the potential for noise disamenity to future residents. If the LPA is minded to grant consent Environmental Protection Service would recommend that it was conditional on the City Council's internal noise standards being achieved:
 - Bedrooms: LAeq 15 minutes – 30 dB (2300 to 0700hrs)
 - Living Rooms: LAeq 15 minutes – 40 dB (0700 to 2300hrs)
- 5.6.3 A validation test should be carried out post development but prior to commencement of use to demonstrate that the scheme of sound attenuation installed achieves the required levels.

Contaminated Land

5.6.4 UDP policy GE25 requires the remediation of contaminated land. A Phase 1 (desk top) Ground Investigation report will be required with the likely condition for an intrusive survey followed by the implementation of a remediation strategy. There are a number of potential sources that could give rise to contaminated land and/or ground gas contamination at the site:

- Activities such as tipping and burning may have resulted in contamination across the site.
- Historic records have identified a disused colliery, known as the Moorhole Colliery, in close proximity to the development site boundary.
- Due to the site's close proximity to a colliery, it is likely that the site may have been worked or that coal seams are present.
- The concerns identified above would be identified and investigated as part of the Phase 1 and Phase 2 reports.

Air Quality

5.6.5 Sheffield has been designated an Air Quality Management Area (AQMA) under the Environment Act (1995) and the City's Area Quality Action Plan (2003) has the principal objective of improving air quality in Sheffield and is supported by Core Strategy policy CS66.

5.6.6 An Air Quality Impact Assessment with an associated Traffic Impact Assessment will be required when a planning application is submitted.

Coal Mining Development High Risk Area

5.6.7 Parts of site C, D and E are underlain by a coal outcrop which may also have potentially been worked in the past. A Coal Mining Risk Assessment will need to be undertaken to assess the impact of mining legacy and determine what mitigation measures may be required.

5.7 Sustainability

5.7.1 The Council encourages sustainable design and construction, green roofs, sustainable urban drainage systems (SUDs), renewable energy, biodiversity and sustainability in general under policies CS64/65. The following archived CABE website illustrates possible building methods and principles [webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/](http://www.cabe.org.uk/webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/)

- CS64 - all homes must achieve a minimum of Code for Sustainable Homes level 3. Where possible, an innovative approach should be taken to achieving these standards, to enable further learning.

- CS65 - 10% of the development's predicted energy needs should come from renewable/low carbon sources. Part (b) of policy CS65 is not currently being enforced.
- CS67 - the scheme should incorporate SUDs as part of the drainage strategy.
- Guideline CC1 in the Climate Change and Design Supplementary Planning Document (SPD) requires green roofs on developments of 10 or more dwellings, provided they are compatible with other design and conservation considerations. The green roof should cover at least 80% of the roof area. Refer to Appendix 1 for the link to the relevant SPD. At Owthorpe, roof lines are important due to the site's topography. The green nature of the landscape lends itself aesthetically to green roofs.

5.8 **Drainage**

5.8.1 Policy CS67 and Supplementary Planning Document Climate Change and Design require developments to significantly reduce surface water run-off from the site and to implement Sustainable Urban Drainage systems (SUDs). The City Council highly recommends early pre-application discussions on feasibility and design with the Land Drainage and Flood Risk Management Group.

5.8.2 Appendix 6 contains more information.

Existing site characteristics

5.8.3 Ochre Dyke and tributary open watercourses are located near the north, north east and south east site boundaries.

Flood Risk Assessment

5.8.4 The Strategic Flood Risk Assessment classifies the site in Flood Zone 1 - low probability. The local authority has confirmed that there are no previous reports of fluvial flooding affecting the site from any watercourse.

5.8.5 A Flood Risk Assessment is required to accompany any planning application for sites greater than 1 hectare.

Surface Water Run-off

5.8.6 The permitted surface water discharge will be considered a 'greenfield allowance' and limited to 5 l/s/ha unless a number of conditions can be satisfied. Appendix 6 provides information on definitions, guidelines and the conditions to be met. The surface water drain through site C requires a 3 metre easement (either side).

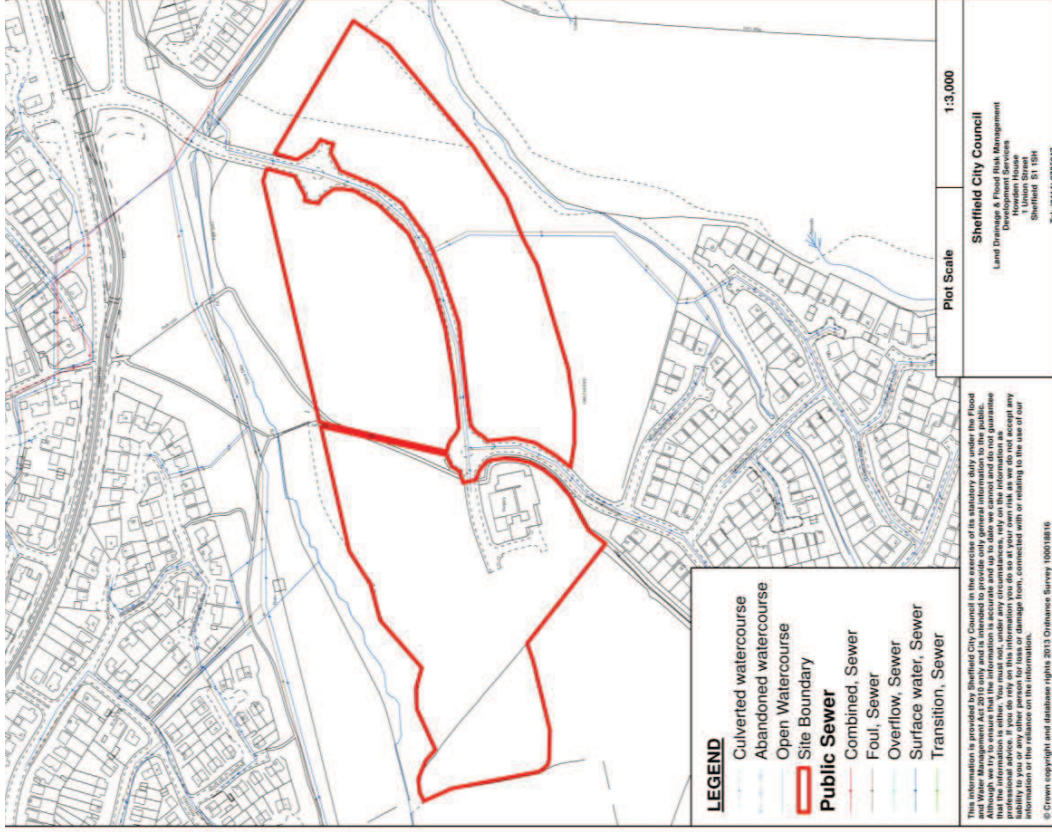


Fig. 11 Existing Drainage Plan

Foul Drainage

- 5.8.7 The foul drainage will be to the existing public sewerage system within the site. New foul drains would be 'prospective public sewers' adoptable under S104 Water Industry Act 1991. New sewers should be within adoptable highway wherever possible.
- 5.8.9 The foul drainage will be to the existing combined public sewers in Moorthorpe Rise and Moorthorpe Way. Consent will be required from the water authority, Yorkshire Water, to use this. The sewage treatment capacity at Woodhouse Mill has been increased to accommodate development at Owlthorpe and elsewhere.
- 5.8.10 A strategic approach to water management is required in order to achieve the best possible drainage solution.

5.9 Infrastructure

- 5.9.1 The Sheffield Energy and Water Infrastructure Study (2010) was commissioned to understand the existing energy, water and telecommunications infrastructure along with future capacity. The study is available to view/download at: www.sheffield.gov.uk/planning-and-city-development/planning-documents/local-plan/infrastructure-planning.html
- 5.9.2 There are a number of issues highlighted below, which have been identified in the report in relation to the three Owlthorpe sites:

Site C

- The site is located within 300m of two 600mm ST High Pressure Gas Mains (HPGM), which can restrict the type of development that can take place. Development in proximity to HPGM must be considered in relation to the Health and Safety Executive's PADHI Guidelines.
- An existing surface water sewer is located within Site C, which requires an easement of 3 metres either side of the sewer.
- The developer will need to budget for the cost of offsite main laying and connection to the existing gas and water networks.

Site D

- The site is located within 300m of two 600mm ST High Pressure Gas Mains (HPGM), which can restrict the type of development that can take place. Development in proximity to HPGM must be considered in relation to the Health and Safety Executive's PADHI Guidelines.
- The developer will need to budget for the cost of offsite main laying and connection to the existing gas and water networks.

- YW have identified that connection to the public sewer network will incur additional costs because the existing sewers in the vicinity of the site has flooding problems. Developers are encouraged to carry out a site inspection prior to the submission of a planning application.

Site E

- The site is located within 300m of two 600mm ST High Pressure Gas Mains (HPGM), which can restrict the type of development that can take place. Development in proximity to HPGM must be considered in relation to the Health and Safety Executive's PADHI Guidelines.
- The developer will need to budget for the cost of offsite main laying and connection to the existing gas and water networks.

5.10 Waste And Recycling

- 5.10.1 See Appendix 8 for more detailed guidance to enable on-site waste and recycling collection services.

5.11 Archaeology

- 5.11.1 The sites have unknown archaeological potential; prehistoric flint scatter is recorded nearby, indicating some prehistoric activity locally, and there appears to have been little previous disturbance of the sites. The South Yorkshire Archaeology Service recommends that they need to be involved at an early stage in any discussions about redevelopment in order that they can advise on an appropriate strategy of assessment and evaluation of the sites. This will ensure that design allows for the preservation of any significant archaeology identified. Adequate supporting information (an initial desk-based assessment plus the results of field evaluation) will be required with the application(s) for development of the sites, to inform the planning decision process.

5.12 Location of Commercial Uses

- 5.12.1 As new housing is built, a market could develop for further commercial offer in the area to serve new and existing residents. Although commercial development is outside the scope of this Brief, it is worth considering potential locations for such development.
- 5.12.2 Land close to the tram stop would make facilities more accessible to the population on the other side of Donetsk Way. The site immediately adjacent to the tram stop is constrained by twin high pressure gas mains running through the land. Alternative options for this site include play facilities (which would complement the tree planting that has taken place on the site) or a park and ride to serve the tram stop, easing parking along Moorthorpe Way. All options would require further investigation.
- 5.12.3 Other locations (which could include land within the 60m power line easement as shown on the Opportunities and Constraints Plan in Fig. 19) could be considered for commercial uses, but not all would necessarily be acceptable in Planning Policy terms and further site investigation work would be required.
- 5.12.4 There is a general lack of small scale food retail in the area and the nearest neighbourhood centre is not conveniently located for the residents of the site or Woodland Heights. (See Fig. 12 which is a view of the wider area and shows the Neighbourhood Centres identified in the Draft Proposals Map). A store of up to 400sqm gross would be considered appropriate and would serve a different market from the Asda which is proposed on Beighton Road East.

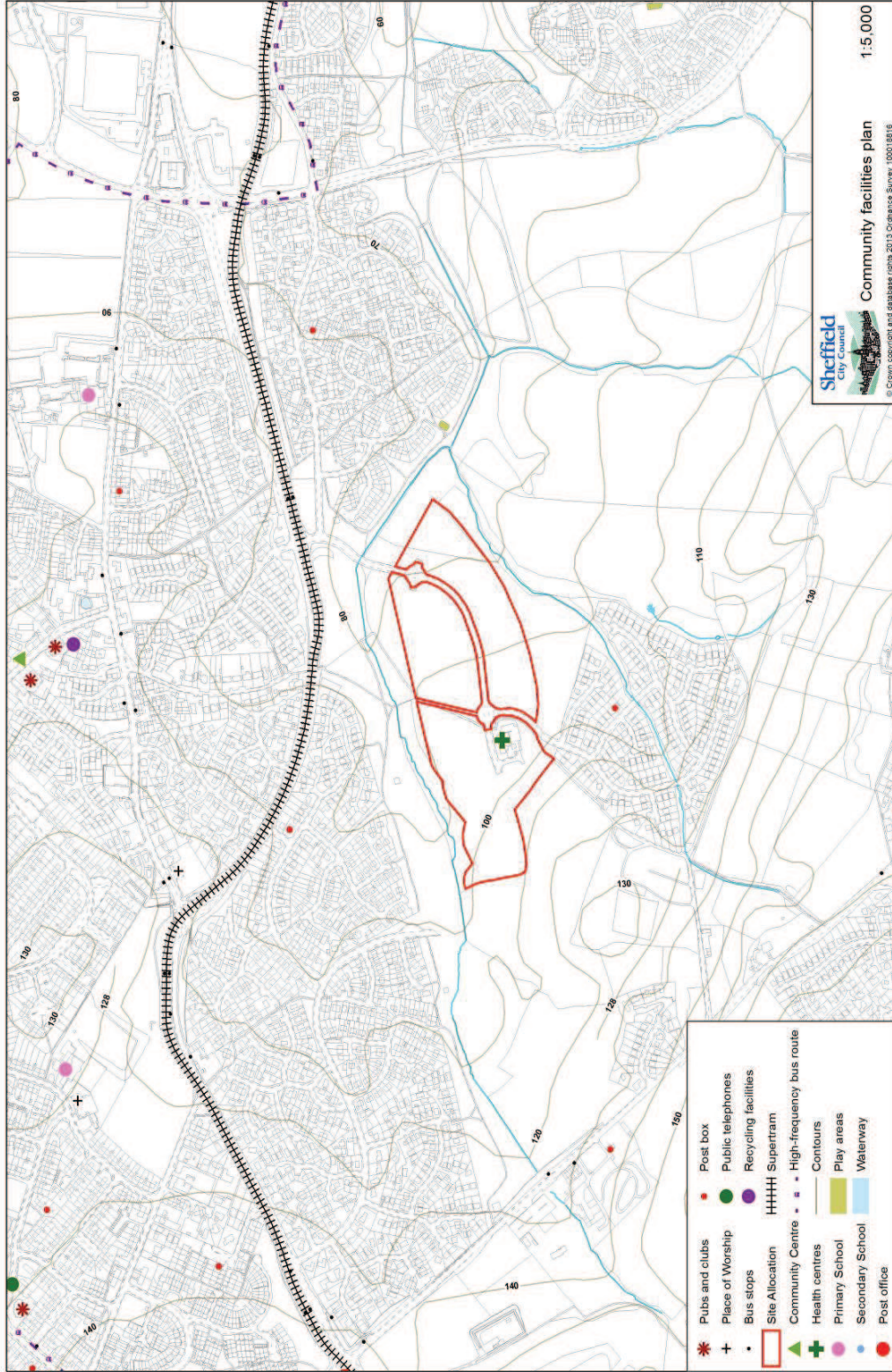


Fig. 12 Community Facilities Plan

6 SITE APPRAISAL

6.0 Historical Background

6.0.1 The sites are all Greenfield. The development of the sites would complete the partially finished Owithorpe Township which is part of several new settlements collectively known as the 'Mosborough Townships' (see Fig. 16).

6.0.2 The proposals for the area were developed in the late 1960s and early 1970s and established areas including Waterthorpe, Owithorpe, Southall, Westfield, Oxclose and Halfway. In terms of urban planning, they borrow much from the ideas of other new towns of the same period, such as Peterborough, Milton Keynes and Warrington.

6.0.3 Early plans for these developments show that the new realities of rising car ownership were at the centre of the way the developments were envisioned. The townships had a cellular plan (each approx. 1km sq.), each with its own local centre with shops, a school and community facilities, with the township edges marked by 'parkway' roads running through open spaces and forming the overall large grid into which the developments fitted (Hey 1998, 233).

6.0.4 Information sourced from: <http://sytimescapes.org.uk/zones/sheffield/S24>

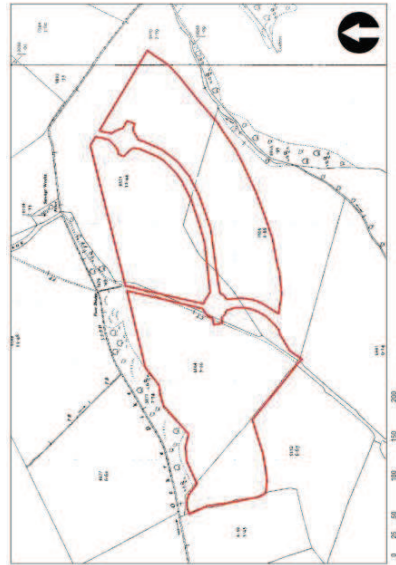


Fig. 13 - 1890 Historical Map

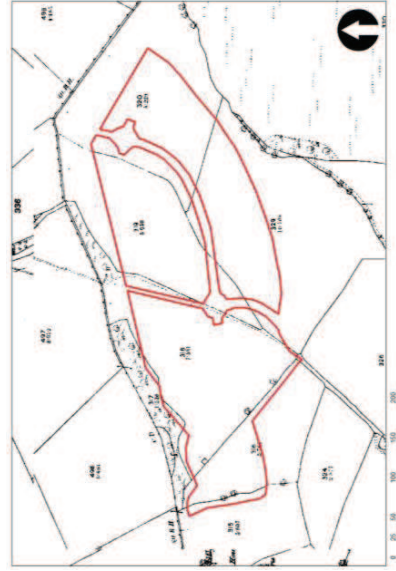


Fig. 14 - 1950 Historical Map



Fig. 15 - 1970 Historical map

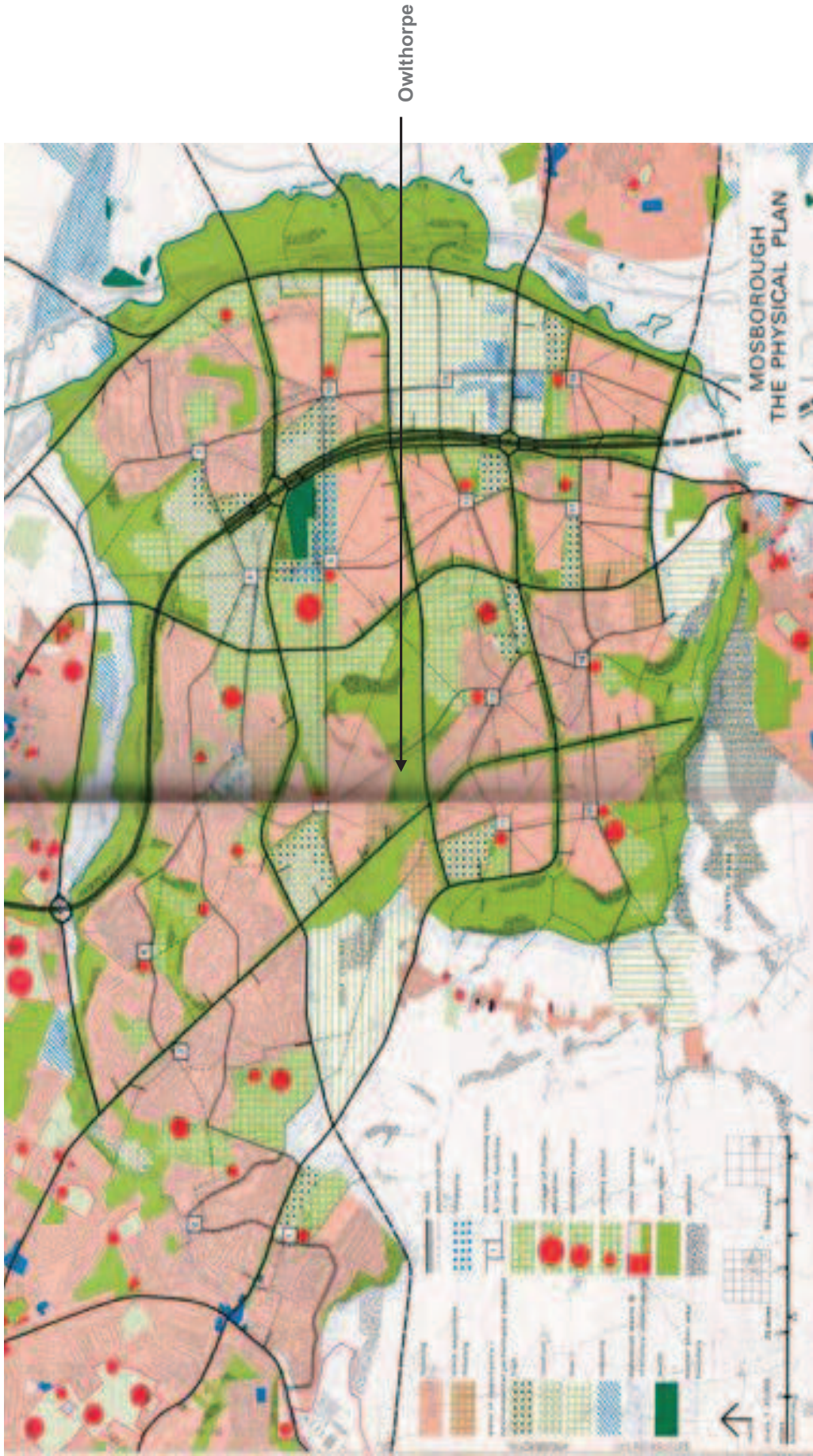


Fig. 16 - Mosborough Plan c1960s

6.1 Site photographs



Fig. 17 Site photographs



Fig. 18 Site Photographs

6.2 Opportunities and Constraints

The primary site issues are identified in the table below and in Fig. 18, Opportunities and Constraints Plan.

Key Challenges	Key Opportunities
Protecting and enhancing the historic, ecological and landscape features whilst optimising commercial return from development	Optimising the greenfield character, topography and landscape value of the sites and context
Enabling better neighbourhood infrastructure, particularly convenience retail, public transport, and play facilities	Optimising the value of existing neighbourhood facilities and infrastructure such as the nearby tram stop, road network, medical centre, kick pitch, open spaces and pedestrian network
Unknown ground conditions that may include mining and contamination	Moorthorpe Heritage and Nature Trails
Moorthorpe Way is an over-engineered road and the medical centre and the Moorthorpe Rise settlement are isolated	Existing water courses to enable sustainable urban drainage
High voltage power lines and an associated 60m easement	Large site in an established and popular housing area

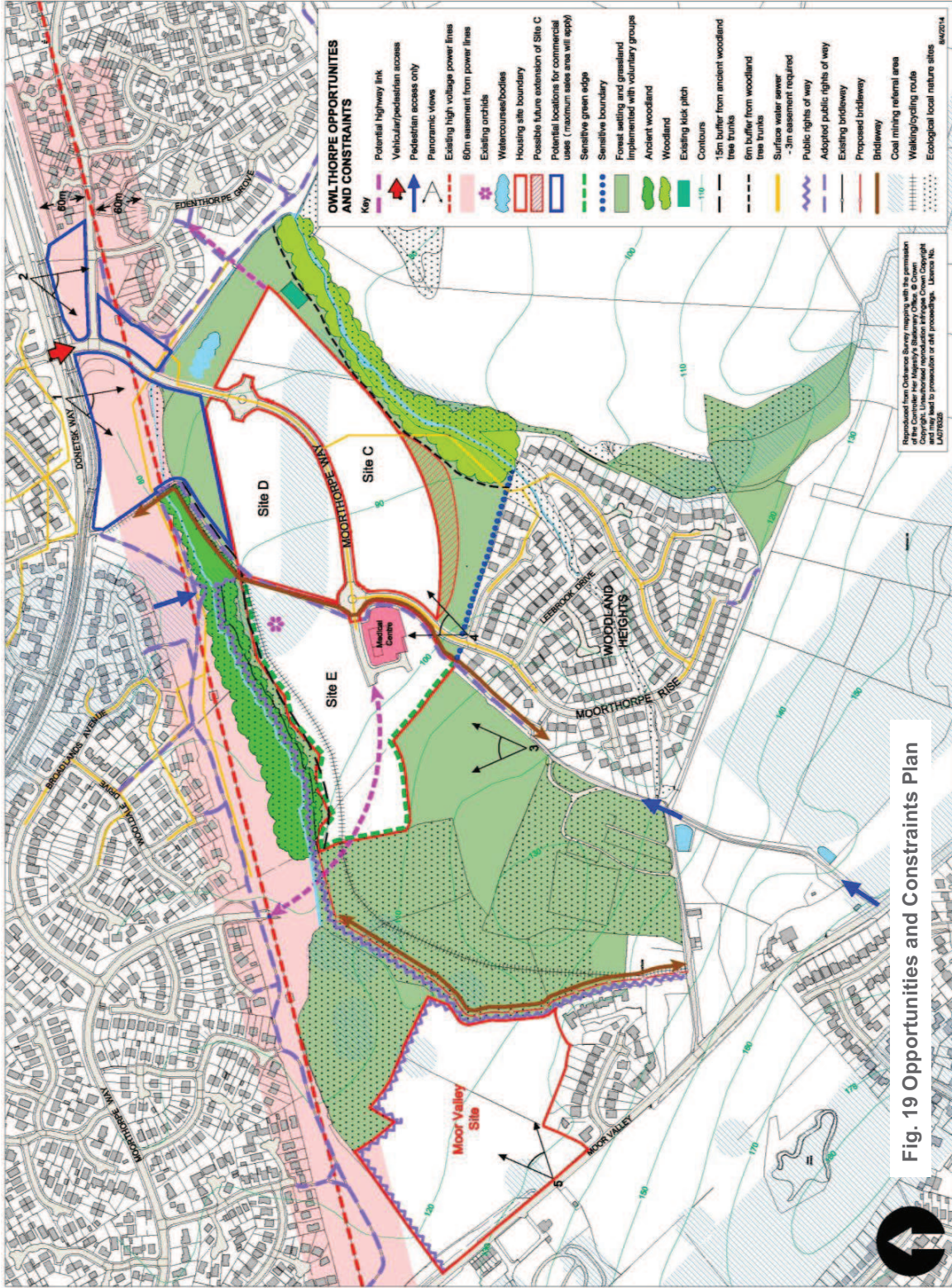


Fig. 19 Opportunities and Constraints Plan

6.3 Urban Design Framework

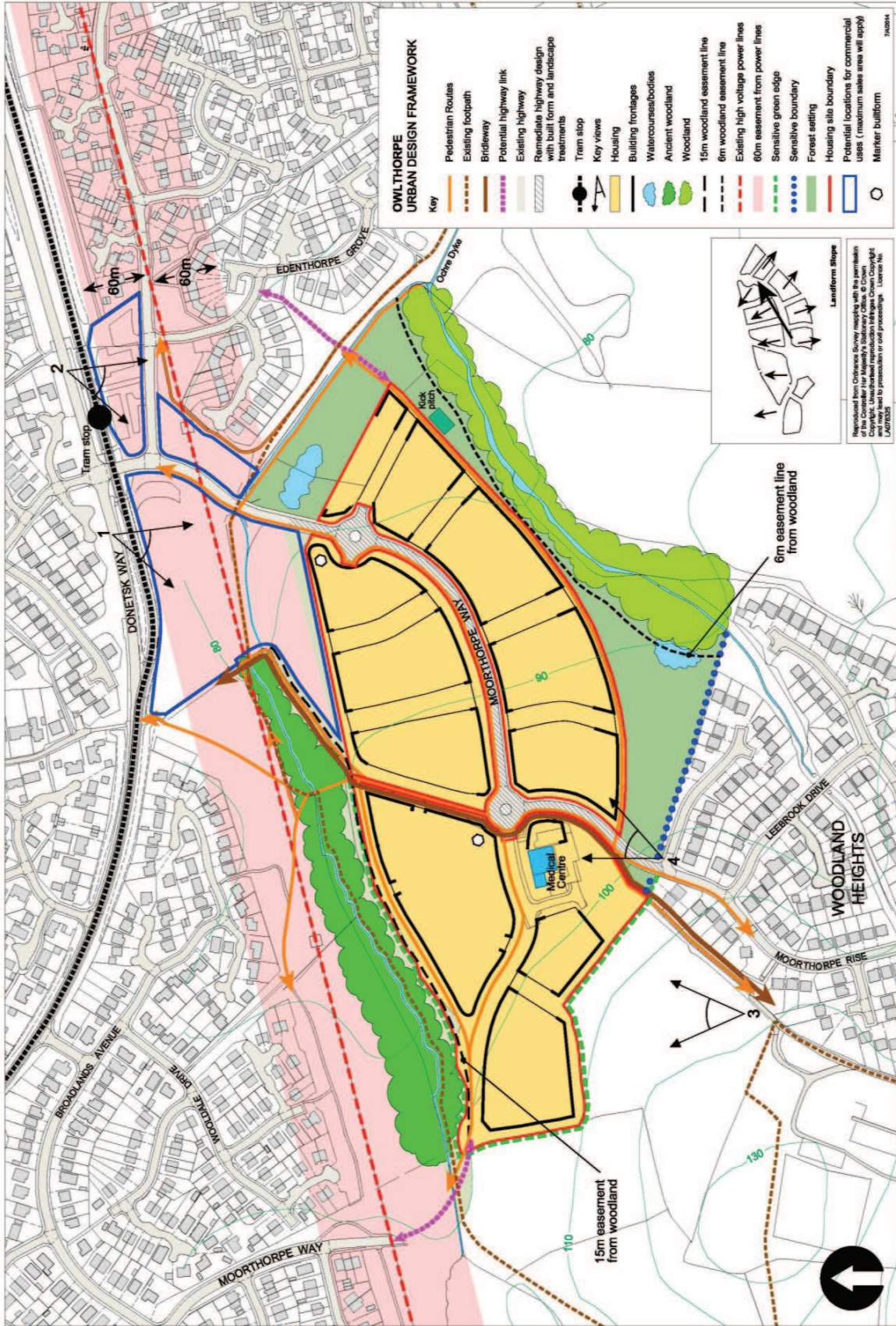


Fig. 20 Urban Design Framework

- 6.3.1 Figure 20 shows the Urban Design Framework with the key design features that the proposals should address in conjunction with the South Yorkshire Residential Design Guide and the following site-specific design development principles.
- 6.3.2 Figure 21 (illustrative masterplan) shows a conceptual layout, using the design principles set out below and the Urban Design Framework. This is for illustrative purposes only.

The key design principles that development should address are:

Density

- D1 As well as using density to create character and value, the intensity of development across the site should be designed to promote public transport with higher density fronting Moorthorpe Way and near to the tram stop for example.

Legibility

- L1 The development should be distinctive and easy for anybody to find their way to and through. There is an opportunity to create a new character on this site as it is sufficiently remote from the influence of its neighbours.
- L2 The development should set a marker for high quality and sustainable design e.g. use of natural materials for the houses, robust detailing, considered response to solar orientation etc.

Movement

- M1 The strategic movement framework should consider the surrounding neighbourhood context and optimise the value of the existing infrastructure. It should promote more sustainable transport modes, and show how to enable a continuous and safe footpath and cycle network from people's homes to popular local destinations.

Green Environment

- G1 It is essential that the interfaces between the development and open space or the woodland edges are carefully designed to provide value to new residents and to enhance landscape quality.
- G2 The landscape setting must feature significantly in the development of character.
- G3 The development must contribute to the success of the green infrastructure in this area to enable more sustainable development and lifestyles

Topography and Drainage

- T1 Development must be designed as a considered response to the complex and sloping topography across the site.
- T2 The layout of homes must consider the weak solar benefit of the site generally sloping down towards the north east.
- T3 The design development should consider the inclusion of SUD's and the efficient use of the existing water courses at an early stage.



Fig. 21 Illustrative Masterplan

7. CONTACTS

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Appendix 1 - Useful Links and Best Practice

■ Useful Links

- The Unitary Development Plan:
www.sheffield.gov.uk/udp
- The Sheffield Local Plan (formerly Sheffield Development Framework):
www.sheffield.gov.uk/localplan
- The Core Strategy:
www.sheffield.gov.uk/corestrategy
- Draft City Policies and Sites (2010):
<https://www.sheffield.gov.uk/planning-and-city-development/planning-documents/local-plan/city-policies-and-sites.html>
- The timetable for the City Policies and Sites document and the Proposals Map can be viewed at the following link:
www.sheffield.gov.uk/lids

Supplementary Planning Documents

The main SPD to note is the Climate Change and Design Supplementary Planning Document (SPD) which was adopted by Cabinet on 23rd March 2011. The SPD has been drafted to assist with the implementation of the adopted Core Strategy, and supports the following Core Strategy policies: CS63, CS64, CS65 and CS67

www.sheffield.gov.uk/planning-and-city-development/planning-documents/local-plan/supplementary-planning-documents.html

Supplementary Planning Guidance

The relevant Sheffield City Council Supplementary Planning Guidance documents can be viewed on the following link below:
www.sheffield.gov.uk/spg

The most relevant documents are:

- Affordable Housing Interim Planning Guidance
- Planning Obligations and Education Provision
- Mobility Housing
- Open Space

- Transport Assessments and Travel Plans

■ Best Practice

Although **not** a specific planning requirement, the preparation, use and submission of the following information and standards would show good practice in enabling the requirements of planning policy to be met. The Council has a Developer Manual that may help provide useful background information. <https://www.sheffield.gov.uk/planning-and-city-development/regeneration/sheffield-site-redevelopment-programme>

Housing

The **Housing Market Assessment** will help to form an understanding of the local housing need <https://www.sheffield.gov.uk/in-your-area/housing-services/housing-strategies/housing-market-assessment.html> (further information is available from the Council).

Use innovative approaches to fulfil any affordable housing requirement.

Environmental sustainability

- A **Low and Zero Carbon Technologies Report** will help to guide the most cost effective approach to reducing carbon emissions on the site.
- **Code for Sustainable Homes** reports to guide design development.
- **Site Investigation Reports** including a topographic survey, ecological survey and ground investigation reports help to inform the design proposals.
- A **Water Management and Demand Study** informs the proposed approach to implementing SUD's. The approach should include the incorporation of green roofs on as many homes as possible.
- An **Environmental Sustainability Brief** for the Design Team can help balance the findings of the above surveys while proposing the approach to optimising the positive benefits on the environment.
- A **Green Travel Plan** can help to explain how residents will be enabled to lead more environmentally sensitive lifestyles.

Housing/Streetscape/public realm design

- **National Housing Federation ‘Standards and Quality in Development - a good practice guide’** internal space design standards.
- **Wheelchair Accessible Housing** - <http://legacy.london.gov.uk/mayor/strategies/sds/bpgg-wheelchair-acc-housing.jsp>
- **Lifetime Homes** standards - <http://www.lifetimehomes.org.uk/pages/revISED-design-criteria.html>
- **A Legibility Plan**; informs how design has been considered for people with sensory impairment
- **‘Safer Places: the Planning System and Crime Prevention.’**
<http://www.communities.gov.uk/publications/planningandbuilding/saferplaces>
- **South Yorkshire Residential Design Guide.** <https://www.sheffield.gov.uk/roads/about/highways-maintenance/development-and-adoptions/design-guide.html>
- **‘Car Parking -What works where’.**
<http://collections.europarchive.org/tna/20100911035042/http://englishpartnerships.co.uk/qualityandinnovationpublications.htm>

Construction Efficiency

- **A Construction Efficiency Report** will help to show how construction best practice is being implemented including a Sustainable Construction Waste Plan and a report on re-using as much of the site infrastructure as possible.
- **BRE Green Guide to Specification** <http://www.bre.co.uk/greenguide/podpage.jsp?id=2126>

Appendix 2 - Planning History

Site E (all relate to the medical centre)

- 07/00288/FUL - Installation of 14 no. externally fitted roller shutters - Granted conditionally 19.04.2007
 - 04/05061/FUL - Erection of 1.8 metres high security fence and gates (Amended scheme) (Owithorpe Medical Centre, 1-3 Moorthorpe Bank) - Granted conditionally 15.02.2005
 - 04/03359/FUL - Erection of 2m high security fence and gates – Refused 14.10.2004
- 15 Moorthorpe Dell (adjacent to the land next to site C)
- 13/00320/FUL - Extension to front of detached garage - Granted conditionally 25.03.2013
 - 05/03441/FUL - Two-storey front extension to dwellinghouse (As per amended plans received 11th October 2005) - Granted conditionally 14.10.2005

Appendix 3 - Detailed Planning Submission Information

DETAILED PLANNING SUBMISSION INFORMATION	
a.	General site appraisal including site photographs showing the Developer's view of key features.
b.	Concept plans showing the proposals in the context of the Site and in relation to the surrounding area, explaining how the proposals respond positively to the brief. Explain the conceptual approach to the Key Topic Areas. Consider including the following conceptual elements; Site analysis, Urban design, character and legibility, Activity and uses, Movement, General layout.
c.	Site location plan preferably 1:1250, and no smaller than 1:2500 showing the site and the immediate surroundings and including: <ul style="list-style-type: none"> - Metric scales only. - North point, date and number. - Outline the application property, and indicate any adjoining property owned or controlled by the applicant. - Show the application property in relation to all adjoining properties and the immediate surrounding area, including roads. - Show vehicular access to a highway if the site does not adjoin a highway.
d.	General layout and massing preferably 1:200 and no larger than 1:500 showing as a minimum; building arrangement, building types/heights with gardens, levels and retaining structures, materials (buildings and landscape), key views and vistas, existing features maintained, location of bins and cycle stores, etc.
e.	Public realm, landscape, open space and streetscene showing as a minimum; public and private space and hard landscape proposals, boundary treatments, open space proposals and soft landscape, street furniture, play equipment, public art, uses and activities, existing features maintained, etc
f.	Movement and highway design showing as a minimum; any pedestrian and vehicular pathways, shared surfaces, inclusive design features, building and garage entry points, highway design and traffic management proposals, public transport infrastructure and cycle routes, lighting, servicing particularly access for recycling and waste collection, car parking proposals, drainage, key linkages, etc
g.	Three-dimensional visualisations, photomontage or models preferably in context with some existing buildings (Note: Three-dimensional drawings do not have to show the whole site, but can consist of specific areas of development to give an indication of how they would appear).
h.	A study board describing typical and marker building types in context and with elevations, design features, materials, and hard/soft landscaping and public realm finishes.
i.	Accommodation schedule and detailed drawings of all house types including plans and elevations at a scale typically no less than 1:50 and showing all Accessibility features with written confirmation of criteria which cannot be shown on the plans.
j.	Cross-sections and all key street elevations – (Typically at a scale of 1:500) showing how the proposed development would sit within the site's topography and how streetscape is created.
k.	Detailed annotated drawings of a typical three bedroom four person dwelling types including plans and elevations at a scale typically no less than 1:50. Show a typical furniture layout. This should include an outline specification for the construction of the dwellings, along with external treatments, and explaining how the dwelling meets the quality standards.
l.	Detailed drawings of all typical sections of the streetscene and public realm at a scale of not less than 1:50 showing surfacing materials and details, boundary treatments, street trees, street furniture, and any other typical or special details.

Other documents required with Planning Application	Required
Affordable Housing Statement	Yes
Biodiversity Survey and Report	Yes
Consultation Statement	Yes
Design and Access Statement	Yes
Flood Risk Assessment	Yes
Heritage Statement	No
Archaeological Assessment	Yes
Noise impact assessment	Yes
Air quality Assessment	Yes
Open Space Statement	Yes
Planning obligations (draft)	Yes
Sustainability Statement	Yes
Transport Assessment or Statement (including public rights of way)	Yes on sites over 80 dwellings
Travel Plan	Yes
Phase 1 ground investigation (to include Contaminated Land Risk Assessment)	Yes (but not for validation of application) Phase 2 Investigation and Remediation Statement required depending on the outcome Phase 1 investigation.
Tree Survey	Yes
Preliminary Ecological Assessment	Yes
More detailed ecological surveys such as Breeding Bird Survey, Protected species survey	Yes depending on outcome of Ecological Assessment
Environmental Statement	Yes
Drainage Statement/ Strategy	Yes
Landscaping details	Yes
Regeneration assessment	No
Coal Mining Risk Assessment	Yes

Appendix 4 - Planning Policy Table

Policy Area policies – the principle of development	Relevant part of the policy
UDP Policy H10 Development in Housing Areas	<p><i>Preferred use:</i> Housing (C3)</p> <p><i>Acceptable uses:</i> small shops with not more than 280m2 (A1), offices used by the public (A2), food and drink outlets (A3), business (B1) (small scale offices <250m2 gross internal floor space), hotels (C1), residential institutions (C2) and leisure and recreation facilities (D2) – subject to the sequential and impact tests in National Planning Policy Framework, and community uses (D1)</p>
UDP Policy H14 Conditions on Development in Housing Areas	<p>Gives conditions on development in Housing Areas in relation to design, amenity and highways access.</p>
Housing policies	
Core Strategy policy CS26 Efficient Use of Housing Land and Accessibility	<p>The density recommendation here is in the range of 40-60 dwellings per hectare. Densities outside this range may be justified where the development achieves good design and reflects the character of the area.</p>
Core Strategy policy CS41 Creating Mixed Communities	<p>Part (b) of the policy requires a greater mix of housing, including homes for larger households, especially families.</p>
UDP Policy H7 Mobility Housing	<p>Encourages 25% of new homes in developments of general purpose or affordable homes to be designed as wheelchair accessible housing or housing that is easily adaptable for residents who are wheelchair users, except where the physical characteristics of the site make this impracticable.</p> <p><i>SPG – Mobility Housing can be viewed on the following link:</i></p> <p>www.sheffield.gov.uk/planning-and-city-development/planning-documents/supplementary-planning-guidance.html</p>

Design Principles	Relevant part of the policy
UDP Policy H15 Design of New Housing Developments	Residential design should provide easy access for people with disabilities and provide an adequate private garden to ensure that basic standards of daylight privacy, security and outlook are met.
CS 74 Design Principles	High quality development is expected that respects and takes advantage of the distinctive features of the city, its districts and neighbourhoods; and Enabling all people to gain access safely and conveniently, providing for the needs of disabled and older people.
UDP Policy BE5 Building Design and Siting	Good design and good quality materials expected in all new developments. Policy sets out criteria for physical design and user requirements.
UDP Policy BE6 Landscape Design	Good quality landscape design is expected in new developments. A Landscaping Scheme should have an emphasis on using native species.
UDP BE10 Design of Streets, Pedestrian Routes, Cycleways and Public Spaces	The policy offers guidance about the design and environmental improvement of streets, pedestrian routes and areas, cycleways and public spaces.
UDP Policy BE9 Design for Vehicles	New development to provide a safe, efficient and environmentally acceptable site layout for all vehicles (including cycles) and pedestrians.
UDP Policy BE10 Design of Streets, Pedestrian Routes, Cycleways and Public Spaces	Aims to create well designed streets with minimal conflict between users.
UDP Policy GE11 Nature Conservation and Development	The design, siting and landscaping of development should respect and promote nature conservation and include measures to reduce any potentially harmful effects of development on natural features of value.
UDP Policy GE13 Areas of Natural History Interest and Local Nature Sites	Development that would damage a local nature site would not normally be permitted. Development should be designed and sited to protect and enhance the most important features of a local nature site.
UDP GE15 Trees and Woodland	Trees and woodland will be encouraged and protected by: (a) planting, managing and establishing trees and woodland, particularly in the South

	<p>Yorkshire Forest; and (b) requiring developers to retain mature trees, copses and hedgerows, wherever possible, and replace any trees which are lost; and (c) not permitting development which would damage existing mature and ancient woodlands.</p>
	<p>Relevant part of the policy</p>
<p>Sustainability and Climate Change</p>	<p>Requires green roofs - provided they are compatible with other design and conservation considerations, and where viable, green roofs will be required on all larger developments, and encouraged on all other developments. The green roof should cover at least 80% of the total roof area.</p> <p><i>The 'Climate Change and Design Supplementary Planning Document and Practice Guide' can viewed on the following link:</i></p> <p>https://www.sheffield.gov.uk/planning-and-city-development/planning-documents/local-plan/supplementary-planning-documents.html</p>
<p>CS 64 Climate Change, Resources and Sustainable Design of Developments</p>	<p>All new buildings must be designed to reduce greenhouse gas emissions and must function in a changing climate. Includes policy on energy efficiency, renewable energy generation, water consumption, flexible design, use of sustainable materials and waste recycling. All developments of 5 or more houses should achieve Code for Sustainable Homes Level 3 (or equivalent) as a minimum.</p>
<p>CS 65 Renewable Energy and Carbon Reduction</p>	<p>Any new developments must take into account the energy efficiency requirements and design standards. Developments of 5 or more dwellings should provide 10% of predicted energy needs from renewable/low carbon sources, unless it is not feasible or viable to do so.</p>
<p>CS67 Flood risk management</p>	<p>Discharge should be considered first to the ground via infiltration, then by a watercourse, and as last resort to the sewer. Water should be managed through a SUDs system irrespective of discharge location.</p> <p>To be considered for a 'brownfield allowance', a reduction of 30% of the previous run-off rate, there should be evidence of an existing surface water discharge, at the time of application.</p>

	<p>There should be a positive drainage system of pipework in place which discharges to the same outlet proposed in the application. Full system details will be required including CCTV footage showing the system's condition.</p> <p>Sheffield City Council anticipates that the statutory requirement to form an approval body for sustainable drainage systems (SUDs) serving new development will take effect in April 2014. The City Council will establish the SUDs Approval Body (SAB) alongside the Local Planning Authority.</p> <p>The SAB will apply the design principles detailed in the National Standards for sustainable drainage systems published by the Department for Environment Food and Rural Affairs (defra). Further guidance on requirements associated with this separate application will be provided at a date appropriate to applications likely to fall beyond the April start. Information will be required at a level suitable for maintenance costs assessments by confirmed maintenance delivery bodies.</p>
<p>Traffic, Transport and Highways</p>	<p>Relevant part of the policy</p>
<p>UDP T8 Pedestrian Routes</p>	<p>The safety, convenience and attractiveness of footpaths and pedestrian areas will be improved, and new routes and areas created, to form a pedestrian-friendly network throughout the city and provide access to the countryside around Sheffield. Major new developments will be required to include links to nearby existing or proposed pedestrian routes.</p>
<p>UDP T10 Cycle Routes</p>	<p>The safety, convenience and attractiveness of cycle facilities and routes will be improved and new ones created to make the city cycle-friendly and provide access to the countryside around Sheffield. New developments will be required to include cycle links with existing or proposed routes where such an opportunity exists. Cycle parking facilities will be expected in new developments.</p>
<p>Transport & Highways</p>	<p>A Transport Assessment would be needed</p> <p>A Travel Plan could either be submitted with the application or the operation of one as a condition of Planning Consent.</p>
<p>Parking Standards</p>	<p>The site is in an accessible location within easy reach of a tram and bus route. An adequate</p>

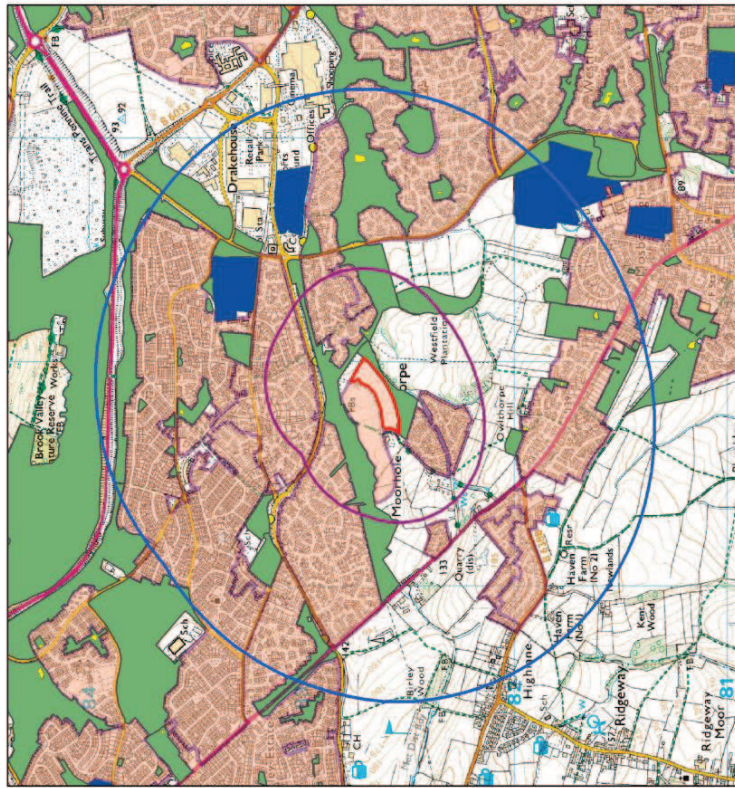
	<p>amount of on-site parking must be provided for however, although the following maximum number of spaces not exceeded:</p> <ul style="list-style-type: none"> • 1 bedroom 1 space • 2 - 3 bedrooms 2 spaces • 4 - 5 bedrooms 2 - 3 spaces • + 1 space per 4 dwellings for visitors <p>Reference should be made to the Council's Parking Guidelines https://www.sheffield.gov.uk/roads/about/highways-maintenance/development-and-adoptions/information-sheets.html (Information Sheet 3)</p> <p>For garages are to be counted as parking spaces they must have minimum internal dimensions of 3m x 6m.</p>
<p>Developer Contributions</p> <p>H16 Open Space in New Housing Developments</p> <p>&</p> <p>Open Space Provision in New Housing Development SPD</p>	<p>Relevant part of the policy or SPG/SPD</p> <p><i>SPG – Open Space Provision in New Housing Development can be viewed on the following link:</i></p> <p>www.sheffield.gov.uk/spg</p> <p>Any open space provided needs to be supported by a funded maintenance plan.</p>
<p>CS40 Affordable Housing</p>	<p>The Affordable Housing Interim Planning Guidance (IPG) (2014 update) supports the implementation of Core Strategy policy CS40, and sets out that a contribution to affordable housing will be negotiated on sites of 15 or more dwellings. The IPG also sets out how to calculate the amount and gives guidance on the specifications. The guidance can be viewed at www.sheffield.gov.uk/spg</p> <p>Appendix 2 of the IPG has a formula for calculating the amount that may be due:</p> <p>Developer contribution = (A - B) x (C x D)</p> <p>Where:</p>

	<p>A = Market value of the development per square metre^[1] (Estimated Gross Development Value / Gross Internal Area)</p> <p>B = Transfer Price (£850 per square metre)</p> <p>C = Percentage expected level of affordable housing (10%)</p> <p>D = Gross Internal Area of units</p> <p>This contribution should then be inserted, as a cost, into the development appraisal for the scheme. The amount of Affordable Housing contribution (i.e. the % at C) would then be negotiated on if a reasonable level of developer profit was not shown to be achieved.</p> <p>The Affordable Housing mix required will be specified by the Council and will normally be required to be on-site. Guideline G3 of the IPG gives guidance on when a commuted sum will be acceptable to the Council instead. The Council will identify the Registered Provider to be used on this site at an early date.</p> <p>Information on producing Affordable Housing Statements is available at: https://www.sheffield.gov.uk/planning-and-city-development/applications/apply/lpar/affordable-housing.html</p>
<p>Education</p>	<p>On sites of more than 10 homes in areas where housing development would cause or contribute to a shortage of school places, financial contributions towards additional school places would usually be required. Further information can be found on the Supplementary Planning Guidance document 'Planning Obligations and Education Provision', which can be viewed on the following link:</p> <p>www.sheffield.gov.uk/spg</p> <p>Contributions are calculated on a per-property basis, although single-bedroom properties are excluded. Contributions will be subject to a maximum claim per property of £2548 for primary provision and £2743 for secondary provision.</p> <p>The provision of works of public art in places which can be readily seen by the public will be encouraged as an integral part of the design of major developments.</p>
<p>UDP BE12 Public Art</p>	<p>The provision of works of public art in places which can be readily seen by the public will be encouraged as an integral part of the design of major developments.</p>

^[1] To be established by an independent valuation where agreement cannot be reached between the local planning authority and the developer.

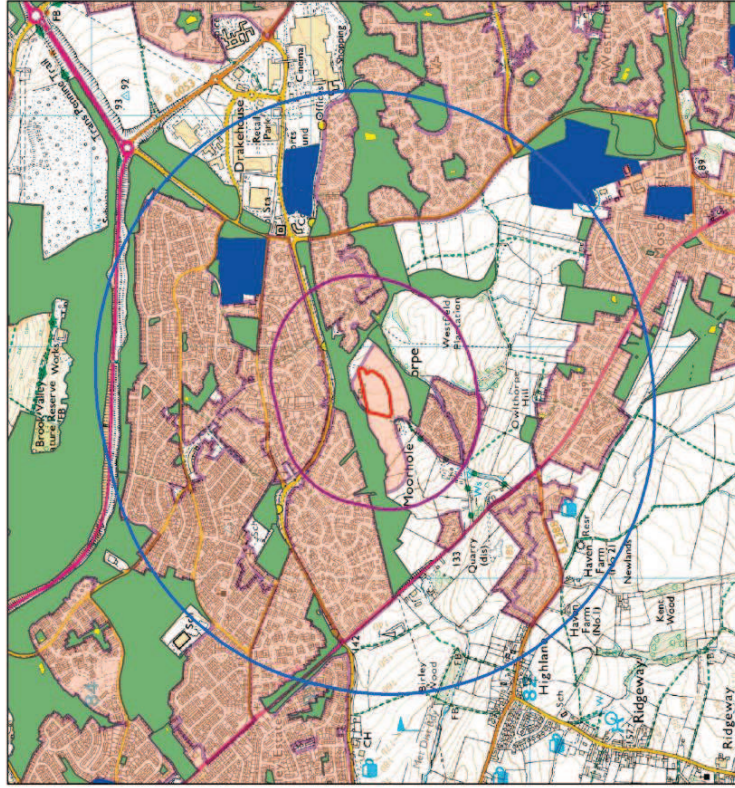
	The Public Art contribution is to be negotiated in line with Policy.
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Appendix 5 – Open Space Assessments



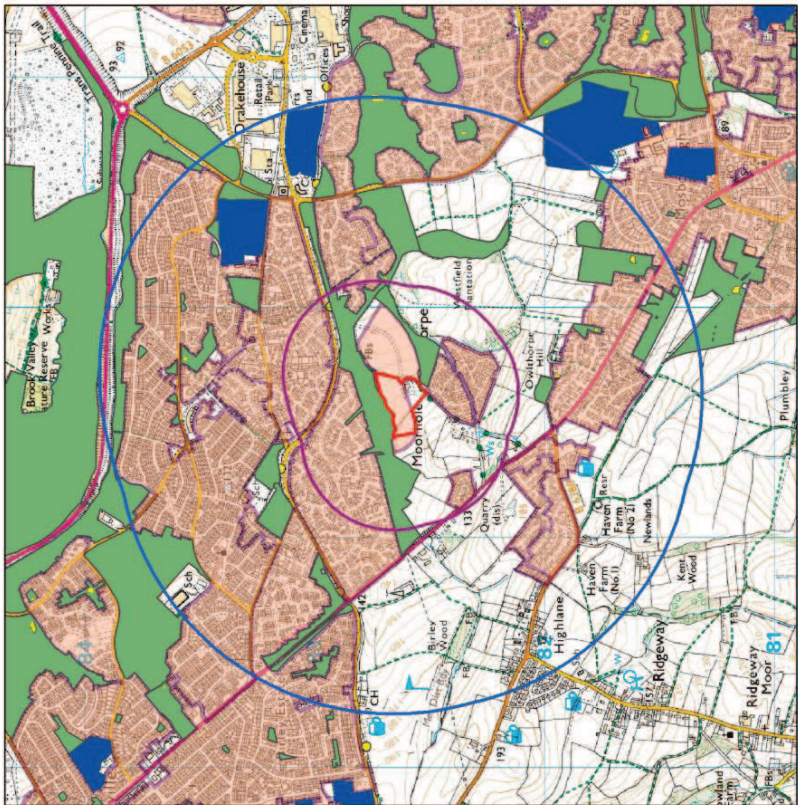
Owthorpe C H16
 Produced on: 22/11/2013

Open Space Type	Quantity (Hectares)	Population within catchment	Ha. / 1000 Population
Informal	15.09	2210	6.83
Formal			1.08
Children's Play	0.02	2210	0.01
Outdoor Sport	15.92	14848	1.07
OVERALL			7.91



Owthorpe D H16
 Produced on: 22/11/2013

Open Space Type	Quantity (Hectares)	Population within catchment	Ha. / 1000 Population
Informal	11.48	2273	5.05
Formal			0.93
Children's Play	0.02	2273	0.01
Outdoor Sport	13.2	14387	0.92
OVERALL			5.98



Owthorpe E H16

Produced on: 22/11/2013

Open Space Type	Quantity (Hectares)	Population within catchment	Ha. / 1000 Population
Informal	12.94	2276	5.69
Formal			0.76
Children's Play	0.0	2276	0.0
Outdoor Sport	11.05	14470	0.76
OVERALL			6.45

Appendix 6 - Drainage Information

Submission Material

The following information should normally be submitted with the planning application:

- Natural drainage patterns,
- Existing drainage details,
- Relevant ground conditions including infiltration tests to BRE 365/ CIRIA 156 methodologies if infiltration is the proposed method, and impact assessments of long-term infiltration
- Discharge points,
- Design criteria for the scheme (including climate change, urban creep),
- Calculations showing peak run-off rates before and after development
- Detailed SUDs design (including permeable areas, surface water treatment methods, conveyance, peak flow and volumes, storage and drainage system exceedance flow details, on-site and offsite)
- Proposed split private to public of surface water infrastructure and status of discussions and maintenance considerations
- Method statement on control of run-off during construction
- All assumptions and methodologies

Surface Water Run-off

In accordance with current planning policy, the City Council promotes the use of SUDs for new development and requires early pre-application discussions on feasibility and design between developers and the Council's Land Drainage and Flood Risk Management Group.

Discharge should be considered first to the ground via infiltration, then by a watercourse, and at a last resort to the sewer. Water should be managed through a SUDs system irrespective of discharge location. It is highly recommended that developers contact the LD&FRM Group regarding any proposals for discharging to ground at early pre-application stage.

The permitted surface water discharge will be considered a 'greenfield allowance' and limited to 5 l/s/ha unless a number of conditions can be satisfied.

To be considered for a 'brownfield allowance', of reduction of 30% of the previous run-off rate, there should be evidence of an existing surface water discharge, at the time of application. There should be a positive drainage system of pipework in place which discharges

to the same outlet proposed in the application. Full system details will be required including a suitable survey showing the system's condition.

Prior agreement with Yorkshire Water is also advised where the surface water discharges to a public sewer as the water authority may require a lower discharge rate than required through the planning consent.

Brownfield allowance will not be allowed where the proposed outlet differs from the existing or where the existing run off is less than 10 l/s/ha.

Culverts

CS67 encourages opening culverts as part of mitigation measures to fulfil the Water Framework Directive and other conservation regulations. More information about opening culverts is available through the Healthy Catchments for Managing Flood Risk website: www.restorerivers.eu/RiverRestoration/Floodriskmanagement/HealthyCatchmentsmanagingfloodriskWFD/Environmentalimprovementstudies/Removeculverts/tabid/3125/Default.aspx

Consideration needs to be given to:

- Ease of discharge of development surface water to open channels
- Flood risk benefits through removing throttles and increasing overall cross sectional capacity. This may be identified within flood risk registers
- Water quality improvement opportunities for both upstream flow as well as introduced flows
- Day-lighted culverts forming the focus to linear green networks as part of required open space or integrated with transport networks.

Approvals

Sheffield City Council anticipates that the statutory requirement to form an approval body for sustainable drainage systems (SUDs) serving new development will take effect in April 2014. The City Council will establish the SUDs Approval Body (SAB) alongside the Local Planning Authority.

The SAB will apply the design principles detailed in the National Standards for sustainable drainage systems published by the Department for Environment Food and Rural Affairs (defra). Further guidance on requirements associated with this separate application will be provided at a date appropriate to applications likely to fall beyond the April start.

Appendix 7 - Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a new way of securing contributions from developers towards infrastructure provision through the planning system. To a large degree it will replace previous payments negotiated individually as planning obligations (known as Section 106 Agreements). In September 2011, the Cabinet agreed to work towards implementing a CIL to ensure that major new development contributes to the provision of infrastructure improvements where viable. The money raised will be put towards providing essential infrastructure needed across the City as a result of new development. This infrastructure could include transport improvements, school places, open space and others.

The first stage is to produce and agree a Preliminary Draft Charging Schedule setting out the proposed rates that will be charged on new development. This was subject to a period of public consultation which ended on 11 March 2013. The next stage is to consider comments made by respondents before issuing a further draft. Finally, the Draft Charging Schedule will be submitted for independent examination. The current timetable for adopting CIL is January 2015.

The proposed rates (£/m²) are:

Zone 1 - North East	£0
Zone 2 - East	£20
Zone 3 - Stocksbridge & Deepcar, North West and South East	£30
Zone 4 - City Centre West, Manor / Arbourthorne / Gleadless	£30
Zone 5 - Chapeltown / Ecclesfield, Rural Upper Don Valley, City Centre, South	£50
Zone 6 - South West	£70

The site is within Zone 3.

These rates are in addition to the provision of affordable housing which will continue to be agreed under S106 using the Affordable Housing Interim Planning Guidance. Site specific infrastructure (such as new traffic signals) which is considered essential for the development to go ahead will also be negotiated separately and in addition to CIL.
www.sheffield.gov.uk/cil

Appendix 8 – Refuse Collection Service for Houses

Containers

- Per dwelling, space should be recognised for 3 wheeled bin containers having a footprint size of 0.75m x 1.5m, around which there should be a reasonable allowance for a walkway.
- Storage should be on the premises, and a minimum of 1.0m from the building. The use of communal bin stores should be avoided.

Access

- Any undercover/ internal storage facility for bins must have a level access with the ground level or any slope constructed should be equal to that for wheel chair access.
- The movement of domestic household bins to the kerbside collection point is the responsibility of the occupier.
- The surface over which the bins are to be transported (pulled or pushed) should be a smooth surface (tarmac, block paving or paving flagstones) where the container will not sink or be uneven which may cause the container to tip over.

Servicing (*Applicable to Houses and Flats*)

- New roadways should be suitable for a 32 tonne vehicle, and due consideration given to the potential for vehicles to be parked at the sides of the road.
- The dimensions of the largest collection vehicles are:
 - Length: 12.5 metres
 - Width: 3.2 metres
 - Height: 4.2 metres
- A turning area is required if there is not an access and egress from the site.
- Collection Vehicles should not be expected to reverse over 12 metres.

Collection Service for Flats

- Where it is not possible to allocate an individual receptacle to a dwelling the City Council standard is to provide 1100 Litre Euro Bins for residual waste, collected once weekly, 660 Litre Euro Bins for paper and card and 500 litre Euro Bins for glass and cans, both collected every two weeks. 120 litres per dwelling per week is made available, plus a minimum 30% additional capacity for the segregated collection of materials for recycling.

Storage

- A minimum allocation for waste storage of 0.25m³ (as per building standard H6) per dwelling must be adhered.
- Any mixed-use development must provide totally separate storage of domestic waste from any other waste arising from the premises.
- A recycling area should be clearly designated and marked within the waste storage area.
- Space allocated for bin storage should not have bins stored more than two deep and should provide ample room for rotating the bins (a minimum equivalent in space to a 50cm wide band around each bin for this purpose).
- Adequate height, with a minimum of 2.3 metres from floor to ceiling in the storage area must be provided to ensure the lids on all containers must be able to open fully.
- The Developer must give consideration for the accessibility of waste and recycling facilities by disabled residents.
- A designated area must be provided for the occasional storage of bulky items of waste by residents (this should be in addition to the minimum 0.25m³ of designated waste storage space per dwelling).
- The waste authority is pleased to consider alternative arrangements to chutes for waste.
- Suitable consideration should be made to minimise risk associated with the storage of waste including adequate ventilation and fire precautions.
- Any agreed method of waste management outside the standard service provided via the waste collection authority will be liable for capital and revenue costs.

Access & Servicing (Specific to flats)

- Bins will be pulled a maximum of 12 metres from the storage area to refuse collection vehicle.
- Arrangements can be made with the waste collection authority where access is within the prescribed measure to collect direct from storage area, alternatively agreement must be sought with the waste collection authority to designate a suitable collection & return point.

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