



## SHEFFIELD CITY COUNCIL Cabinet

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**Report of:** Executive Director, Place

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**Date:** August 1<sup>st</sup> 2012

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**Subject:** Wybourn Site Disposal

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**Author of Report:** Tamsin Auckland

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**Summary:** Disposal of a site at Wybourn for residential development by Great Places Housing Association (the local stock transfer landlord) to allow for residential development consistent with the Council approved Wybourn, Arbourthorne and Manor Park (WAMP) Masterplan.

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**Reasons for Recommendations:**

**Recommendations:**

1. Subject to the Secretary of State's consent and receipt of planning approval, the site identified at Appendix A be disposed of to Great Places Housing Association as a site for the construction of 25 properties for affordable housing.
  2. The Director of Housing, Enterprise and Regeneration, in consultation with the Director of Property and Facilities Management be authorised to agree terms for the disposal of the site for purposes mentioned above, and to instruct the Director of Legal Services to complete the transfer on the terms agreed.
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**Background Papers:**

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**Category of Report:** OPEN/CLOSED\*

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**If Closed add – ‘Not for publication because it contains exempt information under Paragraph... of Schedule 12A of the Local Government Act 1972 (as amended).’**

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\* Delete as appropriate

## Statutory and Council Policy Checklist

<b>Financial Implications</b>
YES/ Cleared by:
<b>Legal Implications</b>
YES/ Cleared by: Andrea Simpson
<b>Equality of Opportunity Implications</b>
/NO Cleared by:
<b>Tackling Health Inequalities Implications</b>
NO
<b>Human rights Implications</b>
/NO:
<b>Environmental and Sustainability implications</b>
YES
<b>Economic impact</b>
NO
<b>Community safety implications</b>
NO
<b>Human resources implications</b>
NO
<b>Property implications</b>
YES
<b>Area(s) affected</b>
Wybourn
<b>Relevant Cabinet Portfolio Leader</b>
Harry Harpham
<b>Relevant Scrutiny Committee if decision called in</b>
Safer and Stronger communities
<b>Is the item a matter which is reserved for approval by the City Council?</b>
NO
<b>Press release</b>
NO

## REPORT TITLE: WYBOURN SITE DISPOSAL

### 1.0 SUMMARY

- 1.1 This area has already been the subject of extensive masterplanning, as part of Sheffield's Housing Market Renewal programme, resulting in the Wybourn Arbourthorne and Manor Park Masterplan approved by Cabinet in 2005. Through working with Great Places Housing Association, it will be possible to continue to deliver the objectives laid out in the Masterplan, and will contribute to making this community successful and sustainable.
- 1.2 The vision of successful neighbourhoods involves a variety and choice of housing types and tenures. The current Housing Needs Survey, completed in 2007, identified an annual shortfall of at least 729 affordable homes per year in the city. The development of 25 affordable properties will go towards meeting this need.
- 1.3 This report seeks permission to dispose of the site identified at Appendix A, to Great Places Housing Association to allow the building of 25 new properties for affordable rent. Affordable rent is 80% of the market rent that could be achieved for a particular property.
- 1.4 These new properties will help deliver the Council's vision for the City and people of Sheffield by increasing the provision of high quality affordable housing, which supports and delivers the City Councils Corporate Plan ambitions.
- 1.5 Central to the site development (in order to create a more sustainable, vibrant and safer community) is the involvement of local residents and stakeholders in the housing development process.

Great Places Housing Association are the local landlord of choice, and through managing the existing housing in the local area they are aware of the aspirations of the community and are working with them to deliver improvements to the area.

Permitting Great Places Housing Association to develop the site will allow them to further engage, involve and empower the community in guiding the development and help the new development to link to and enhance Wybourn.

- 1.6 The disposal of the land to Great Places Housing Association, will ensure that a developer is chosen that is not only the local



community landlord of choice, but also for example:

- has a long term interest in the area,
- a proven record of community engagement,
- is committed to providing innovative, high quality, environmental housing that meets the present and future needs of the local community and people of Sheffield,
- allows for the alignment of investment and maintenance strategies for the area.

1.7 Please note that a further report will be presented to Cabinet detailing proposals for new housing on the remainder of the Cricket Inn declared site (highlighted in Appendix A) and an additional cleared site on Maltravers Way.

## **2.0 WHAT DOES THIS MEAN FOR SHEFFIELD PEOPLE**

2.1 In terms of Standing Up For Sheffield the Corporate Plan 2011-14, this disposal will help achieve the outcome of a Great Place to Live, by creating desirable housing and promoting a thriving neighbourhood.

2.2 The construction of the properties will also contribute to the City and City Region's economy by creating construction and related industry jobs. The Council will hold discussions with Great Places Housing Association with the aim of maximising the use of local labour and other suppliers.

2.3 An increase in the number of properties at Wybourn will also help expand the local economy with the creation of greater demand for existing/additional local facilities, retail outlets and services.

## **3.0 OUTCOME AND SUSTAINABILITY**

3.1 The disposal of this site will allow Great Places Housing Association, in partnership with the City Council and local residents to contribute to delivering one of the strategic interventions identified in the Council approved WAMP Masterplan. This intervention will provide new housing for the benefit of existing and new residents.

3.2 In addition a Planning Brief (Appendix B) has been produced to state the Council's planning requirements for the sites.

3.3 In order to create a more sustainable, vibrant and safer community, the housing development process will involve local residents and stakeholders.

3.4 Environmental sustainability is also important to the proposed redevelopment of this site. The Planning Brief states that the

redevelopment of the site should minimise any negative environmental impact and provide a positive contribution where possible.

- 3.5 Disposal to Great Places Housing Association will:
- Help enable development of an attractive neighbourhood with a distinct and desirable identity by developing in accordance with planning requirements.
  - Ensure that the new properties will be well built, with high standards of energy efficiency, not only ensuring low running costs for their residents, but contributing to a lower carbon footprint for the City.
  - Allow the new housing and development layout to be designed in a way that will take account of the topography of the area and meet the needs of 21<sup>st</sup> century living.
- 3.6 When successfully completed the new housing development will:
- Transform a former housing site into a new housing development that meets the present and future needs of local residents and the people of Sheffield.
  - Deliver new properties that offer a choice of size and type, and adds to the housing choice and quality available in the area.
  - Raise the profile and desirability of Wybourn as a place to live.
  - Maximise future investment opportunities, estate sustainability options and redevelopment opportunity in a way that allows and maximises the opportunity for local people to stay in the area with the provision of better quality housing.
  - Have allowed local people to actively contribute to the development of the new housing.
- 3.7 The development of any plans for building new properties will involve ensuring that local residents, Members, East Community Assembly and other stakeholders will have the opportunity to be involved in and contribute towards developing the scheme.

The detailed scheme proposal will be subject to public consultation which will include consultation with the East Community Assembly, as part of the planning permission process.

As is detailed in their Consultation Blueprint Great Places have a commitment to community involvement. A copy of this Blueprint will be presented to the East Community Assembly by Great Places Housing Association prior to its implementation in relation to this project.

## **4.0 MAIN BODY OF THE REPORT**

4.1 After full consideration of the options available, in terms of the best interests of the City Council, local residents and people of Sheffield, and in order to best deliver the WAMP Masterplan recommendations for Wybourn the disposal of this site to Great Places is the most appropriate option that will deliver the Council's ambitions for the area.

4.2 The Cricket Inn site was declared surplus by Cabinet on 24 January 2007, and Cabinet resolved that the Director of Housing [now Director of Housing Enterprise and Regeneration], in consultation with the Head of Corporate Property [Director of Property & Facilities Management] and Assistant Chief Executive Legal and Governance [Director of Legal Services] be authorised to select the successful developer in line with the approved site disposal strategy subject to the approval of the development scheme and terms of the disposal in accordance with the Council's constitution.

Previously, Cabinet has also approved the WAMP Masterplan on 11 May 2005 and resolved that it be approved as material consideration in the planning process and relevant proposals be incorporated in the Sheffield Development Framework (SDF).

As is proposed now, the WAMP Masterplan recommended the building of new housing on this site.

4.3 It is therefore proposed that the Director of Property & Facilities Management, in consultation with the Director of Housing, Enterprise and Regeneration be authorised to negotiate and agree terms for the disposal of the site for purposes mentioned above, and to instruct the Director of Legal Services to complete the necessary legal documentation.

## **5.0 5.1 LEGAL IMPLICATIONS**

Disposal of the site to Great Places Housing Association at nil consideration to develop affordable homes would constitute assistance in connection with privately let housing accommodation and would require the consent of the Secretary of State under Section 25 of the Local Government Act 1988. A general consent has been issued for financial assistance or gratuitous benefit consisting of disposal of land to registered providers of social housing for development as housing accommodation. No further consent is needed under section 32 of the Housing Act 1985 to the disposal of housing land.

When deciding whether to dispose of a site at a discount to its market value it must be considered whether the proposed disposal

would be in the interests of the City and its inhabitants as a whole and as Council tax payers and would be consistent with the effective, economic and efficient discharge of the Council's functions.

## **6.0 6.1 FINANCIAL IMPLICATIONS**

The site shown at Appendix A has been valued at £145,000. During the formulation of the Local Investment Plan, the HCA made clear government's expectation that local authorities would maximise the use of their own resources to provide affordable housing. The grant available under the new Affordable Homes Programme for 2011/15 is significantly less than for the previous period, and would not allow the scheme to be developed without the addition of subsidy from sources other than Great Places own resources

Therefore the proposal is to transfer the land at nil value to Great Places Housing Association in order to ensure that the Council's wider ambitions for the area and the City are met in a timely manner. Great Places have confirmed that they will receive a grant of £643,000 from the Homes and Communities Agency.

The land identified for disposal will be disposed of to Great Places Housing Association for the development of 25 properties for affordable rent under a 125 year lease. An overage agreement is not applicable as these new properties will be affordable housing,

The Section 106 contribution from the scheme will also be programmed to be used in the local area to enhance public space and facilities.

This process will also create a saving to the Council as regards cleared site maintenance. It has been agreed that the responsibility for this will pass to Great Places Housing Association.

## **7.0 ALTERNATIVE OPTIONS CONSIDERED**

### **7.1 Do not dispose of the site yet.**

In order to maximise receipt from the potential sale of the site it has been considered whether it would be appropriate to wait until an upturn in the economy before disposal. This would however mean that the site would be left undeveloped for an indeterminable time With no guarantee of developer interest in this site or potential best price offer.

It would also deny the opportunity to develop the site speedily and to fit with Great Places Housing Association investment plans for the neighbourhood or resident expectation for the development of the site.

The timely development of the site is also intended to raise developer confidence in the wider area which will be reflected in the viability of other potential projects.

This option would also delay the delivery of an important strategic intervention of the WAMP Masterplan.

## **7.2 Open market with conditions/no conditions**

Although this option could potentially allow potential rapid development of the site and maximise receipt, this is improbable in the current economic downturn as we could not guarantee developer interest or potential best price offer.

If the site was sold for open market development it would reduce the opportunity for local residents to access the new housing. It would also deny opportunity for local lettings and compromise the investment strategy of Great Places Housing Association.

The process would also delay appointment of a developer and a start on site.

In addition such a process may result in establishing a new Registered Provider in the area, or if the developer chooses to work in partnership with another Registered Provider, with resultant issues around this as detailed below in 7.3.

## **7.3 Disposal of the site to another Registered Provider**

This option would allow development by a Registered Provider other than the local resident's landlord of choice.

Although this would introduce a choice of landlord for residents, it may compromise the opportunity for aligning investment and maintenance strategies.

This option may also compromise the compatibility of local lettings policies to the detriment of local residents wanting to access properties at Wybourn.

## **7.4 Disposal of the site to Sheffield Housing Company (SHC).**

This site is not on the current list of sites that has been offered to the SHC. If it were to be offered then there is no certainty as to when the site would be released and any agreed release date

would be made on the SHC priorities rather than local need.

#### 7.5 **Open competition with detailed development brief.**

The Council could agree a development brief and advertise the site to developers. This would allow the Council to be prescriptive and prioritise the development requirements.

It would however delay the release of the site, be Council resource intensive and not have guaranteed developer interest or potential best price offer.

It may result in the establishment of a new Registered Provider in the area which could result in difficulties in aligning investment strategies with Great Places Housing Association and a coordinated local lettings policy.

If a condition was included in the development brief that insisted the winning developer work in partnership with Great Places Housing Association then this may stop some developers entering the competition or force the developer to work with a partner it would not choose to work with. This may result in a difficult working arrange that may be detrimental to any scheme.

### **8.0 REASONS FOR RECOMMENDATIONS**

8.1 Disposal of this site at Wybourn for residential development by Great Places Housing Association will allow for residential development consistent with the Council approved WAMP Masterplan which will confer a number of timely benefits for the area and the city as a whole.

8.2 Disposal to Great Places Housing Association will result in the building of 25 new properties for affordable rent.

It will also increase the opportunity for local people to benefit from the developments and ensure that maximum numbers of options are available to the Council and Great Places Housing Association for future interventions that seek to ensure the long term sustainability of the neighbourhood.

It is intended that the development will include a variety of housing types, including apartments and bungalows, which are felt to meet the changing housing needs of local residents.

8.3 These new properties will help deliver the Council's vision for the City and people of Sheffield by increasing the provision of high quality affordable housing that supports and delivers the City Councils Corporate Plan ambitions.

- 8.4 Working with Great Places Housing Association will allow better investment planning for them, including the coordinated development of the sites to maximise the opportunity for local residents to move into the new properties. As the local landlord of choice and following extensive community consultation on other projects, Great Places Housing Association have detailed knowledge of the housing needs of the area and will be able to build the new housing to meet those demands.

## **9.0 RECOMMENDATIONS**

- 9.1 Subject to planning permission being granted, the site identified at Appendix A be disposed of to Great Places Housing Association as a site for the construction of 25 properties for affordable rent.
- 9.2 The Director of Property & Facilities Management, in consultation with the Director of Housing, Enterprise and Regeneration be authorised to negotiate and agree terms for the disposal of the site for the purposes set out in this report, and to instruct the Director of Legal Services to complete the necessary legal documentation.



Appendix A

Site for disposal shown in black





# **THE CRICKET INN & MALTRAVERS SITE, WYBOURN**

**SHEFFIELD CITY COUNCIL**

**Planning Brief**

**May 2012**



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## 1. PURPOSE AND STATUS OF THE BRIEF

1.1 This is the Cricket Inn & Maltravers Planning Brief prepared for the agreed developer partner, Great Places, to support high quality development proposals on this strategically important site. It is intended that the Brief should be used by Great Places to guide and justify the design of its proposals and enhance development process.

1.2 The Brief has been signed-off as 'fit for purpose' by the Council's Head of Planning and the Development Manager for the area. It should be noted however that the Planning and Highways Area Committee have not approved this Brief.

1.3 The Brief has been prepared in good faith by council officers 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. SITE LOCATION AND DESCRIPTION

### Site Location

2.1 The Cricket Inn & Maltravers Site is shown in its geographic context at Figure 1. An aerial photograph of the site is also shown at Figure 2.

2.2 The site is located on the edge of Wybourn, which is a large residential area positioned to the east of Sheffield City Centre.

2.3 Information on the neighbourhood context is set out in the Neighbourhood Characteristics Section.

### Site Description

2.4 The site is described below and Figure 10 shows the site characteristics.

2.5 The gross area of the total Cricket Inn and Maltravers site is 3.86 Ha and is made up of 2 separate plots. The area of Cricket Inn Road is 2.99 Ha and the area of Maltravers is 0.87 Ha.

2.6 The existing highways infrastructure has been retained through the clearance project. It is expected that Great Places make their own investigations as to the quality and suitability of this infrastructure to meet any future needs. Access to the site is from a number of points.

2.7 There is some archaeological potential at the Cricket Inn site, as it accommodated Wybourn Hall. Details of this are provided at Appendix 6.

2.8 The nearest convenience store is located in the local centre at Manor Oaks Road, where there is also Manor Oaks Community Primary School and children's centre, see Appendix 5 Fig 2 Community Facilities plan for details.

2.9 There are good links to public bus routes on Cricket Inn Road to the north and Manor Oaks Road to the south of the site.

2.10 The Site is on a north facing slope – shallow near to Cricket Inn Road, and steeper to the south. There is a bund of grassed open space (made up of demolition waste) with existing trees to the frontage on Cricket Inn Road. The development site is within an existing neighbourhood within the Wybourn estate, which was modelled on garden suburb principles, built incrementally in 1930s and is made up of a distinctive, yet monolithic, architectural style as described later in Section 5, 'Neighbourhood Characteristics' and the site characterisation in Appendix 5

2.11 There is poor neighbourhood permeability and legibility. The immediate neighbourhood is primarily residential and relatively low density.

**Site Ownership**

2.12 The site is owned by Sheffield City Council.

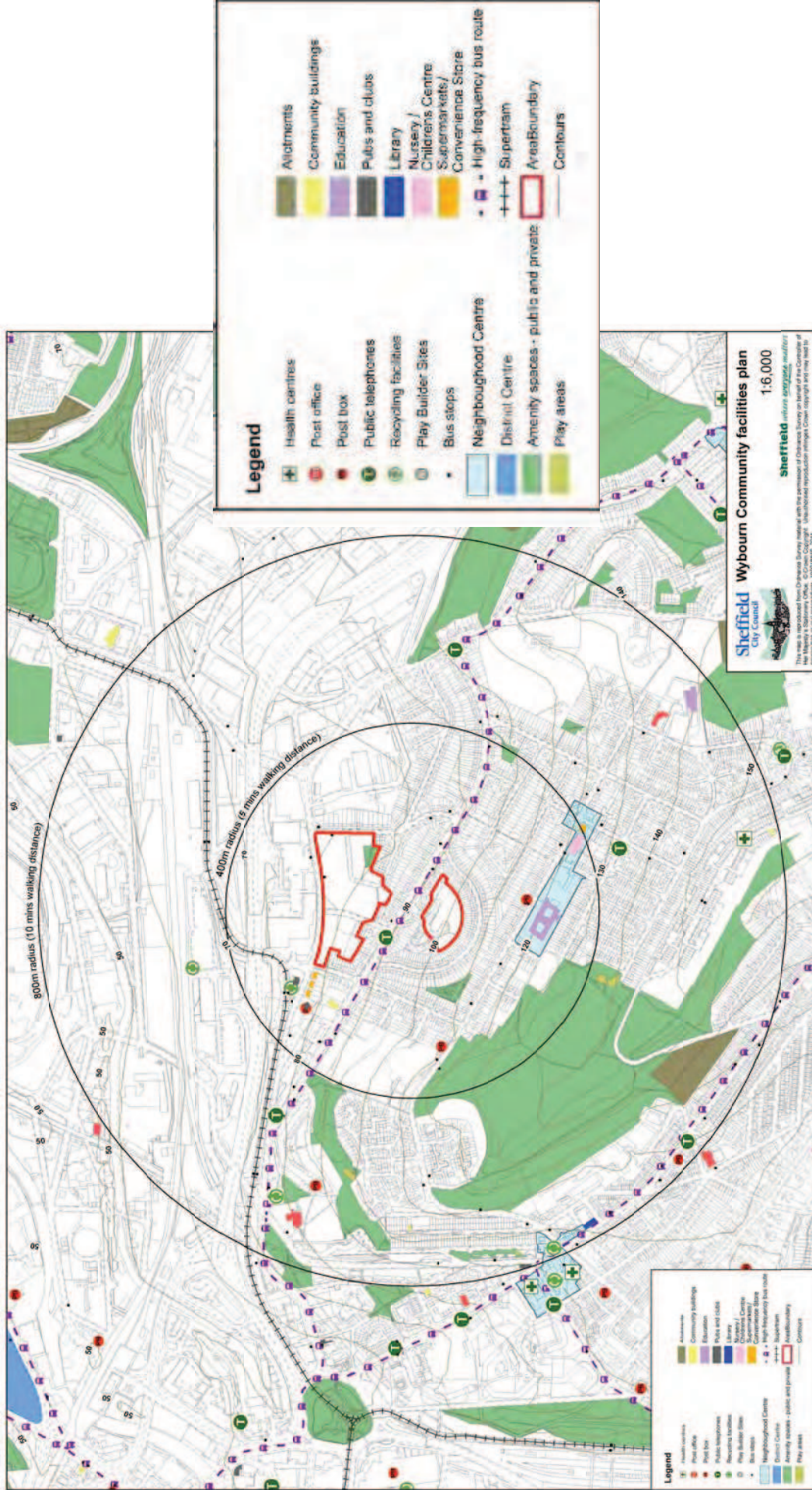


Figure 1: local context



Figure 2: Aerial Photograph (2002)



### 3. VISION

3.1 The Sheffield Development Framework includes a vision of Sheffield 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.’ The overall success of this development will be measured against the Building for Life criteria and should seek to achieve where possible the following outcomes.

<b>Theme</b>	<b>Neighbourhood Outcomes</b>
<b>Effective Governance and Organisation</b>	<i>Developments and processes that include effective and inclusive participation, representation and leadership.</i>
<b>Society and Culture</b>	<i>Healthy and active people, who live in communities that are fair, tolerant and cohesive and live without fear of crime and injury, with a strong local culture and shared community activities.</i>
<b>Housing and the Built Environment</b>	<i>Attractive, valued and locally distinctive homes and neighbourhoods that are appropriate to needs, safe, well managed, popular and able to be used by everybody. Successful places which are flexible and able to change to meet future as well as today’s challenges and demands.</i>
<b>Economy</b>	<i>Affordable developments and a residential offer that contributes to the economic success of the city.</i>
<b>Environmental Sensitivity</b>	<i>Makes the most of their environmental and historic assets, are resilient to changes in the weather whilst enabling people to enjoy the outdoors, reducing their negative impacts on the environment.</i>
<b>Neighbourhood Infrastructure</b>	<i>A range of neighbourhood facilities that are popular, easy to get to and meet peoples everyday needs.</i>
<b>Transport and Connectivity</b>	<i>Easy and safe to move around, particularly by walking, cycling and public transport. They are well integrated and connected with their neighbours, employment, neighbourhood facilities and the wider movement network.</i>
<b>Fair for Everyone</b>	<i>Promoting diversity and equality of opportunity through inclusion.</i>



#### 4. PLANNING CONTEXT

4.1 Please Note - this part of the brief will be updated further as any new Planning Policy emerges or existing Policies are updated.

##### Planning Policy

The National Planning Policy Framework

4.2 This was published on 27 March 2012 and can be seen at <http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicyframework/>.

Unitary Development Plan (UDP)

4.3 Sheffield City Council is currently in the process of replacing the UDP with the Sheffield Development Framework (SDF). The Core Strategy was formally adopted on the 4 March 2009 and various UDP Policies are superseded by this document with others saved.

4.4 The site is designated under the UDP as predominately Housing Area with part of the frontage at Cricket Inn Road as Open Space Area, refer to Figure 3. The policies relevant to this area can be viewed on the council's website at <https://www.sheffield.gov.uk/planning-and-city-development/planning-documents/udp.html>.

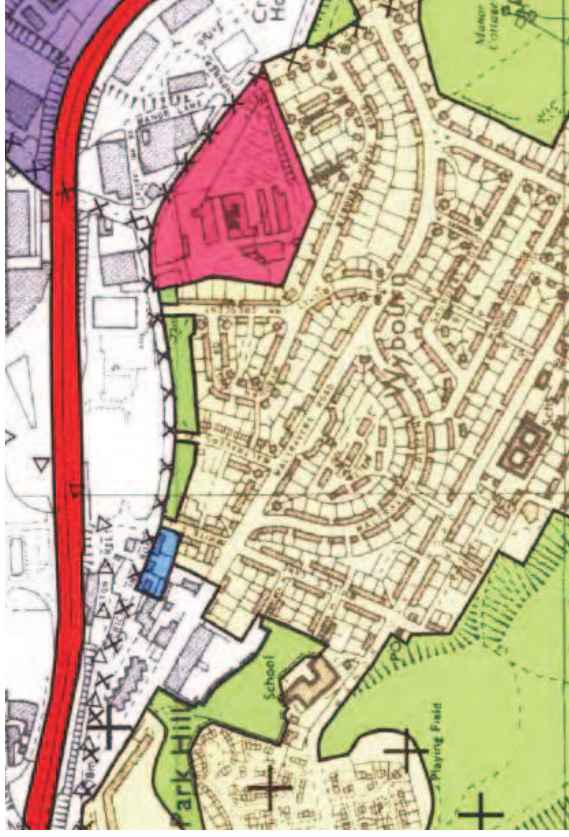


Figure 3: UDP Extract- © Crown copyright. All rights reserved. Sheffield City Council 100018816. 2011.



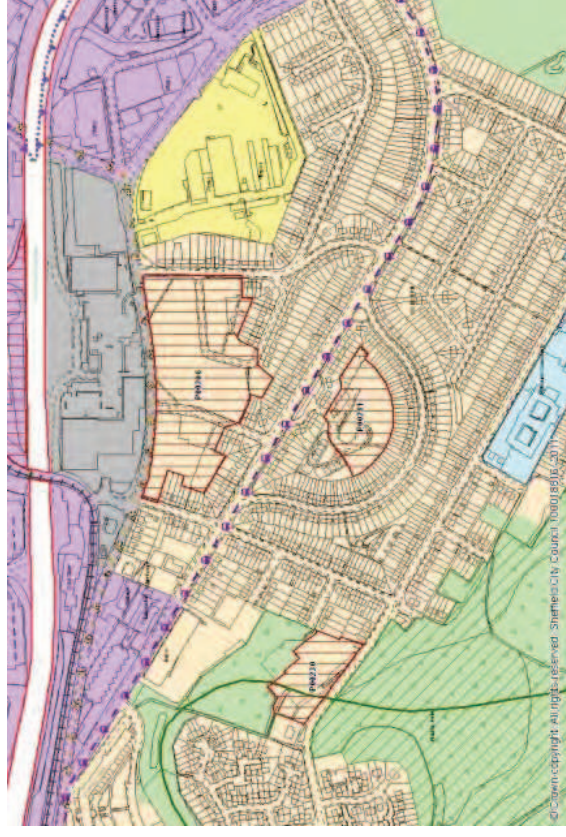
#### Sheffield Development Framework (SDF)

4.5 The Policies from the adopted Core strategy that are relevant to this area can be viewed on the council's website at <http://www.sheffield.gov.uk/sdf>

4.6 The City Policies and City Sites document (supplemented with a Proposals Map) is still being drafted and the timetable can be viewed at: <http://www.sheffield.gov.uk/planning-and-city-development/planning-documents/sdf/local-development-scheme>. It is proposed under the draft Proposals Map that the Open Space Area fronting Cricket Inn Road be changed to Housing Area and included in a City Site Allocation. This is in line with the redevelopment proposals under the Wybourn, Arbourthorne and Manor Park Master Plan (LDA 2005) see Fig 4 for details. For further information regarding the emerging city polices, cites and the map please refer to the council's website <http://www.sheffield.gov.uk/planning-and-city-development/planning-documents/sdf/city-policies>. Please note that this is for informative purpose only as this document has not been formally adopted.

4.7 There is also other relevant local supplementary planning guidance (SPG) which can be viewed in Appendix 1.

Fig 4: Emerging SDF extract



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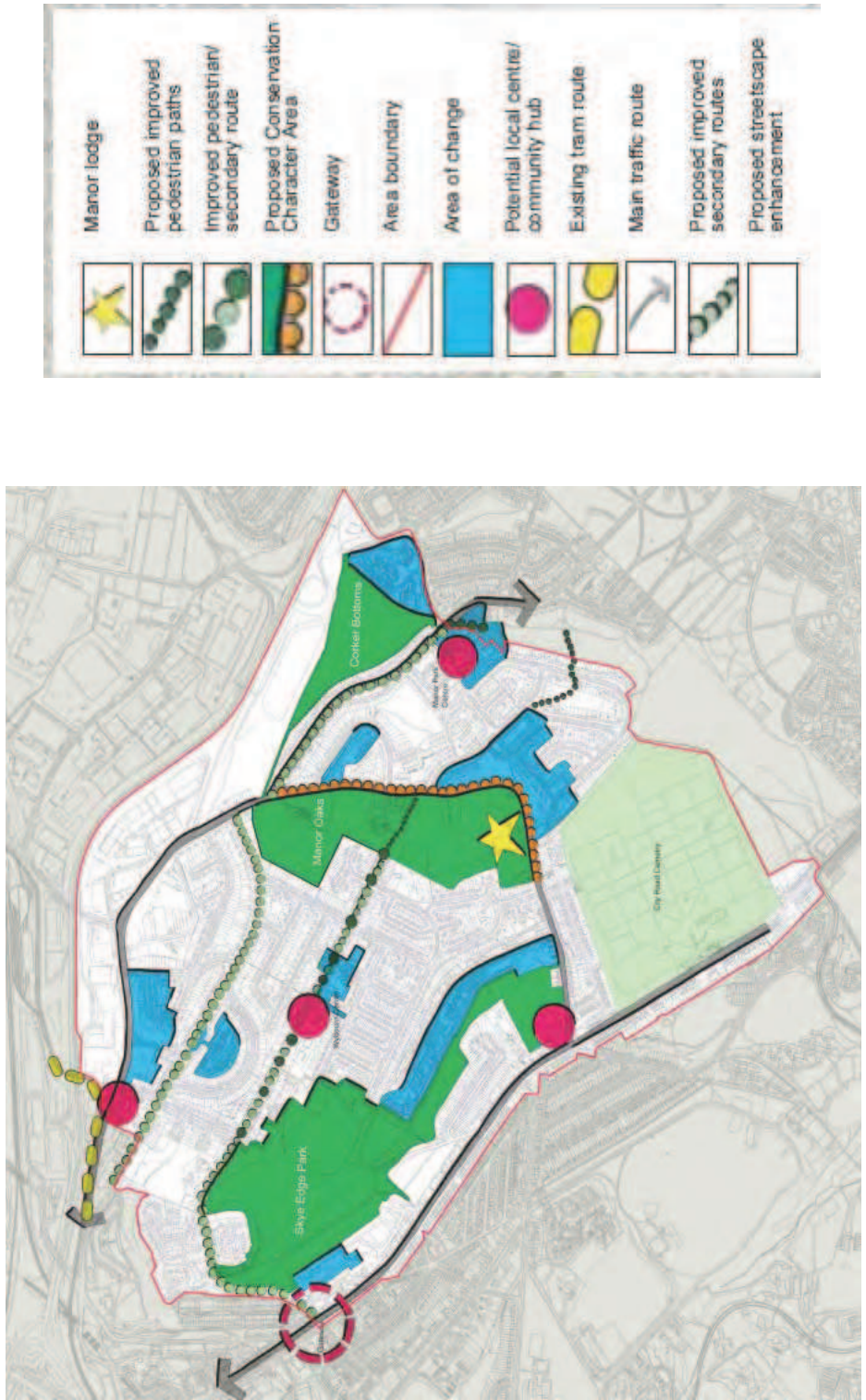
#### **Material Considerations**

4.8 In the context of Housing Market Renewal (HMR) 2002 - 2011, Wybourn has been the subject of masterplanning carried out by LDA Design. The Wybourn Arbourthorne and Manor Park Master Plan (2005) can be found on the council's website,

<http://www.sheffield.gov.uk/planning-and-city-development/planning-documents/background-reports/wybourn-arbourthorne-manor-park-masterplan>

4.9 Figure 5 below shows the broad concept from the Wybourn Master Plan. The concept plan shows how the local centre could be complemented and how new residential development could create a new gateway into the wider residential area from Cricket Inn Road.

Figure 5: Broad Concept from the Wybourn Masterplan, 2005





### **Existing Planning Permissions**

4.10 There are no outstanding permissions on site. Planning permission has been granted to Great Places for boundary treatments for neighbouring properties in the area.

### **Planning Requirements**

4.11 All of the standard planning requirements apply to this site. This section of the Brief in particular draws out the site specific requirements that need to be addressed. The documents required for the planning submission are listed in Appendix 2

Housing (Policies UDP – H7, H10, H14, SDF CS26 CS40, CS41 CS74) Disabled access (Policy UDP BE10, H18)

### **4.12. Target development capacity for this site is 40-60 dwellings per hectare under Core Strategy**

**Policy CS26**, due to its close proximity to high frequency bus routes and the Supertram stop at Cricket Inn Road. This supersedes the 31 units/ Ha stipulated under the Master Plan. The Strategic Housing Land Availability Assessment indicates a development capacity of 108 dwellings at Cricket Inn and 30 dwellings at Maltravers to meet the minimum density requirement.

**4.13 UDP Policy H10 identifies C3 residential uses as the Preferred Use in Housing Areas. It also lists a number of other uses that could be acceptable subject to meeting the criteria of Policy H14.** There is therefore potential for some mixed-use development

along Cricket Inn Road to link in with the local centre in line with the Master Plan

**4.14 CS40 sets Affordable Housing targets of between 30% and 40%** where it is financially viable See Appendix 1 for the link to the relevant Interim Planning Guidance (IPG).

**4.15 The provision of Affordable Housing across different house types could contribute towards CS41 to help create mixed communities.** The Housing Market Assessment (2007) can also guide the creation of Mixed Communities. This part of the City is in need of more larger family housing (4 bed+), and dwellings that can cater for the needs of BME, disabled people, older people and families. This could be done via the creation of lifetime homes, mobility homes and older persons accommodation, and the application of high flexible space standards across house types and tenures. Details of SCC's Housing Strategies can be found at [www.sheffield.gov.uk/in-your-area/housing-services/housing-strategies](http://www.sheffield.gov.uk/in-your-area/housing-services/housing-strategies)

**4.16 UDP Policy H7 requires 25% of new homes to be Mobility Housing**, except where physical characteristics of the site make this impractical, See Appendix 1 for the link to the relevant SPG. **Mobility houses need to be spread across all types and tenure of dwellings**, in doing so this will also contribute towards the creation of Mixed Communities CS41.

Design Principles (UDP Policies – H15, BE2-6, BE9-12, BE16, BE19, BE21, SDF – CS74)

**4.17 CS Policy CS74 states that the scheme needs to achieve Building for Life Silver as a minimum.** A redevelopment scheme for the site should take account of **The South Yorkshire Residential Design Guide**, available to view/download at

[www.sheffield.gov.uk/roads/about/transport-and-highways/development-and-adoptions/design-guide](http://www.sheffield.gov.uk/roads/about/transport-and-highways/development-and-adoptions/design-guide)

**alongside UDP policies within the Built**

**Environment Chapter and Core Strategy Policy**

**CS74.** The site characteristics plan (Fig 10), Urban Design Framework (Fig 11) and characterisation work should inform this.

Archaeology (UDP Policy BE22)

4.18 The South Yorkshire Archaeology Service (SYAS) has found through an initial assessment that there is some archaeological potential at the Cricket Inn site, as it accommodated Wybourn Hall. See Appendix 6 for details.

4.19 Archaeological investigation will be necessary prior to development and initially this will be by evaluation trenching to ascertain the nature, extent and degree of preservation of the Hall. The nature and extent of further work will depend on the evaluation results. **SYAS recommends that the evaluation phase is undertaken prior to submission of any planning application and the results submitted as a report to accompany the application as supporting evidence.** This is in line with the recommendations of PPS5 “Planning for the Historic Environment” (Policy HE6.1).

Public Art (Policy BE14)

**4.20 A public art project should be developed in partnership with the local community enabling participation in the process of regeneration -** strengthening existing communities and helping to build new ones. The focus of the project should be to celebrate the archaeological heritage associated with Wybourn Hall at the Cricket Inn site. SCC has a Public Art Officer who can provide advice on the approach

Education facilities (Policies UDP – H14, CF1, SDF – CS43)

4.21 It is likely that **a section 106 contribution for education provision may be required.** The amount of any contribution will be calculated in accordance with policy and guidance that is relevant at the time of the planning submission, See Appendix 1 for the link to the relevant Supplementary Planning Guidance (SPG).

Open space (policies UDP - H16, SDF – CS45, CS46, CS47, CS54)

4.22 Any redevelopment proposals need to improve pedestrian connections to existing open spaces, see Fig 1 for details.

**4.23 Under UDP Policy H16 there is a requirement for the developer to (a) provide 10% on-site informal open space, and (b) to make a financial contribution towards the provision or improvement for off-site children’s play facilities and outdoor sport space,** using Table 1 for Formal Recreation Space. This table can be found in Appendix 4 of the Open Space SPG, a link to this is provided at

Appendix 1 to this brief. Please be aware that an administration charge is now being levied on open space financial contributions since the 15<sup>th</sup> 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.

4.24 Proposals for the 10% informal open space should include details of ongoing management and maintenance, see Sheffield's Great Outdoors, Green and Open Space Strategy 2010-2030 p51-58 [www.sheffield.gov.uk/out--about/parks-woodlands--countryside/green-and-open-space-strategy](http://www.sheffield.gov.uk/out--about/parks-woodlands--countryside/green-and-open-space-strategy)

4.25 The current strip of Open Space Area as designated under the UDP does not currently function as an Open Space and as such does not feature as part of the Open Space Audit; therefore, its loss would not conflict with CS47 nor LR5. However, **the Open Space Audit does contain an informal area at Cricket Inn Crescent and this could be replaced elsewhere on-site as part of the 10% informal open space requirement.**

Green Environment and Ecology (Policies UDP -BE6, GE10, GE11, GE15. SDF - CS45, CS46, CS47, CS54 CS73)

**4.25 High quality landscape design should be used that include the 10% informal open space area, to link the site to existing open space areas and surrounding green links.**

**4.27 UDP Policy GE15 states that trees and woodland will be encouraged and protected by various means including requiring developers to retain mature trees (category A and B) and replace any that are lost.** Tree survey, constraints and conservation information in accordance with BS5837: 2005 should be discussed during preapplication discussions and submitted as part of development proposals to ensure that all retained trees are protected from adverse impacts on health and longevity. A system of access and working should also be submitted, demonstrating how development works are to be achieved within these constraints.

4.28 Initial officer observations suggest that there are a few trees that should be retained, see site characteristics plan Fig 10 and Urban Design Framework Fig 11 for details.

**4.29 A scoping report should be produced for Ecology** and should be discussed during preapplication discussions and submitted as part of development proposals

Sustainability (Policies UDP- BE5, BE6, BE9, BE10, H10, H14, GE10, GE11 SDF – CS63, CS64, CS65, CS67, CS73, Climate Change and Design Supplementary Planning Document – Guideline CC1)

4.30 The Council encourages sustainable design and construction, green roofs, sustainable urban drainage systems (SUDS), renewable energy, biodiversity and sustainability in general under CS64/65. (The following archived CABA website illustrates possible building methods and principles).

<http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/>

4.31 Under SDF Policy CS64 there is potential to maximise solar gain if dwellings are located on the east-west axis and thermal massing could also be considered. Under SDF Policy CS65, given the size of the Cricket Inn Road site there may be an opportunity for a shared energy scheme to be incorporated i.e. biomass-fired combined heat and power.

4.32 **Under CS64, Level 3 of the Code for Sustainable Homes must be achieved** as a minimum as this site will deliver more than 5 dwellings.

4.33 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. See Appendix 1 for the link to the relevant SPD.

#### Infrastructure

4.34 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: <http://www.sheffield.gov.uk/planning-and-city-development/planning-documents/sdf/infrastructure-planning> This has not identified any additional costs to connect the development to infrastructure beyond the standard connection costs.

Environmental Protection Issues (Policies UDP – H14 SDF – CS63, CS64, CS66)

#### 4.35 **An acoustic report is required for this site.**

There are a number of potential noise sources (see Site Characteristics Fig 10) as the site is situated on a busy main road, and is adjacent to the Parkway Retail Park that is designated as a Fringe Industry & Business Area. Therefore there are implications for potential living rooms and bedrooms fronting onto Cricket Inn Road. The acoustic report should be based on suitable methodology to determine the Noise Exposure Category for the site and assess the impact of commercial/ industrial noise in close proximity (i.e. PPG24 or BS4142).

4.36 For land contamination issues a **Phase I Preliminary Risk Assessment Report and Phase II Intrusive Site Investigation report is likely to be conditioned on planning permission** to be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004).

#### Drainage (Policy UDP – SDF – CS67)

4.37 For redevelopment areas the aim is to help reduce existing downstream flooding and overload **by limiting surface water discharge to no more than 70% of the previously discharged peak flow (30% reduction as a minimum), if the discharge is direct to existing sewers**. The actual surface water flows will depend largely on development density and the amount of green space provided. **The use of SUDs infiltration drainage techniques will be required where feasible and practicable under SDF Policy CS67.**



A full positive surface water drainage system to serve all hard surfaces would be acceptable to the Local Planning Authority.

4.38 The old development was served entirely by combined Yorkshire Water sewers, shown in red on the plan in Appendix 3 although there may also be many disused local drains still in place. The sewers crossing the Cricket Inn site serve significant areas outside the current development sites and could be problematic and costly to move.

Highways/Transport (UDP – T8, T10, T21, T22, T25, SDF – CS41, CS54) Disabled access (Policy UDP BE10, H18)

4.39 A **Transport Statement** should identify any necessary upgrade works, these may need to be secured through S106/S278 contributions/ works.

**4.40 The Transport Statement should be discussed during preapplication discussions and submitted as part of development proposals.** See Appendix 1 for the link to the relevant SPG.

**4.41 A travel plan will be required and should actively promote walking, cycling and the use of public transport as alternatives to the car in line with CS53-54.** Routes should be designed to encourage better east west connections throughout the site and better linkages to key assets in the area i.e. the local centre/ tram stop at Cricket Inn and the local centre and Manor Oaks Road.

4.42. Under UDP Policy BE10 there is a requirement for a new zebra crossing at Cricket Inn Road to enhance road safety on the pedestrian route to the Parkway Retail Park. See Urban Design Framework (Fig 11).

4.43 A map of the existing road layout and formal adoptions is provided at appendix 4. The Urban Design Framework (Fig 11) indicates potential footpath closures and a potential new pedestrian route.

4.44 Mobility Housing Standard parking spaces will need to be clearly identified on any proposals and their required dimensions achieved. See Appendix 1 for the link to the relevant SPG. For non-housing uses accessible parking spaces will be required.

Waste and Recycling (SDF – CS64)

**4.45 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.

#### 4.46 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 0.25m<sup>3</sup> (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 0.25m<sup>3</sup> 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.

**5. NEIGHBOURHOOD CHARACTERISTICS AND DESIGN PRINCIPLES**

- 5.1 This section deals with neighbourhood characteristics closer to the site. Please see Appendix 5 for the detailed site characterisation study.
- 5.2 The development proposals should respond to and develop the general neighbourhood characteristics listed below and in Figures 6, 7 and 8 by optimising the value of the positives and mitigating the negative issues.

**Landscape**

- + Single type of landform – gently sloping, with views to the valley
- + Good transport connectivity in terms of tram and high frequency bus routes
- + Open views that need to be framed
- + Existing trees on Cricket Inn Road offering much needed greenery
- Poor environment on Cricket Inn Road with backs of retail units, fences and service yards
- North facing site orientation

**Streetscape**

- + Wide open streets with verges
- + Clear definition of front and backs
- + Generous front and back gardens with housing set back from the street
- + Variety of boundary treatments – hedgerows, open fences and some brick walls
- In some cases the houses are set up or down, creating a poor relationship with the street to deal with level changes
- Poor street enclosure as a result of the setback houses
- Few street trees

**Architecture**

- + Rich roofscape – predominantly tiled pitched, hipped roofs with chimneys, overhanging eaves and projecting rafter feet
- + Fenestration – clear window hierarchy
- + Materials – red brick, render, cast concrete details
- + Details – brick string courses, brick details, brick archways and cast concrete porch canopies
- Monolithic housing estates – monotonous feel

**Colour**

- + Red and green prominent colours
- + New and bold render colours added to as part of wider environmental improvement scheme to aid legibility

Figure 6: Site Photographs plate 1



View of shops on Cricket Inn Road



View of site frontage on Cricket Inn Road



View of the site and Maltravers Way looking towards Cricket Inn Road



Detail view of shops on Cricket Inn Road



View of the pedestrian Footpath from Whites Lane into the site



View of the existing houses on Maltravers Place



Corner of Wybourn House Road site - Cricket Inn Road and Whites Lane



View of the footpath looking back towards Whites Lane



View of the existing flats on Maltravers Way

Figure 7: Site Photographs plate 2



View of the footpath looking back towards Maltravers Way



Houses on the corner of Cricket Inn Crescent and Wybourn House Road



Pedestrian Route into the Maltravers Way site



View of Wybourn House Road looking east



View of Wybourn House Road East not part of the site



Pedestrian Route and view of the site



View of site and Wybourn House Road looking north



View of Maltravers Road looking towards the approach to Maltravers Way site



Substation on Maltravers Way and approach to the cul-de-sac parking court



Figure 8: Site Photographs plate 3



View from the cul-de-sac parking court off Maltravers Way



View of Maltravers Way as it snakes up the site



Long views from the site



View from the cul-de-sac parking looking toward back gardens of existing houses



View of the site looking towards the back gardens of existing houses



View from Cricket Inn Crescent looking north



View of Maltravers Way looking east



View of the pedestrian footpath as it continues beyond the site



View of the east corner of the site

Figure 9: Site Photographs key map



Site Photographs







Figure 11: Urban Design Framework





## Design Principles

5.3 Site specific design principles relating to Fig 11 are:

- As outlined in the 2005 Wybourn Masterplan, the character of the development should create a 'new face' for Wybourn and should complement the very visible and gateway location of the site for the area in general. The use of wayfinding buildings should contribute towards this.
- Key views and vistas should be taken into account for the layout and the building arrangement at both Cricket Inn Road and Maltravers Way.
- Create significant frontage onto Cricket Inn Road and Maltravers Way to aid legibility.
- At the Cricket Inn Road site provision should be made in the design of the layout to sensitively respond to: the potential amenity issues with Cricket Inn Road and the Retail Park, on-site trees, the archaeological potential at Maltravers Place, and the sensitive boundary with existing housing
- At the Maltravers Way site provision should be made in the design of the layout to sensitively respond to: the arrangements of existing back gardens, and the relationship with the maisonette blocks and the buildings of influence on Maltravers Way.
- Particular attention needs to be given to the gradient of streets, and to the difference in levels between footways

and the entrance level of adjacent dwellings to avoid steep ramps and driveways or for steps.

- The footways within the Cricket Inn road site to be improved or potentially closed and re-routed.
- Development to be predominantly up to 2 storeys preferably integrating a pitched/hipped roof form, in short terraces or as semi detached houses, demonstrating high quality design, detailing and robust materials.
- Buildings up to three storeys possibly in short terraces or an apartment block could be used at Cricket Inn Road to help wayfinding and provide legibility for the area.
- Integrate existing substation at Maltravers Way in new boundary treatments/ landscaping if it has to be retained.
- Provide the highest practicable standard of inclusive design within the highway and elsewhere in the public realm. Adopt creative solutions to reduce the impact of the topography, but the Maltravers Way site is unlikely to be suitable for Mobility Housing.

## 6 BEST PRACTICE

6.1 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>

6.2 Grant funded Affordable Homes must be designed to meet the HCA requirements as set out in Design and Quality Standards (April 2007). Annexe 3 of the document identifies also identifies best practice that should be considered. It is not a specific requirement, however, that market housing meets these HCA standards. The developer must however ensure that all homes are tenure blind: unable to be differentiated by appearance, type, location, or phasing within the development for example.

### Housing

6.3 Prepare a Housing Market Assessment using the Sheffield HMA. <https://www.sheffield.gov.uk/in-your-area/housing-services/housing-strategies/housing-market-assessment-2007.html> (further information is available from the Council). Show how the housing needs and demands of the current and future community have been investigated and how the development proposals reflect the findings.

6.4 Use innovative approaches to provide up to 40% of the development as Affordable Housing.

## Environmental sustainability

6.5 Prepare and use a Low and Zero Carbon Technologies Report guiding the most cost effective approach to reducing carbon emissions on the site.

6.6 Prepare a design and planning stage Code for Sustainable Homes reports to guide design development.

6.7 Prepare and use comprehensive Site Investigation Reports to inform the design proposals. The studies should include detailed topographic survey, ecological survey, and ground investigation reports.

6.8 Prepare and use a Water Management and Demand Study including the preferred approach to implementing SUD's. The approach should include the incorporation of green roofs on as many homes as possible.

6.9 Prepare an Environmental Sustainability Brief for the Design Team balancing the findings of the above surveys and proposing the approach to optimising the positive benefits on the environment.

6.10 Prepare a Green Travel Plan explaining how residents will be enabled to lead more environmentally sensitive lifestyles.

## Design and Access Statement

6.11 Show in the DAS how the quality of life of residents can be maintained and enhanced through designing at higher densities.

6.12 Prepare a high quality and comprehensive landscape design scheme to be submitted with the planning application. The scheme should sit within a Green Infrastructure Strategy for the area. Include a costed Management and Maintenance Plan with a delivery mechanism.

6.13 Appoint an accredited Building for Life Assessor to advise on achieving higher scores.

6.14 Show all 7 attributes of 'Safer Places' as set out in chapter 2 of 'Safer Places: the Planning System and Crime Prevention.'  
<http://www.communities.gov.uk/publications/planningandbuildi ng/saferplaces> Work with the Police ALO early on, and seek to achieve Secured by Design award.

6.15 Commit to developing Home Zones and/ or high quality streetscapes that show the principles set out in the South Yorkshire Residential Design Guide.  
<https://www.sheffield.gov.uk/roads/about/transport-and-highways/development-and-adoptions/design-guide>

6.16 Design a range of parking solutions to meet the principles of the English Partnerships guidance 'What works where'.  
<http://collections.europarchive.org/tna/20100911035042/http://englishpartnerships.co.uk/qualityandinnovationpublications.htm>

### **Inclusive design**

6.17 As part of the Design and Access Statement prepare an Inclusive Design Strategy, including creating Legibility Plan for people with sensory impairment, appointing an appropriately

qualified Access Consultant and an Access Champion within the development company.

6.18 Design properties to the Lifetime Homes standard enabling easy future adaptation by residents.

6.19 Design the Mobility Standard Homes to the Mayor of London Best Practice Guide to Wheelchair Accessible Housing, but with just 10% of the properties with a covered car parking space.  
<http://legacy.london.gov.uk/mayor/strategies/sds/bpg-wheelchair-acc-housing.jsp>

6.20 Design dwellings to meet or exceed the National Housing Federation 'Standards and Quality in Development - a good practice guide' internal space design standards.

### **Construction Efficiency**

6.21 Prepare a Construction Efficiency Report showing how construction best practice, such as shown through the Design for Manufacture competition, is being implemented. Include a Sustainable Construction Waste Plan and a report on re-using as much of the site infrastructure as possible.

6.22 Future-proof the design, for example enable future loft conversions into habitable rooms, over-specify roof trusses to enable future PV panels to be fitted, and provide space for additional services.

6.23 Show how the majority of materials are classed A+/B in the BRE Green Guide to Specification. Use local materials and labour.

## 7. TIMESCALES AND WORKING ARRANGEMENTS

7.1 Great Places have already shown commitment to follow a best practice approach to the Pre-application process. At the inception stage the Local Planning Authority will discuss the use of a Planning Performance Protocol and will scope its contents with Great Places. This will be an informal agreement between the Local Planning Authority and Great Places setting out clear guidelines and protocols, a work programme with milestones, and key issues that will be addressed throughout the Pre-application process.

7.2 There is a charge for preapplication advice; details can be seen at the Council's website: <https://www.sheffield.gov.uk/planning-and-city-development/our-customers/planning-for-business/premakinganapp.html>

## 8 CONTACTS

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# **APPENDICES**

**(to Cricket Inn and Maltravers Project Brief)**

- 1. SUPPLEMENTARY PLANNING GUIDANCE      pg 2**
- 2. PLANNING SUBMISSION INFORMATION      pg 3-4**
- 3. DRAINAGE MAP      pg 5**
- 4. HIGHWAY ADOPTIONS PLAN      pg 6**
- 5. SITE CHARACTERISATION      pg 7-22**
- 6. ARCHAEOLOGY      pg 23 24**
- 7. A3 Plans**

## APPENDIX 1: SUPPLEMENTARY PLANNING GUIDANCE

Interim Planning Guidance:

[http://www.sheffield.gov.uk/sys\\_upl/templates/assetbrowser/assetbrowser\\_disp.asp?page=1&basketPage=&basketItem=&pgid=168153&tid=186&resultsOrdering=titleAsc#](http://www.sheffield.gov.uk/sys_upl/templates/assetbrowser/assetbrowser_disp.asp?page=1&basketPage=&basketItem=&pgid=168153&tid=186&resultsOrdering=titleAsc#)

Supplementary Planning Documents:

<http://www.sheffield.gov.uk/planning-and-city-development/planning-documents/sdf/supplementary-planning-documents>

Key documents to refer to are:

- Planning Obligations and Education Provision
- Affordable Housing
- Mobility Housing
- Open Space
- Transport Assessments and Travel Plans
- Climate Change and Design (SPD)



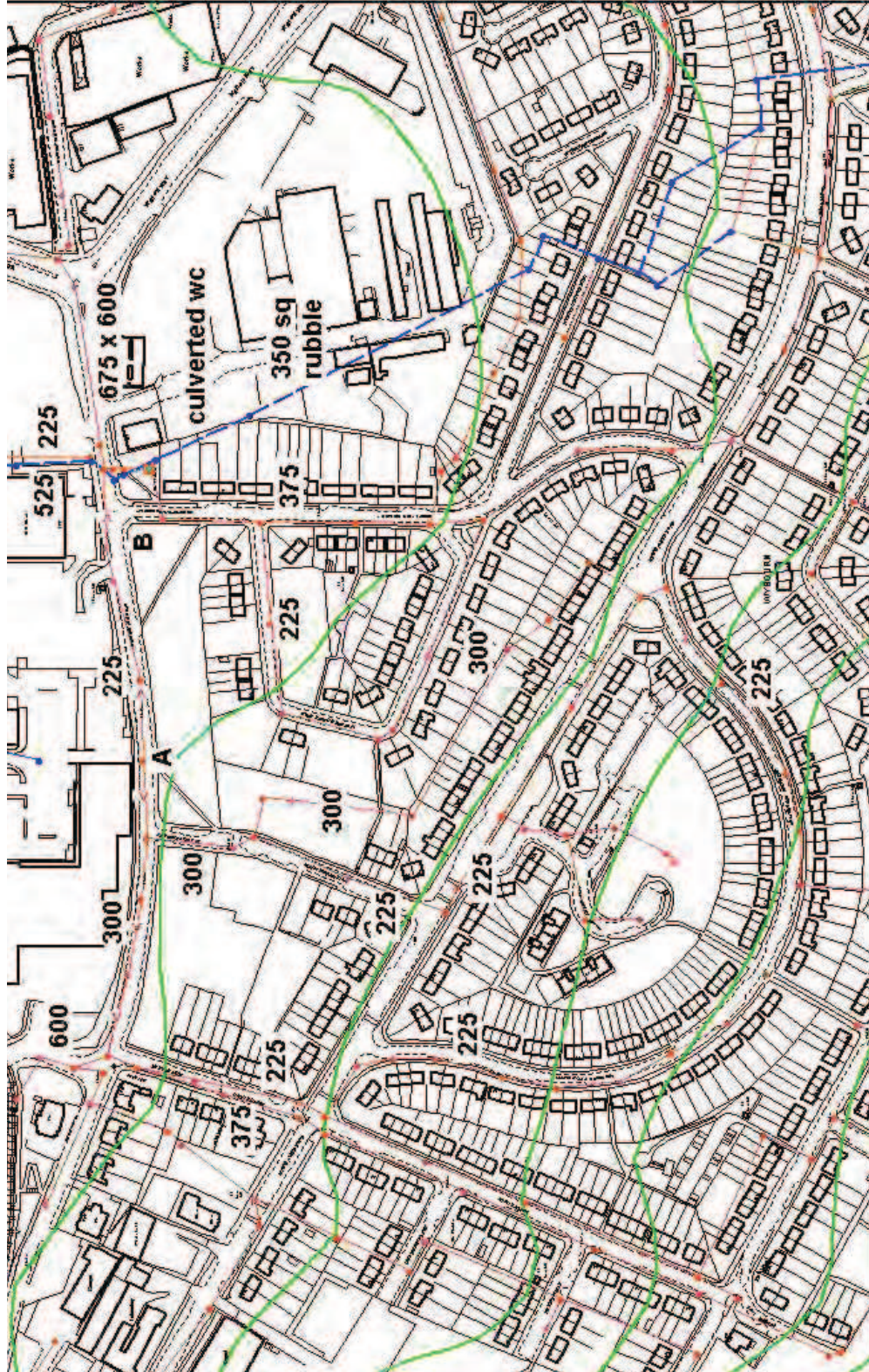
## APPENDIX 2 : PLANNING SUBMISSION INFORMATION

PLANNING SUBMISSION INFORMATION	
a.	<b>General site appraisal</b> including site photographs showing the Developer's view of key features (including archaeology).
b.	<b>Concept plans</b> 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.	<b>Site location plan</b> preferably 1:1250, and no smaller than 1:2500 showing the site and the immediate surroundings and including: <ul style="list-style-type: none"> <li>- Metric scales only.</li> <li>- North point, date and number.</li> <li>- Outline the application property, and indicate any adjoining property owned or controlled by the applicant.</li> <li>- Show the application property in relation to all adjoining properties and the immediate surrounding area, including roads.</li> <li>- Show vehicular access to a highway if the site does not adjoin a highway.</li> </ul>
d.	<b>General layout and massing</b> 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.	<b>Public realm, landscape, open space and streetscene</b> 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.	<b>Movement and highway design</b> 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.	<b>Three-dimensional visualisations, photomontage or models</b> 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.	<b>A study board</b> describing <b>typical</b> and <b>marker</b> building types in context and with elevations, design features, materials, and hard/soft landscaping and public realm finishes.
i.	<b>Accommodation schedule and detailed drawings of all house types</b> 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.	<b>Cross-sections and all key street elevations</b> – (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.	<b>Detailed annotated drawings of a typical three bedroom four person dwelling types</b> 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.	<b>Detailed drawings of all typical sections of the streetscene and public realm</b> 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	Cricket Inn and Maltravers Site
Affordable Housing Statement	Y
Biodiversity survey and Report	Y
Consultation Statement	Y
Design and Access Statement	Y
Flood Risk Assessment	Y
Archaeological report	Y
Noise impact assessment	Y
Air quality Assessment	Y
Open Space Statement/ Playing field statement	Y
Planning obligations (draft)	Y
Sustainability Statement	Y
Transport Assessment	Y
Travel Plan	Y
Contaminated land risk Assessment	Y
Tree Survey	Y
Ecological Assessment	Y
Environmental Statement	
Landscaping details	Y
Regeneration assessment	Y

APPENDIX 3- Drainage map







## APPENDIX 5: SITE CHARACTERISATION

Background note for Cricket Inn and Wybourn Site  
Planning Brief

*Fig 1: aerial plan of the site and its surroundings*



### Methodology:

The site characterisation study builds on best practice guidance as set out in South Yorkshire Residential Design guide as well as character work outlined in the Wybourn Masterplan, 2005.

The study is in two parts:

Part 1 is the appraisal that describes the distinctive feature of the area while taking into account impact of various tangible and intangible factors on the area over a period of time.

Part 2 is outlines contextual approach that needs to be taken into account for any new future development in the area.

### Bibliography/ references:

Wybourn Masterplan, 2005:  
<http://www.sheffield.gov.uk/planning-and-city-development/planning-documents/background-reports/wybourn-arbourthorne-manoir-park-masterplan>

South Yorkshire Residential Design Guide  
<http://www.sheffield.gov.uk/roads/about/transport-and-highways/development-and-adoptions/design-guide>

South Yorkshire Historic Environment Characterisation  
<http://www.sytimescapes.org.uk/>

Trevor Yorke, The 1930's House Explained



## **APPRAISAL:**

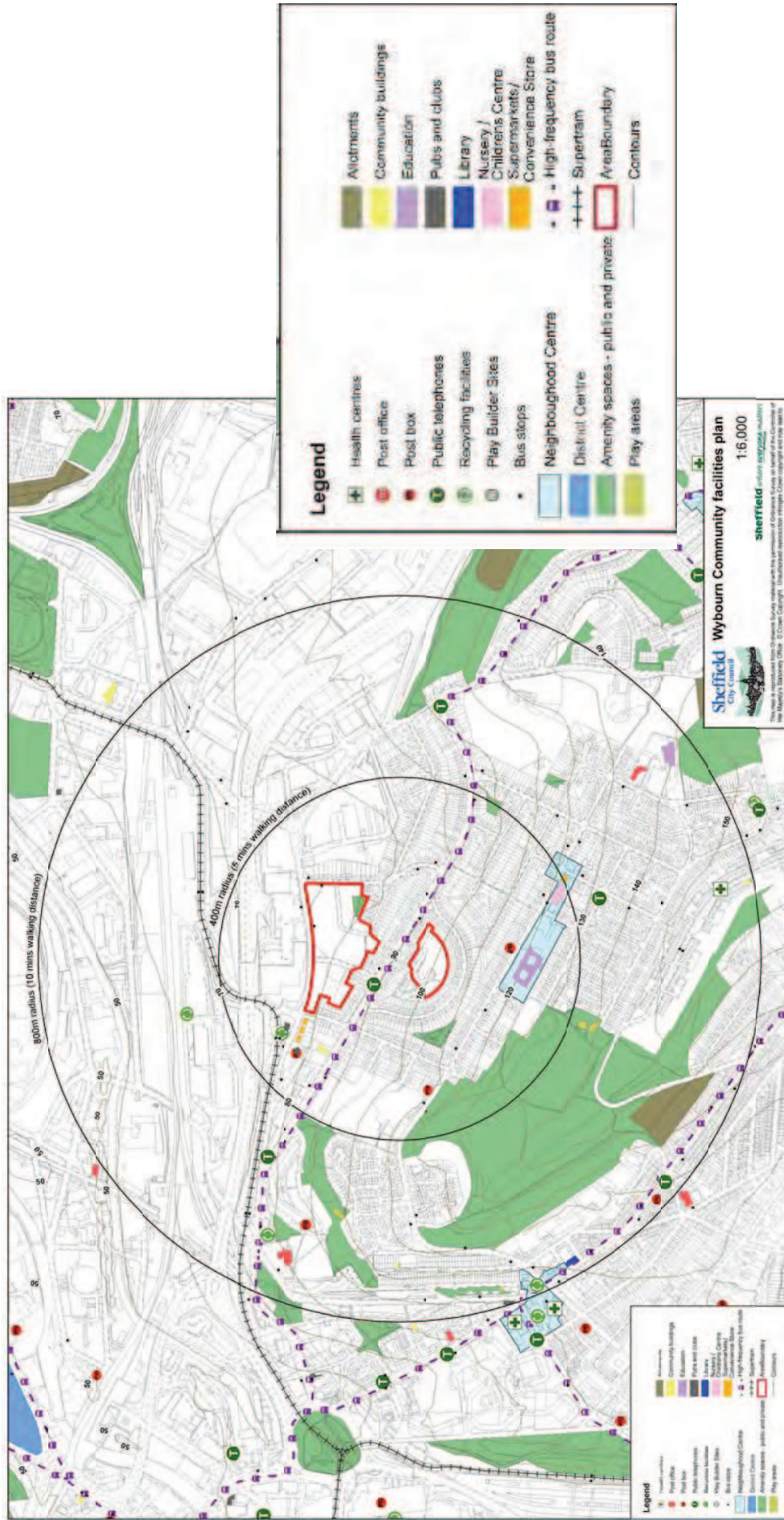
### **1. Activity**

The community facilities plan is an audit of existing facilities in 5 min (400 m) and 10 min (800 m) walking distance from the sites. This audit establishes accessibility levels of the neighbourhood in terms of facilities that are important to encourage a walkable and sustainable neighbourhood.

- although a mixed character on Cricket Inn road with existing shall shops, pubs, the retail park and some housing, the green frontage provided by existing trees adding relief to the frontage dominated by the 'back' of the retail park.
- Good public transport connectivity- supertram stop off Cricket Inn Road and high frequency buses on Cricket Inn Road, Manor Oaks Road
- Although not any supermarket in the area, there are small convenience shops in 5 and 10 minute walking distance.
- Primary School, children's centre within the 10 minute walking distance.
- Amenity spaces in good proximity, although challenges offered to the pedestrian in terms of walking distances, given the topography and poor condition of some of the pedestrian routes.



fig 2: Community facilities plan



## 2. Heritage

The Wybourn estate lies within the boundary of the former Sheffield medieval deer park. In the post-medieval period, the park was taken in to agricultural use, landscape of fields enclosed in a piecemeal fashion in of fields in piecemeal fashion, becoming an agricultural landscape. Terraced houses fronted onto Cricket Inn Road with a lane leading to Wybourn Hall.

Little is known of Wybourn Hall. Approached from the north by a drive from Cricket Inn Road, the Hall was depicted on the Fairbanks plan of 1795. In his notes on Sheffield, Henry Tatton included his own early 20<sup>th</sup> century drawing of the front elevation, showing a large and well-proportioned domestic building, with details suggesting it to be Georgian in date. It was demolished around 1927, probably to make way for the Wybourn estate.

The South Yorkshire Historic Environment Characterisation:

The South Yorkshire Historic Environment Characterisation study characterises the site with zone for early to mid 20<sup>th</sup> century municipal suburbs. It is featured as a residential planned estate with fragmentary historic legibility. Previous character would have been parkland/ farm land for agricultural or recreational purposes (100-1700c) <http://www.sytimescapes.org.uk/>



Figure 3. 1935 OS map extract (grey), overlain with 1923 map (black)  
© Crown Copyright and Landmark information Group



### 3. Landscape



fig 4: extract from the 2005 Masterplan document

<http://www.sheffield.gov.uk/planning-and-city-development/planning-documents/background-reports/wyourn-arbourthorne-manor-park-masterplan>

The site is located on the lower part of a gently sloping north facing hill rising up towards Manor. As shown on the above plan the lighter areas are the gentler slopes whilst the darker areas are higher ground and the green areas are the valleys. Due to the natural topography of Sheffield, made up of several hills and valleys, generally the areas on higher ground do benefit from big views. The site, especially the upper portion on Maltravers

Way does benefit from these long views. The north facing orientation of the site could be an opportunity to maximise the provision of south facing gardens.



fig 5 Views from top of the Maltravers Site



fig 6 Views from top of the Cricket Inn site

**4. Green routes:**

The 2005 Masterplan proposes environmental improvements in the areas that were identified as having poor street lighting, patchy boundary treatments and lack of maintenance of shrubs, trees and areas of no mans land.

*fig 7 and 8 Views of poorly maintained paths and spaces within the site*



In some key areas frontage and facade improvements are identified and some have been carried out, especially to key corners to create sustainable streets by introducing identity and character.



*fig 9: View of recent façade improvement and new boundary railing for terraced houses on corner of Cricket Inn Cres and Wybourn House Rd*

Main routes and bus routes are chosen as streets which should be upgraded to green traffic calmed street. This means securing improvements to Cricket Inn Road and Maltravers Road.



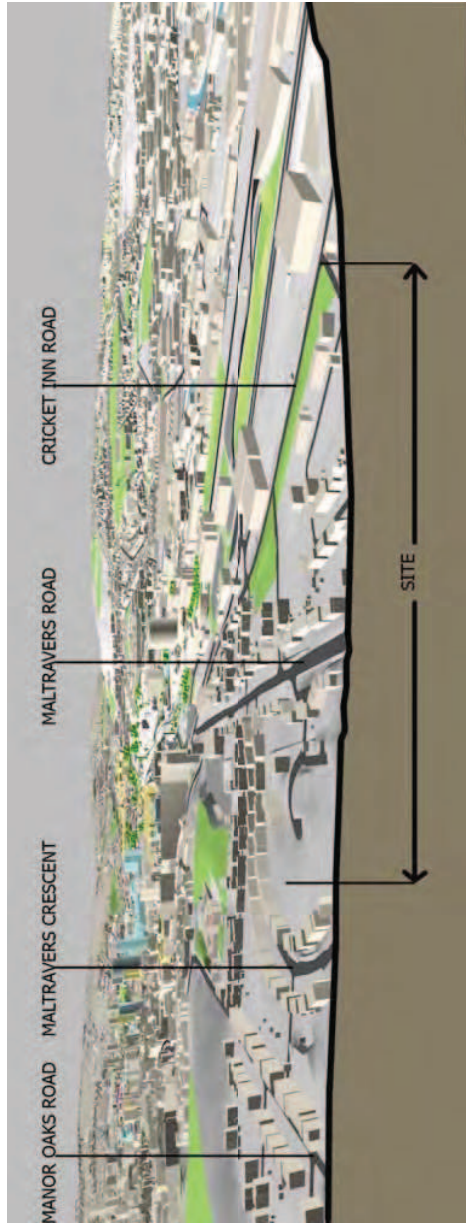


fig 10 a and b: City 3D model site section A (north-south section through the centre of the site)fig 11: City 3D model site section B B (north-south section through east of centre of the site)



## 5. Character areas

As identified in the 2005 masterplan character areas plan (see below) the site is within the Lower Wybourn (in red ) character area. This area is predominantly made up of two storey terraced and detached houses, built in the 1930's.

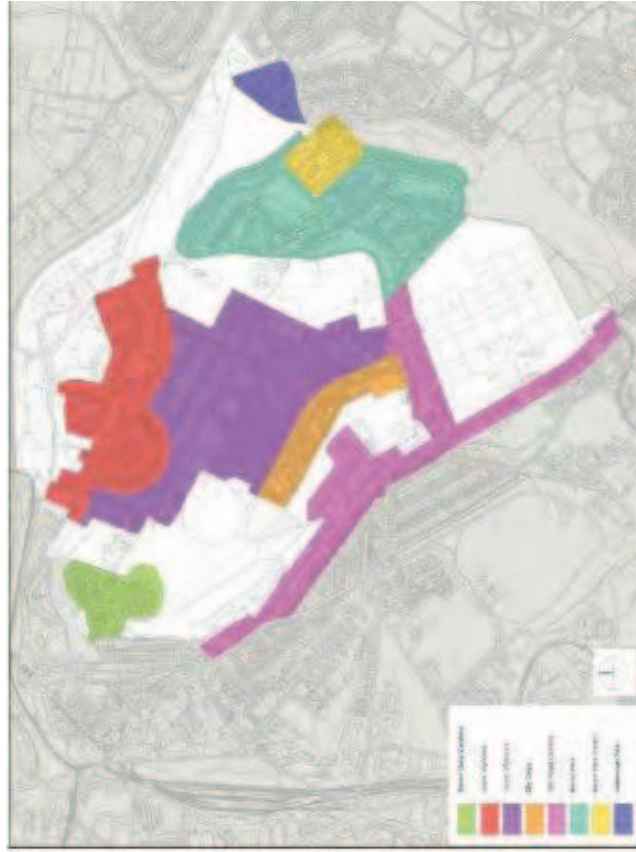


fig 12: extract from 2005 masterplan – pg 19 (fig 4.4- Wybourn and Manor Park Neighbourhood Character areas)

<http://www.sheffield.gov.uk/planning-and-city-development/planning-documents/background-reports/wybourn-arbourthorne-manor-park-masterplan>

Key characteristics according to Trevor Yorke: '1930's House explained'

- These estates were planned out along the lines of the pre war Garden Suburbs Movement, to promote a better standard of living with well spaced houses surrounded by ample greenery to recreate a village atmosphere. Nationally, this resulted in fifteen-fold increase in the number of people paying rent to the council.
- Curving or circular roads are the most notable features of estate layout of this period with only a few straight or grid stretched in between.
- Roads had varying lengths to add further variety to the estates. On the map they can appear like geometrically planned mazes as opposed to tightly packed grid layouts of earlier housing.
- Road names are also distinctive as the word 'street' was rarely used as it was associated with pre war industrial housing, except where existing roads were incorporated within the estate.
- Cross roads or junctions had houses on the corners stepped back or built at an angle with grassed spaces in the front, increasing the feeling of space and light which was one of the main attractions.





## 6. Street Pattern and plot arrangement

The streets are organised in loose grid pattern that are not always connected, with some crescents introduced to create variety in what is a fairly uniform townscape.

The relationship of houses to the street is not direct, although most of the houses have direct access of the street, and is weakened by the wide grass verge that was perhaps introduced to overcome the level change in some cases, but has failed to create a positive streetscape.

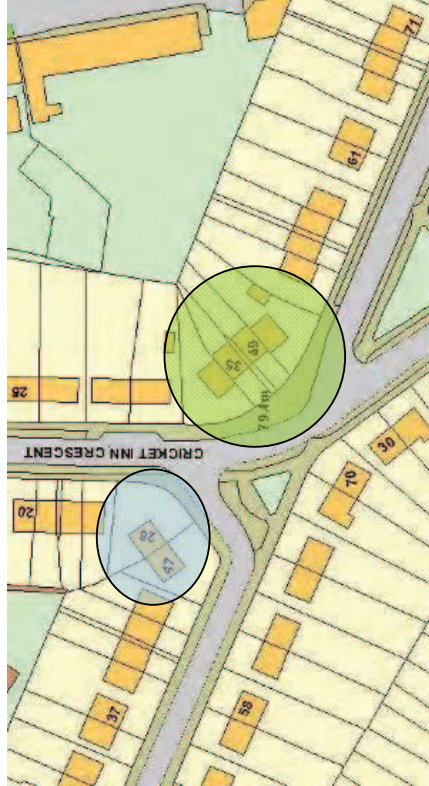


fig 14: plan of area near the site

Observations:

- Although clear pedestrian routes have been defined though the estate, some of the routes through the area are neither overlooked nor leading to a desired destination, resulting in disuse, and creating safety and security issues.
- The houses are set within generous plots measuring on an average 9 m wide and 33.0 m deep, with houses 6.0m wide and 6.0m deep, set back by 6.0m resulting in a usable garden size of 6.0 m x 20.0 m. The house to plot ratio in this case is 0.25 (total floor space of the house divided by the plot area). The corner plots with bigger houses vary greatly depending on the street junction. However the overall house to plot ratio is much smaller, ranging between 0.40 to 0.50, as the plots ended up being smaller with less usable garden space.
- The houses are usually set back on an average by 6.0m, with some short terraces set back to upto 9.0m from the back edge of pavement, creating a very poor sense of enclosure.
- where pairs of houses face onto the corners resulting in unusable garden space to the side of the houses, and creating a weak corner (e.g. in blue)
- where a short terrace of 3 or 4 houses faces the street, with entrances off the street, the corner and streetscene results in a strong building frontage (e.g. in green)
- parking is mostly on plot to the side/ in front of the houses

- The streets do not vary greatly in widths, ranging between a maximum of 16 m for primary streets like Manor Oaks Road to between 12.00 m and 9.00m for secondary (estate roads) streets like Wybourn House Road, Maitravers Place etc.



- marked lack of street trees adds to the poor sense of enclosure creating a very 'open' and in some cases windswept character.

## 7. Street character



Although in plan the streets are fairly uniform in width, with similar relationships with the houses (setbacks etc), there are subtle variations that result in a unique set of characteristics. These are outlined as below -

- lack of hierarchy in the way the houses are organised along the street frontages creating a uniform relationship for the entire area e.g. does not reinforce 'primary' streets or 'secondary' streets
- houses establishing clear definition of fronts and backs with fronts accessed off streets and back to back gardens
- arrangement of the houses do acknowledge and enhance the slopes of streets in uniform stepping arrangement

- uniform height and massing of the houses of 2 storey and pitched roof, along the street frontages does not acknowledge special locations like corners, elevated positions, or key sites terminating key narrow views etc. This results in repetitive arrangement and a not very legible streetscape
- the houses themselves although all built in uniform red brick have subtle variations in type outlined below. These variations are on such a small scale, they do not contribute to creating a distinct character that can be attributed to each street.

## 8. Building features

The inter war houses were remarkably similar in appearance and layout wherever they were built in the country. This was to result in the loss of local styles and individuality; however the larger and better quality house that could now be afforded by the masses presented an achievement over the previous generations.

- Locally sourced brick from small brickworks was the primary source of building material. The bricks had a flat smooth surface, with some specials used to create patterns, more popular in some areas.
- Solid floors began to appear along with the use of blue brick for damp proof course.
- Tiled, hipped roof one with all four sides sloping was the dominant type in this period.
- The plan of the inter war house became standardised with very little local variation.

fig 15: Site Characteristics Plan (part of the Brief)





- A notable change in layout, helping to distinguish an interwar house is the position of its front doors; earlier types had them positioned side by side, but in the 1930's it was universal to have them at the far ends of the front.
- Precast concrete was experimented with and used widely in local authority housing as it enabled architects to create forms that were impossible and expensive to create in other traditional materials. This was used principally for features like porches, corbelled eaves supports etc.
- The internal floor plans of the houses may be similar; however their arrangement varies as well as there are subtle variations on the facades as seen in the detailing that sets them apart. These variations are set out below as types.



Type 1: short terrace of 2/ 3houses-

Key characteristics: two storey and roof, main entrances to the far ends of the elevation with brick flat arches, overhanging eaves with exposed rafters, hipped tiled roofs, chimneys half way along the slope,

red brickwork, paired (UPVC) windows, with hedges or timber fence boundary treatment.



Type 2- semi detached houses:

Key characteristics: two storey and roof, stepping up the slope in a pairs, hipped tiled roofs, chimneys on top of the ridge, exposed rafters, prominent entrance feature with cast concrete canopy, and boundary treatment with hedges, timber fence or railings.



Type 2 variation- semi detached houses:

Key characteristics: two storey and roof, stepping up the slope in pairs, hipped tiled roof defined with chimneys centred, entrance off the street to the far ends of the houses setback front gardens, grass verges to

the street frontage, poorly defined front boundaries- combination of timber fence, hedges and railings



Type 3: short terrace of 2 or 3 houses,

Key characteristics: two storey and roof, stepping up the slope, double pitched tiled roofs with gables, entrance centred to the elevation with precast concrete canopy detail, chimneys on the ridge.



Type 4: semi detached houses

Key characteristics: two storey and roof, entrance to the side of the houses, red brickwork with some render to the feature gable,

overhanging eaves with exposed rafters, steep double pitched roof, setback front gardens with hedges, timber fence boundary, parking on plot to the side/front of the house.



Typical detail of the overhanging eaves, brown/grey roof tiles, flat brick arches and specials as heads and cills to the windows, corbelled precast concrete and brick supports to the eaves and plastered gable top



Type 5: short terrace of 4 houses-

Key characteristics: two storey and pitched roof, red brick masonry, tiled hipped roof with end gables facing the street, chimneys halfway up the roof and centred, entrances well defined to the sides and front, windows centred, a variety of boundary treatments used including timber fences, hedges and railings.



## 9. Summary – CONCEPTUAL APPROACH

### Key strengths

- The area is well connected by means of public transport i.e. tram and high frequency bus routes, and is about 25 to 30 minute walk from city centre
- the green frontage, elevated and sloping position of the site offers good views to the Don Valley
- the surrounding housing stock has recently undergone a round of environmental improvements including new boundary treatments, innovative extensions and façade improvements
- the area exhibits typical 1930s pre war Garden Suburbs housing estates character in its uniformity and regularity of road layouts and houses that acknowledge the natural topography.
- the houses are in large plots resulting in generous front and back gardens

### Weaknesses

- lack of street hierarchy in the way houses respond to the streets resulting in uniform townscape without any distinctive features to assist wayfinding
- setback houses and the marked lack of street trees resulting in poor sense of street enclosure
- rarely uses/ disused pedestrian routes through the area resulting in safety and security issues

- uniform height, massing and design of houses that does not acknowledge special locations like corners or junctions, in the streetscape resulting in a monotonous townscape.

### Opportunities

- establishing a safe and clear pedestrian route network thought the site and the area
- complementing the existing character with introduction of similar and high quality builtform, acknowledging existing building lines, plot ratios etc, however making most of special locations in the streetscene with distinctive massing and design
- introduction of new building type e.g. bungalows and apartments, to add variety to the townscape and to help wayfinding
- introduction of mixed use especially in prominent location to boost local facilities
- introducing a variety of parking solutions e.g. on street, on-plot in garages/ car ports or in smaller parking courts that is well integrated with the streetscene

### Constraints

- Existing street layout as there would be implications on existing services underground if it were to be discarded.
- Archaeological potential and its implication on Maltravers Place

- Green frontage on Cricket Inn Road requiring retention of some of the existing trees and its implication on the building frontage to the Road.

**10. Evaluation of possible impact of new development in the area on the character of the area:**

Positive

- will create safe walking routes through the area
- will reinforce the existing housing character giving a new face to Cricket Inn Road thus alleviating some of the issues caused by the 'back of retail park' frontage.
- will be an opportunity to reinforce special locations in the streetscene
- will introduce a mix of housing tenure in the area e.g. flats and bungalows

Negative

- issue of integration with the existing housing estate may arise if poorly designed
- effective pedestrian connective especially where existing routes are beyond the red line boundary may be difficult to achieve, having a detrimental impact on the overall network

## APPENDIX 6: Archaeology

### Archaeological background

The Wybourn estate lies within the boundary of the former Sheffield medieval deer park. In the post-mediaeval period, the park was taken in to agricultural use, landscape of fields enclosed in a piecemeal fashion in of fields in piecemeal fashion, becoming an agricultural landscape. At the centre of this lay Wybourn Hall.

Little is known of Wybourn Hall. Approached from the north by a drive from Cricket Inn Road, the Hall was depicted on the Fairbanks plan of 1795. In his notes on Sheffield, Henry Tatton included his own early 20<sup>th</sup> century drawing of the front elevation, showing a large and well-proportioned domestic building, with details suggesting it to be Georgian in date. White's Directory records "Wm. Mabson, farmer, Wybourn Hall" in 1856. Tatton notes "cottage, barns and outbuildings" to the west, confirming the Hall as agricultural in nature at this period. It was demolished around 1927, probably to make way for the Wybourn estate.

### Archaeological potential

Within this redevelopment site, only Wybourn Hall has archaeological potential. Although the central part of Maltravers Place overlies the site of Wybourn Hall, the housing has for the most part avoided the footprint of the Hall (see Figure 1). For this reason, the preservation of the hall may be good.

### Planning Recommendation

Archaeological investigation will be necessary prior to development. Initially, this will be by evaluation trenching, to ascertain the nature, extent and degree of preservation of the Hall. The nature and extent of further work will depend on the evaluation results. Although this work can be secured by planning condition, SYAS recommends that the evaluation phase is undertaken prior to submission of any planning application and the results submitted as a report to accompany the application and supporting evidence. This is in line with the recommendations of PPS5 "Planning for the Historic Environment" (Policy HE6.1).

### References

Tatton, Henry. n.d. "Sheffield", Vol. 2. (unpublished ms., Sheffield Archives).

White, William. 1856. *General Directory ... of Sheffield ...*, 172.


















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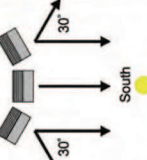


**Cricket Inn & Maltraversers Site**  
**Figure 10**  
**Site Characteristics**  
 Scale 1:2000 @ A3

**Key**

-  Site Area
-  Vehicular Access
-  Minor Routes
-  Major Routes
-  Poor Pedestrian Routes
-  Pedestrian Crossing (zebra)
-  Panoramic View
-  Narrow Long View
-  Steep Slope
-  Retaining Wall
-  Electricity Substation
-  Existing Frontage
-  Buildings of Influence
-  Poor/Broken Frontage
-  Sensitive Boundary
-  Wayfinding Building
-  Proposed Streetscene
-  Improvements in 2005 Masterplan
-  Existing Trees
-  Tram Stops
-  Bus Stops
-  Strong Corners
-  Weak Corners
-  Potential Noise Source
-  Archaeological Potential

To maximise opportunities for using the sun to generate power & for passive solar gain buildings should be orientated  $\pm 30^\circ$  from south



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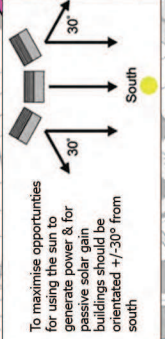


**Cricket Inn & Maltraversers Site**  
**Figure 11:**  
**Urban Design Framework**  
 Scale 1:2000 @ A3

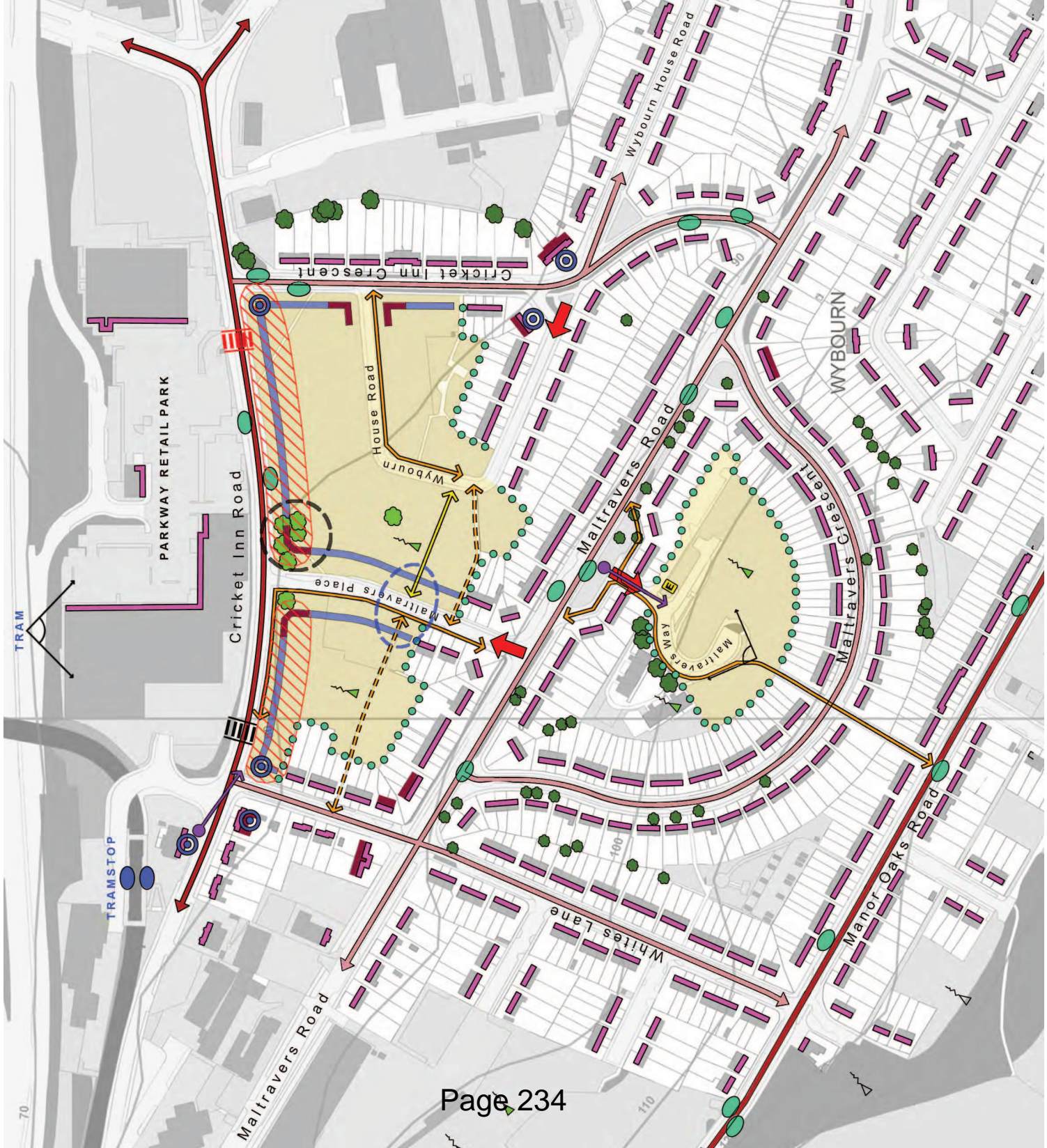


**Key**

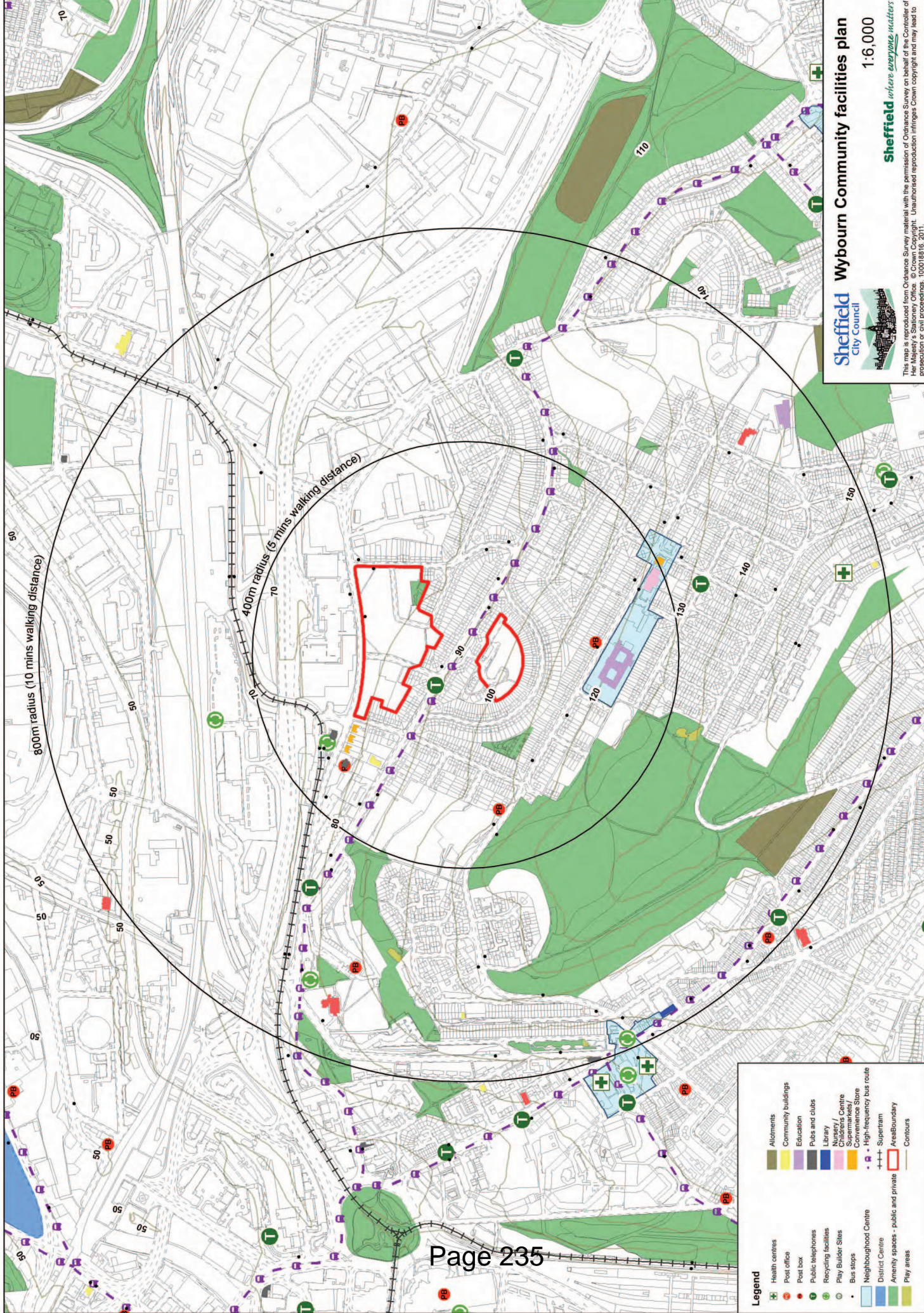
- Site Area
- Vehicular Access
- Minor Routes
- Major Routes
- Potential Existing Footpath Closures
- Existing Pedestrian Routes
- Potential New Pedestrian Routes
- Existing Pedestrian Zebra Crossing
- Proposed Zebra Crossing
- Panoramic View
- Narrow Long View
- Sleep Slope
- Electricity Substation
- Existing Frontage
- Proposed Frontage
- Frontage Designed to Respond to Potential Noise Issue
- Built Form Subject to Tree Survey
- Built Form Subject to Archaeological Findings
- Strong Corners
- Wayfinding Building
- Sensitive Boundary
- Existing Trees
- Trees that could be Retained
- Existing Tram Stops
- Existing Bus Stops



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**Legend**

Health centres	Community buildings
Post office	Education
Public telephones	Pubs and clubs
Recycling facilities	Library
Play Builder Sites	Children's Centre
Bus stops	Supermarkets/Convenience Store
Neighbourhood Centre	High-frequency bus route
District Centre	Supertram
Amenity spaces - public and private	Area Boundary
Play areas	Contours



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