



Former Abbeydale Grange School, Bannerdale Centre and Park Sites Planning and Design Brief

For presentation to Planning & Highways Committee
21st May 2013

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1. INTRODUCTION AND VISION

This is the Planning and Design Brief for the former Abbeydale Grange School and Bannerdale Centre and Park Sites. It has been prepared by the Sheffield City Council Planning Service as part of the Local Growth Fund programme: including the design and planning requirements as well as important background information.

The Brief has been produced following the decision to decommission and demolish buildings on the site and written to provide an opportunity for stakeholders to influence the development forms and to provide a level of commercial certainty. 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 valuable site features.

Following the period of public consultation (20th February to 3rd April 2013) a report has been presented to the Cabinet Lead summarising the comments made and the changes proposed. The report, together with a full list of comments and responses, can be found at Appendix 6.

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.

1.1 OUR VISION

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.'

These sites will not only provide much needed housing in the city, but also, working with local people, enhance the significant green infrastructure in the neighbourhood, promote more sustainable lifestyles, and create local facilities, particularly by developing the ex-school playing fields into a public park.

The new homes will be designed and built to high quality standards: be distinctive, accessible to all, and environmentally sustainable through making the most of their green setting and building on the success of this already attractive neighbourhood.

2. SITE CONTEXT

2.1 LOCATION

The site is located within Sheffield's Nether Edge ward and lies approximately 2 miles south west of the city centre and the Midland railway station (Refer to Fig.1).

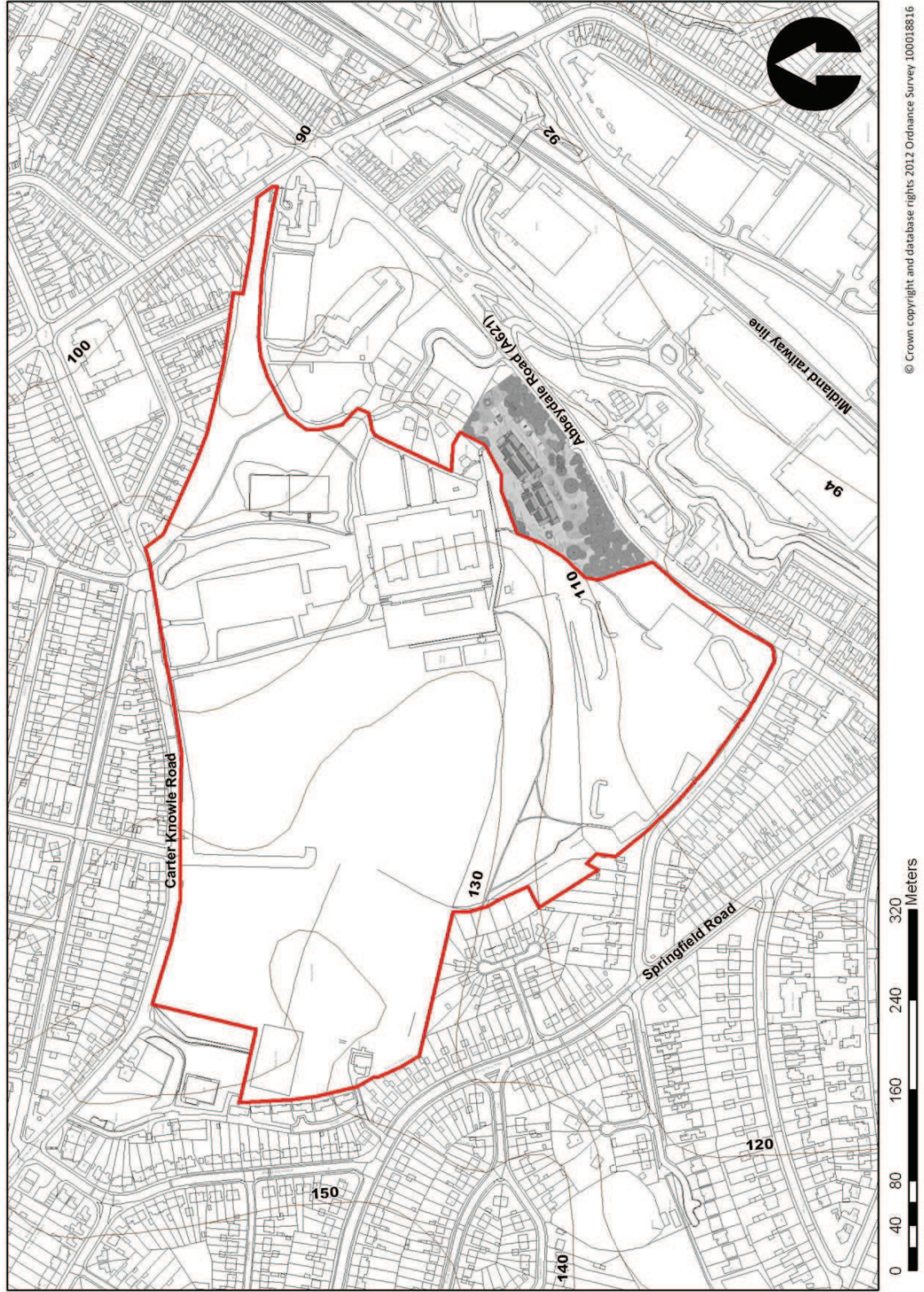
The site sits along Abbeydale Road (A621) and is bounded by the residential neighbourhoods of Carter Knowle and Millhouses to the north and south west respectively (Refer to Fig 2).

Large scale retail stores and supermarkets now predominate upon former industrial land to the east. The Midland main railway line also lies to the east of the site along the valley bottom.

Fig. 1 City Context Plan (right)



Fig. 2 Site Plan



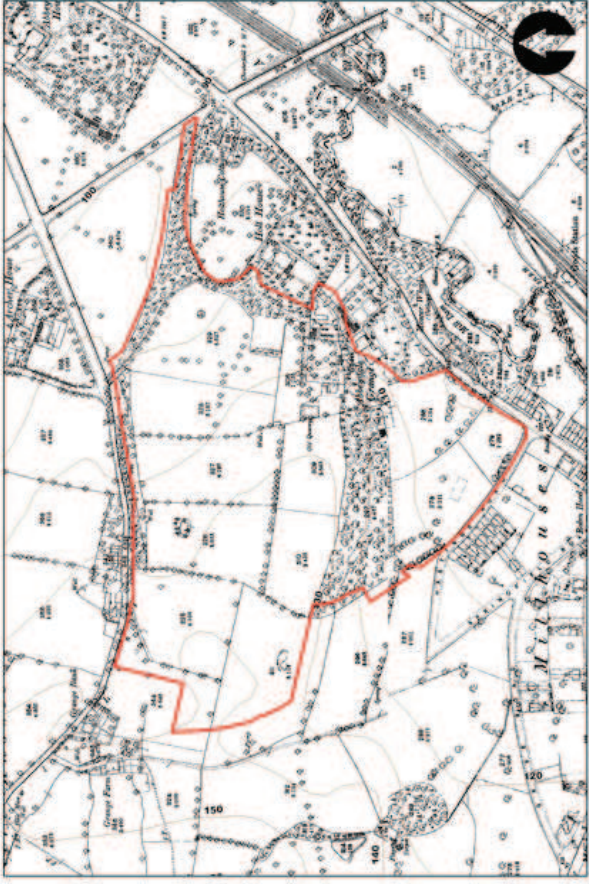
2.2 HISTORICAL BACKGROUND

Historically the site was used as farmland, with farm buildings in the north west of the site along the lane that became Carter Knowle Road. By 1894 Abbeydale Grange had become established upon the site, while Holt House had undergone further significant improvements to the building and grounds (Refer to Fig. 3).

By 1950 the site of Abbeydale Grange had been converted to Hurfield Grammar School, which utilised some of the existing buildings, while the development of the Abbeydale Girls Grammar School in the centre of the site saw the most significant change. The surrounding former farmland was now converted to playing fields for the schools (Refer to Fig. 4).

The 1982 map saw the development of additional schools, including the Abbey Grange School within the south corner of the site and Holt House Infants School to the east.

Fig. 3 1894 Map (right top)
Fig. 4 1950 Map (right bottom)



2.3 SITE DESCRIPTION

The site boundary is shown in **Fig. 5 Aerial Photograph (right)** and is made up of three main components: the former school site to the south, a block of ancient woodland in the centre, and the associated school playing fields and Bannerdale Centre to the north.

For the purpose of this Brief the site of the former Abbeydale Grange school buildings is referred to as the 'Abbeydale School Site'. The school buildings have been cleared to ground level. The Bannerdale Centre and parkland to the north, is referred to as the 'Bannerdale and Park Site'. The centre, owned by Sheffield City Council, is planned to be demolished and probably demolished in the near future.

A block of ancient woodland exists in the centre of the site, named locally as 'Spring Wood'. The park is also named locally as Spring Wood Park and is popular for organised football as well as for informal recreation.

The gross area of the total site is 21.97 hectares (Ha). The developable area is limited to a total of 4.35Ha with the rest being open space uses. This total is calculated from:

- Abbeydale School Site 2.44Ha, and
- Bannerdale and Park Site including 1.91Ha.

The site is owned by Sheffield City Council.

Fig. 5 Aerial Photograph



3. LEGAL DESIGNATIONS AND APPROVALS

Under S77 of the 'Schools Standards and Framework Act', Secretary of State (SoS) approval is required prior to the disposal or change of use of school playing fields that have been used within the last 10 years. The SoS will usually only agree to the sale of school playing fields if the sports and curriculum needs of schools and their neighbouring schools can continue to be met. Sale proceeds must be used to improve sports or education facilities and any new sports facilities must be sustainable for at least 10 years.

4. PLANNING CONTEXT

The National Planning Policy Framework (NPPF) sets out the Government's planning policies: it must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. Applications for development must be in accordance with the development plan, unless material considerations indicate otherwise.

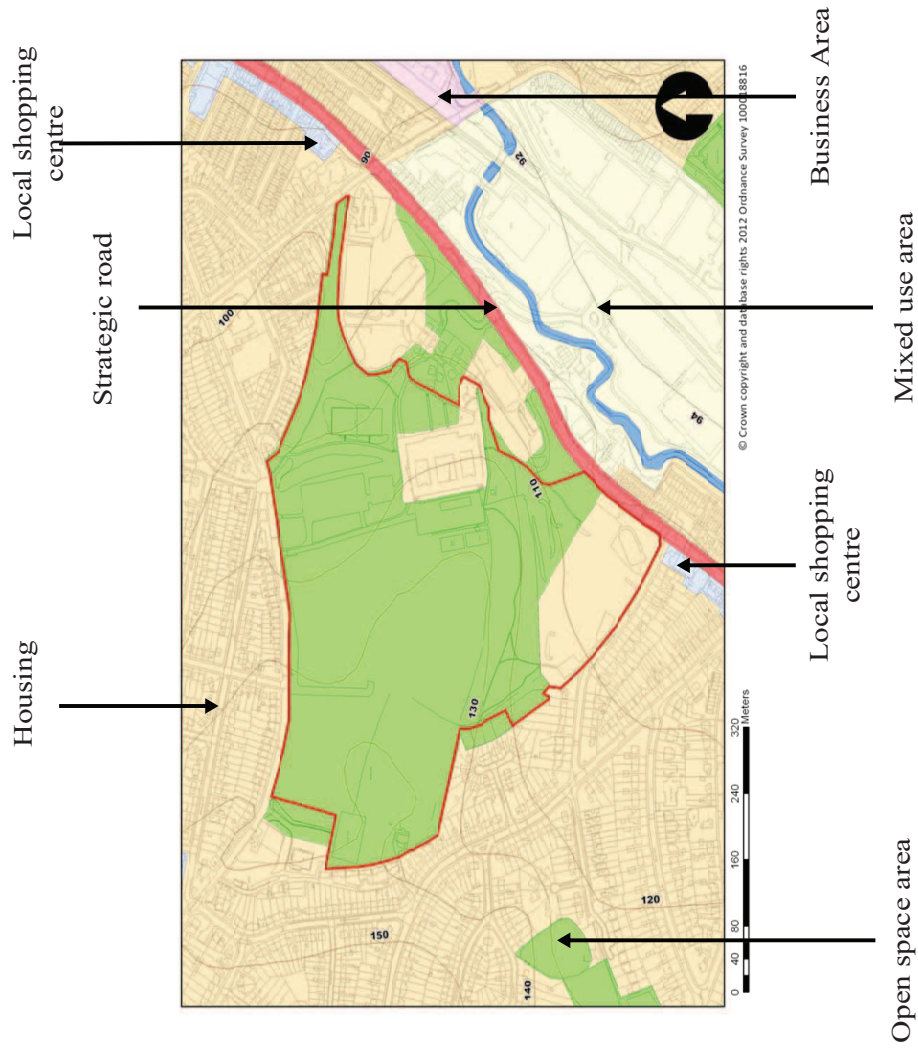
The adopted Core Strategy (2009) and the saved policies of the Unitary Development Plan (UDP) make up the statutory development plan for Sheffield. The Local Planning Authority is preparing the City Policies and Sites and Proposals Map which will replace the UDP completely once adopted (expected to be 2014), and together with the Core Strategy it will be called the Sheffield Local Plan. The pre-submission version was approved by full Council on 4th April 2013 and following this a statutory 6-week call for representations on its 'soundness' will be held in June and July 2013 before it is submitted to the Planning Inspector. The weight that can be attached to the pre-submission version will be a material planning consideration according to the extent to which there are unresolved objections and the degree to which it is consistent with the NPPF. The links to these documents can be found at Appendix 1.

Wherever possible, this Planning Brief is based on the adopted policies rather than the emerging policies. References are made to the pre-submission version where it could impact a proposal for development, together with a footnote explaining the weight that could be afforded to it both now and after the representations stage in June and July 2013.

4.1 UNITARY DEVELOPMENT PLAN

The predominant UDP designation for the site is Open Space, but it also includes two Housing Areas as shown in Fig. 6.

Fig. 6 Extract from the UDP (right)



4.2 SHEFFIELD LOCAL PLAN

The pre-submission version proposes two site allocations – P00518 and P00525 (Fig. 7)¹. P00518, at 2.44Ha, is proposed on the Abbeydale School Site. P00525 is 4.89Ha comprising 12.98Ha of Open Space and 1.91Ha of Housing Area. At least 80% of the Housing Areas for each site should be developed for residential uses. This leaves 20% flexibility for other uses on each site, but 14% of P00518 is already taken up by the 15m buffer zone required by the allocation to protect the woodland.

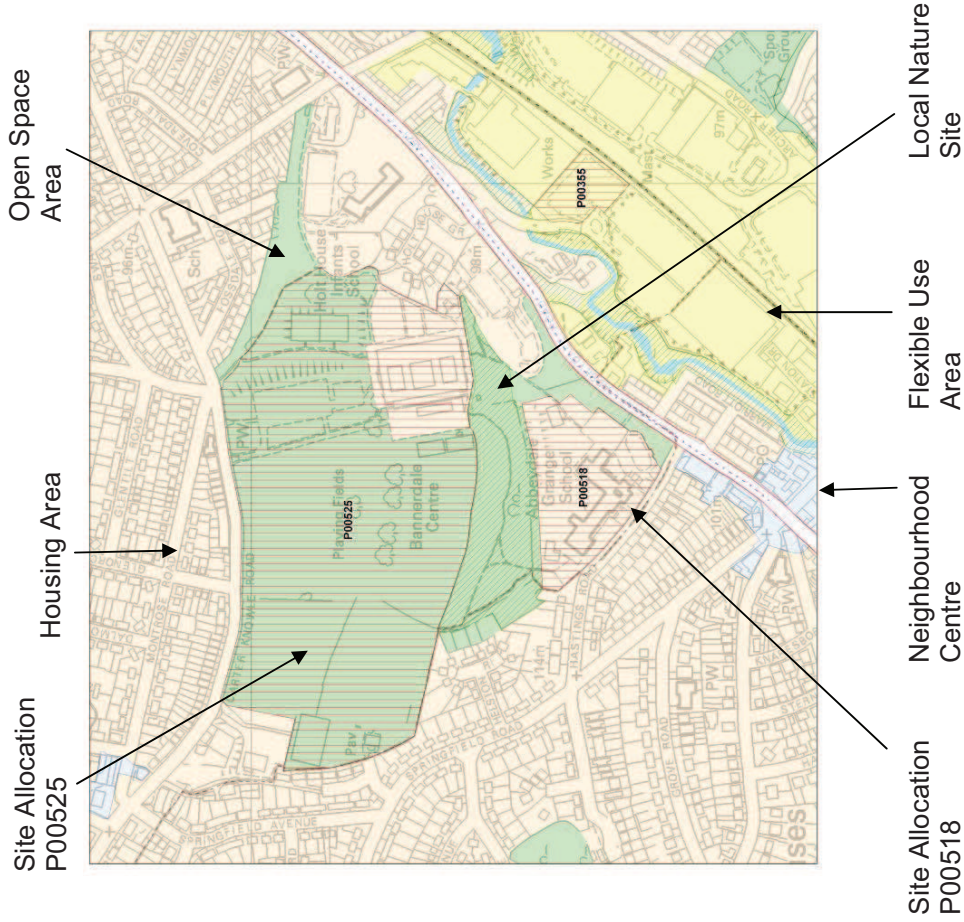
Should a future applicant wish to develop any of the Open Space Areas instead of the Housing Areas shown on the Pre-submission Proposals Map then it must have a compelling rationale through showing how:

1. The open space can be replaced within the site both in terms of quantity and quality, including the seamless use of any sports pitches; and
2. good design (the siting, layout, external appearance and landscaping of the development and its relationship with the open space) can be best achieved.

An applicant would, however, be limited by the presence of the ancient woodland and the area of recently planted trees fronting Abbeydale Road; details of the latter are under the Open Space heading below.

The planning history for the site can be found at Appendix 2.

Fig. 7 Extract from the pre-submission version of the Proposals Map



¹ The principle of the housing allocations is supported by the need for new housing land in the city as required by Core Strategy policy CS22.

4.3 PLANNING REQUIREMENTS

This section of the Brief draws out the site specific requirements that need to be addressed. The documents required for a planning submission are listed in Section 10.

Planning contributions and obligations (S106) will be mostly replaced by the Community Infrastructure Levy, which is expected to be in place by 2014 subject to the approval of Sheffield City Council's Cabinet.

4.3.1 Housing (Policies UDP – H7, H10, H14. SDF CS22, CS26 CS40, CS41 CS74) Disabled access (Policy UDP BE10)

The Sheffield Strategic Housing Market Assessment (2007) showed that 2 and 3 bedroom properties were most in demand in the South West of the city within which this site is located.

Density and Mix

Core Strategy Policy CS41 aims to create mixed communities and to this end encourages a mix of housing types, prices, sizes and tenures. 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).

The development should make efficient use of land through careful design and support the development of sustainable, balanced communities in accordance with CS26. According to CS26 the recommended density range for the Abbeydale School Site is 40 to 60 dwellings per hectare (dph) because it is on a high frequency bus route (Abbeydale Road). The recommended density range for the rest of the site is 30 to 50 dwellings per hectare. Densities outside this range may be allowed 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.

Pre-Submission Policy C2(a) requires that new housing should be designed and laid out to ensure that a range of different dwelling sizes, types and tenures are well distributed throughout the site.² Pre-submission policy C2(g) requires homes be designed so that wheelchair accessible homes, affordable homes and general purpose homes are of equivalent quality in terms of their appearance and siting, unless there are significant site constraints which would make this impossible.³

² No objections were received to this policy in 2010 and although there is some minor rewording for the pre-submission version it holds some weight

³ No objections were received to this policy in 2010 and although there is some minor rewording for the pre-submission version it holds some weight

Affordable Housing

As the site has capacity for more than 15 new homes, under Core Strategy Policy CS40 a contribution towards affordable housing will be required, up to the target level of 30 - 40%, subject to an assessment of financial viability.⁴ A link to the Affordable Housing Interim Planning Guidance can be found at Appendix 1 which gives detail on how the Core Strategy policy will be implemented.

Mobility Standards

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 the physical characteristics of the site make this impracticable.⁵ A link to the relevant Mobility Housing Supplementary Planning Guidance (SPG) can be found at Appendix 1. Mobility Housing needs to be located where the local topography is most favourable and where access to local facilities and public transport is easiest to achieve. The location(s) are best agreed at an early stage in negotiations and refined (if necessary) as scheme design progresses.

Lifetime Homes

Pre-submission Policy C2(f) requires 100% Lifetime Homes across a new housing scheme of three or more homes.⁶

4.3.2 Open Space (policies UDP - H16, SDF – CS45, CS46, CS47, CS54, CS74)

Safeguarding existing Open Space

An open space assessment centred on the site shows a quantitative shortage in the local area – 1.38ha per 1,000 of the population. This means that proposals for the loss of open space will not be permitted. However, if the proposals re-provide any lost open space within the local area to an equivalent, or better, standard, then it may be acceptable and secured by a legal agreement at the time of a planning approval.

In addition to Open Space the site is identified in the Sheffield Playing Pitch Strategy (2011) as containing the following:

- 2no. 80 x 47m which equates to U13/14 (FA standards) [fronting Carter Knowle Road]

⁴ Pre-submission Policy D3 proposes to reduce the threshold to 10 or more units and require up to 40% affordable homes but it received a number of objections in 2010 so holds limited weight at present.

⁵ Pre-submission Policy C2(e) proposes that developments of four or more general purpose or affordable homes, include at least 25% of the new homes designed as wheelchair accessible housing or housing that is easily adaptable for residents who are wheelchair users, but it holds limited weight at present.

⁶ No objections were received to this policy in 2010 so it holds significant weight. The pre-submission version retains the proposal for 100% Lifetime Homes

- 1 no. 100 x 65m which equates to adult pitch (FA standards)
- 1 no. 97 x 60m which equates to a U15/16 pitch (FA standards)
- 3 junior pitches (informal)

The Sheffield Playing Pitch Strategy identifies a need for these types of playing pitches to be retained. Sport England, therefore, would object to a planning application that proposes to remove them unless one of their exception policies apply; most commonly this may be Policy E4 which requires the re-provision of playing fields in the local area to an equivalent, or better, in terms of amount and quality. Sport England would also require a seamless use of any playing pitches that are proposed to be lost and replaced as a result of development in order to avoid disruption to its users. A link to Sport England's policy on planning applications for development on playing fields can be found at Appendix 1.

The area fronting Abbeydale Road is designated as Open Space in the pre-submission Proposals Map (2013). The recent tree planting by the local community demonstrates that the loss of this Open Space would deny people in the local area access to a small informal open space that is valued by people living or working in the local area (CS47c). It is valued for its function as an environmental buffer to the traffic along Abbeydale Road which is recognised as a significant contributor to poor local air quality (see Environmental Protection Issues below).

Enhancing existing and creating new Open Space

The open space on the Bannerdale and Park Site forms an important local amenity and ecological function and CS74 will require proposals to protect and enhance the setting to increase the benefit to local users, wildlife, and the environment.

Where opportunities arise, new open space should be created where a quantitative shortage of open space is identified in the local area such as this (CS46). The car park that serves the Bannerdale Centre will become surplus when the centre closes and there is an opportunity to re-configure the car park / open space for park users. The size of any car park should be informed by an assessment of the travel and parking needs of the park users including disabled people. The required 15m buffer zone at the Abbeydale School Site will also result in the creation of Open Space which will form part of the site allocation (P00518) shown on the pre-submission Proposals Map (2013).

CS74 expects development to respect, take advantage of and enhance the distinctive natural features, open spaces and the local landscape character of the area. The specific requirements of this policy are elaborated later in the Brief.

In accordance with UDP Policy H16 each site will need to provide 10% on-site Open Space⁷ and contribute to the enhancement of formal open space in the local area. On the Abbeydale School Site it would be acceptable for part of the 15m buffer zone from the woodland (see Green Environment and Ecology below) to contribute to on-site Open Space on the condition that it is enhanced to become a meaningful and useable Open Space with safe, secure and convenient public access. The remaining area of the buffer zone should form part of a landscape management plan. For the Bannerdale and Park Site, due to its direct relationship with the existing open space, it would be appropriate to require the enhancement of the existing open space rather than require new open space within the development. The financial contributions would be calculated using the tables in the Open Space in New Housing Development SPG (link at Appendix 1).

The Council is unable to undertake the future maintenance of the on-site open space due to financial constraints. As a result any open space provided needs to be supported by a funded maintenance plan.

An administration charge is now being 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.

4.3.3 Movement, Transport and Highways (UDP – T8, T10, T21, T22, T25. SDF – CS41) Disabled access (Policy UDP BE10)

Fig. 8 shows the existing movement network into and across the site. There are currently limited vehicular access points into the site and restricted pedestrian access routes north-south. The existing and preferred movement patterns and access points are also shown on the context plans Fig. 10 and 11, and the Urban Design Framework Fig. 13.

The City Council's threshold is 80 units before a Transport Assessment is required for housing developments, although it does reserve the right to request one in other instances, where the location and/or nature of the development are of a particularly sensitive nature for example. The NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

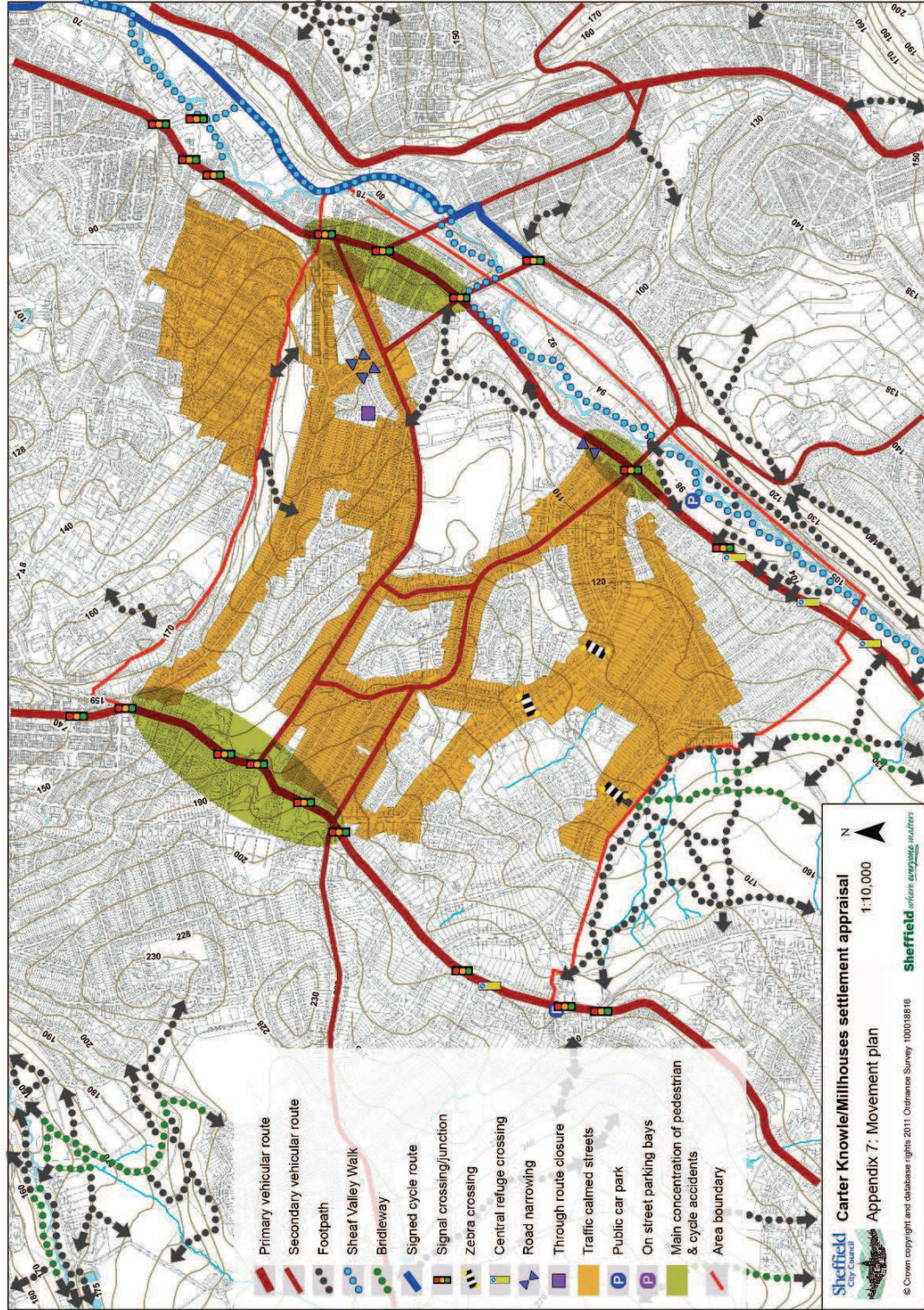
Abbeydale School Site

The Abbeydale School Site currently has vehicular access off Hastings Road which has a left-turn only egress onto Abbeydale Road. Changes are not envisaged to this arrangement, although if proposed would need to be proven in terms of their impact on

⁷ Pre-submission Policy D2 proposes to increase the threshold to 4ha but objections were received to it in 2010 so it holds only limited weight at present.

the surrounding network. There should be no more than 2 vehicular access points from Hastings Road. It may be acceptable for one of the access points to be restricted to emergency traffic only. This could be a widened footpath constructed to an acceptable standard to accommodate vehicles. New access points for any significant traffic flows onto Abbeydale Road along the site boundary are unlikely to be supported by the Highway Authority.

Fig. 8 Strategic Movement Plan



The number of vehicle movements for a residential development should not exceed the number of vehicle movements that occurred at the former Abbeydale Grange School (approx. average capacity 600 pupils in its last three years). Appendix 4 shows the estimated traffic flows for the former school and a housing scheme of 100 dwellings.

As a former school the site boundary is secure and there are no public rights of way routes through the site. Pedestrian access from Hastings Road through the site into the woodland block will be encouraged to improve links between Banner Cross and the Sheaf Valley corridor and Millhouses Neighbourhood Centre on Abbeydale Road. Under the sale of the land, and formalised in a planning condition, two public footpaths from Hastings Road should be created: one to link to the Bannerdale Centre Site and the other to link to Carter Knowle Road and Springfield Close in accordance with advice from the Council's Public Rights of Way Officer.

Bannerdale and Park Site

Public pedestrian access to the parkland is currently limited to the Bannerdale Centre car park entrance on Carter Knowle Road, or from Springfield Close. Large parts are restricted by boundary walls, fences and rear gardens and the existing public right of way does not connect directly with the park.

Vehicular access to the park is from the Bannerdale Centre car park which is also used by the football clubs. This road and the associated car parks have a lapsed temporary planning permission from 2005.

The existing vehicular access from Carter Knowle Road may be achievable if the Bannerdale Centre is redeveloped, with an emergency access only from Bannerdale Road. The road from Carter Knowle Road should be upgraded to an adoptable standard and because it runs through the open space for approx. 180m before it reaches the site, a landscape management plan will be required to accompany a planning application.

A primary access from Bannerdale Road to serve residential development is unlikely to be acceptable and would be considered in the light of the impact of increased traffic on the junction of Abbeydale Road and Bannerdale Road and the capacity of this junction to cope with additional traffic.

A planning approval (1/03657/FUL) for the Carter Knowle 7th Day Adventist Church to extend their premises included a condition to use signs to encourage users to park at the Bannerdale Centre to assist in relieving pressure on parking locally. This is an informal arrangement between the Church and the Bannerdale Centre.

The whole site is in an accessible location within easy reach of high frequency bus facilities and proposals should reflect this. An adequate amount of on-site parking must be provided for however, although the following maximum number of spaces not exceeded:⁸

- 1 bedroom 1 space
- 2 - 3 bedrooms 2 spaces
- 4 - 5 bedrooms 2 - 3 spaces
- + 1 space per 4 dwellings for visitors

4.3.4 Design Principles (UDP Policies – H15, BE4-6, BE9-12, BE16, BE19, BE21. SDF – CS74)

The supporting text to CS Policy CS74 states that the scheme needs to achieve Building for Life (BfL) Silver as a minimum. However, the national BfL model has now been updated to 'BfL 12'. Rather than an assessment, BfL 12 should now be used as a structure for discussions with the planning authority. Please see Appendix 1 for information on Building for Life.

A redevelopment scheme for the site should take account of The South Yorkshire Residential Design Guide which is structured around achieving a high Building for Life score.

The overarching design policies and principles of the UDP and the Local Plan should be further reinforced by site specific issues identified in Sections 5, 6, and 7.

4.3.5 Green Environment and Ecology (Policies UDP - BE6, GE10, GE11, GE15. SDF - CS46, CS47, CS54, CS74)

The mature woodland adjacent to the Abbeydale Grange School site is designated in the UDP as an Area of Natural History Interest, and locally known as Spring Wood. This designation is proposed as a Local Nature Site in the draft Proposals Map (2010)⁹. Draft Policy G3 (2010) requires that developments do not directly or indirectly damage existing mature or ancient woodland, veteran trees or species-rich hedgerows.¹⁰ All developments will be required to provide the following:

⁸ Objections were received to stricter standards in the 2010 draft (e.g. 1.5 spaces for 2-3 bed and 2 spaces for 4-5 bed) which hold limited weight at present. The pre-submission version reverts back to the existing standards with the upper part of the range allowed only 'exceptionally'.

⁹ There were no objections to the inclusion of the LNS in 2010 so it holds significant weight. The LNS remains in the pre-submission version.

¹⁰ The pre-submission version retains the policy wording so it holds weight at present.

- In order to protect the woodland's integrity and associated species a 15m landscape buffer should be provided from the woodland canopy edge to the edge of development.
- A badger survey to establish presence or absence and whether mitigation will be required.
- No lighting within the buffer zone to prevent disruption to wildlife.
- Using badger-proof fencing to adjacent properties if badgers are present to prevent damage to gardens.

Before the Bannerdale Centre is demolished or significantly altered, then a bat scoping survey will be required to advise whether further action and a licence from Natural England are needed.

UDP policy GE15 requires developers to retain mature trees, copses and hedgerows, wherever possible, and replace any which are lost. Fig. 10 Opportunities and Constraints shows the approximate location of mature trees and woodlands. This is not a tree survey that can be used to justify any future health and safety proposals in relation to tree condition; a tree survey is required in accordance with BS 5837. This will establish which trees are worthy of retention, which should be incorporated into a future layout and which could be subject to Tree Preservation Orders (TPO).

A small group of young trees in the corner of the Abbeydale Grange School site and a larger number of recently planted trees were planted by the local community. As explained under Open Space above, they form part of the open space that should be safeguarded due to its value to people living and working in the local area. The tree lining to Abbeydale Road contributes to local character, local wildlife and for the mitigation of air pollution.

4.3.6 Education (Policies UDP – H14, CF1. SDF – CS43)

The site is in an area where housing development would cause or contribute to a shortage of school places. Therefore, contributions to providing additional school places may be required from developers where more than ten houses are proposed. The amount of contribution is determined by the number of school-age children expected to come from the development on a per-property basis. The amounts dependent on whether additional places are required at primary, secondary level, or both, and whether there are existing proposals for financing additional places, and on the viability of schemes. Contributions will be subject to a maximum claim per property of £2548 for primary provision and £2743 for secondary provision. The Planning Obligations and Education Provision SPG gives more detail and a link can be found at Appendix 1.

4.3.7 Environmental Protection Issues (Policies UDP – H14 SDF – CS66)

Noise

A residential 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.

Abbeydale Road is heavily trafficked which may be a source of dis-amenity 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)

A validation test should be carried out post development but prior to commencement of use to demonstrate that the scheme of sound attenuation installed does achieve the required levels. Draft Policy C3 requires that development does not cause occupants to suffer from noise nuisance and to incorporate features to reduce the impact of noise.¹¹

¹¹ There were no objections to this policy in 2010 so it has significant weight. The policy is retained in the pre-submission version.

Air Quality

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. This principle is supported by Core Strategy policy CS66 which aims to protect air quality in all areas of the city. National air quality standards are already breached in the area so any proposal should aim to have a neutral impact on local air quality.

A recent appeal for an extension to Sainsbury's Supermarket on Archer Road (09/03645/FUL) was dismissed on the grounds that it would have an effect on local air quality. The Inspector was concerned that the air quality assessment did not take into account the cumulative impact of the proposal in the context of other committed developments in the locality. Applicants on the Abbeydale Grange School site. An Air Quality Impact Assessment with an associated Traffic Impact Assessment will be required for any development on the two sites, in order to consider the cumulative impacts and the potential for associated mitigation measures.

The following mitigation measures should be considered: a Residential Travel Plan to encourage sustainable travel choices, including specific measures such as the installation of electric charging points; the use of 'car club' services; household travel planning and bus service vouchers; cycle schemes; discounts and cycle training and signage / design to improve the attractiveness of local walking and cycling routes. Lowering the parking ratio from 2:1 per unit could also be considered. The form of space heating is also an issue to be considered in terms of the local impact on air quality.

Landfill Tip

As can be seen from Fig.10, a significant portion of the Open Space adjacent to Carter Knowle Road was used as an unlicensed tip circa 1955. There appear to be few records of the type of deposited material. A phase 1 geotechnical and geo-environmental assessment has identified the possible extent of an historical refuse tip / landfill and a phase 2 intrusive assessment will be required to inform potential development costs.

4.3.8 Sustainability (Policies UDP- BE5, BE6, BE9, BE10, H10, H14, GE10, GE11. SDF – CS64, CS65, CS73)

The Council encourages, and in some cases requires, sustainable design and construction, green roofs, sustainable urban drainage systems (SUDS), renewable energy, biodiversity and sustainability in general under CS64 and CS65. The archived CABE website at Appendix 1 illustrates possible building methods and principles.

- CS64 – A minimum of Code for Sustainable Homes level 3 is required on all homes.

- CS65(a) - 10% of predicted energy needs should come from renewable/low carbon sources. CS65(b) is not currently being enforced.
- Guideline CC1 in the Climate Change and Design SPD (Link at Appendix 1) 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.

4.3.9 Drainage (Policy UDP – SDF – CS67)

The City Council promotes the use of sustainable urban drainage systems (SuDS) for new developments and requires early pre-application discussions on feasibility and design between developers and the Land Drainage and Flood Risk Management Group.

The whole site is considered to provide significant natural drainage properties (Fig. 9) protecting the important communications route comprised of Abbeydale Road and the railway running in the valley bottom. CS67 provides general drainage requirements including incorporating SuDS as part of the drainage strategy and ensuring that surface water is reduced to 5 litres per hectare on all sites over 1 hectare except on brownfield sites such as the Abbeydale School Site where there is existing surface water run-off, in which case it must be reduced by 30%. Any need to upgrade existing drainage connections and the design of suitable drainage systems will be solved at a cost to a developer.

Foul Drainage

The foul drainage will be to the existing public sewerage system outside of the site. The need to upgrade existing drainage connections and provide new foul drains would be adoptable under S104 Water Industry Act 1991. These new sewers should be within adoptable highway wherever possible.

Culvert

There is believed to be a culvert that runs through the site parallel to Carter Knowle Road. A phase 2 intrusive assessment will advise on its more precise location.

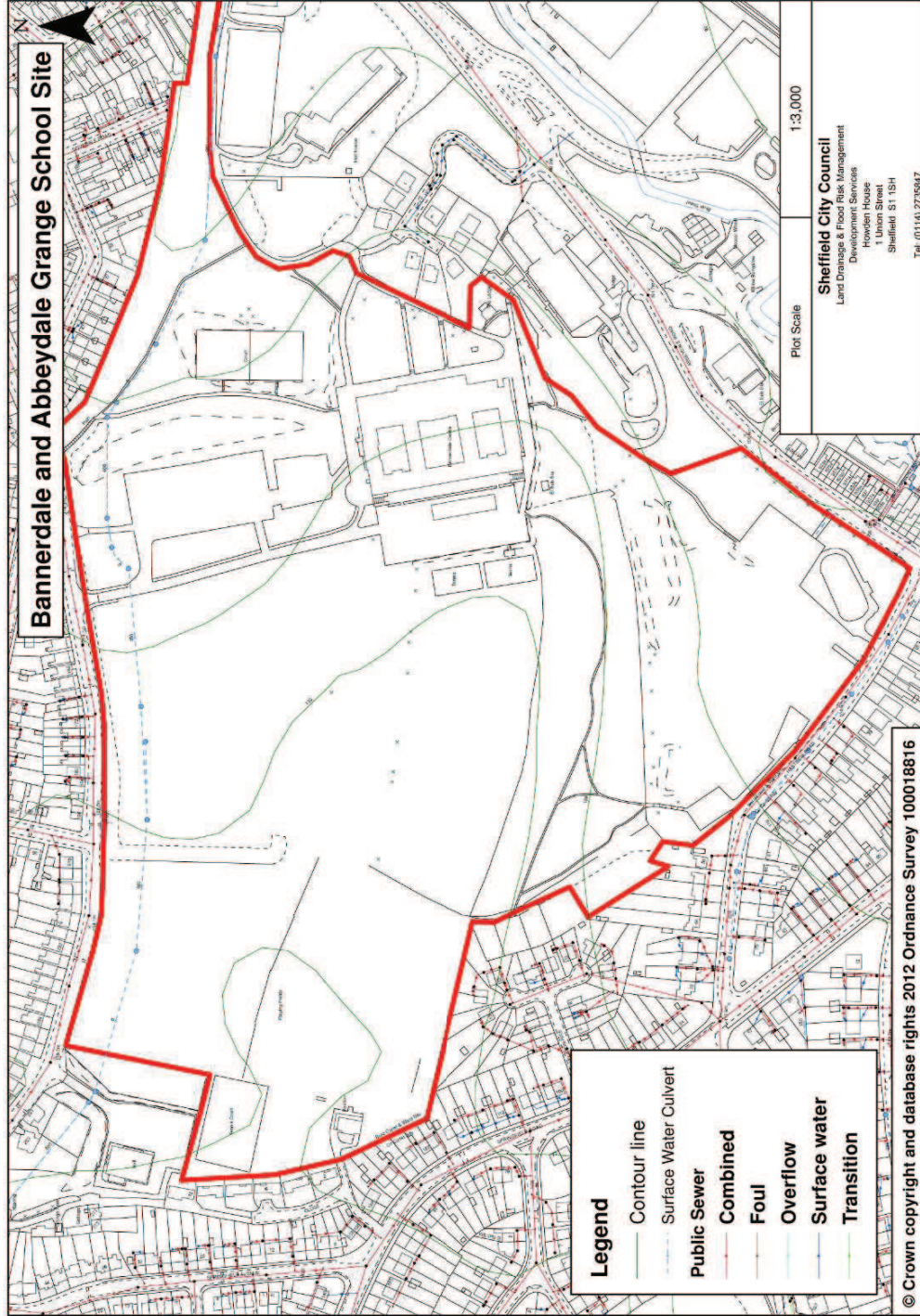
The Strategic Flood Risk Assessment classifies the site in Flood Zone 1 - low probability. A flood risk assessment should accompany a planning application on sites greater than 1 hectare.

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Pond

A pond is recorded to exist within the site according to the phase 1 geotechnical and geo-environmental assessment but is no longer evident.

Fig 9. Existing Drainage Plan



4.3.10 Other Planning Policies to Consider

Public Art (Policy BE12) – UDP policy BE12 encourages public art to be incorporated into the design of major developments. Draft Policy G12 (2010) requires public art as integral part of major developments.¹² The Council has a Public Art officer who is available to advise on any preferred approaches.

Waste and Recycling (SDF – CS64) – Please see Appendix 3 for detailed design guidance to enable on-site waste and recycling collection services.

Community facilities: The Bannerdale Centre is well-used local community facility. UDP Policy CF2 states that proposals which would result in the loss of community facilities will be permitted if its loss is unavoidable and equivalent facilities would be provided elsewhere in the same area, or the facilities are no longer required. There are community spaces in the local area, but an applicant would need to demonstrate that Policy CF2 can be satisfied.

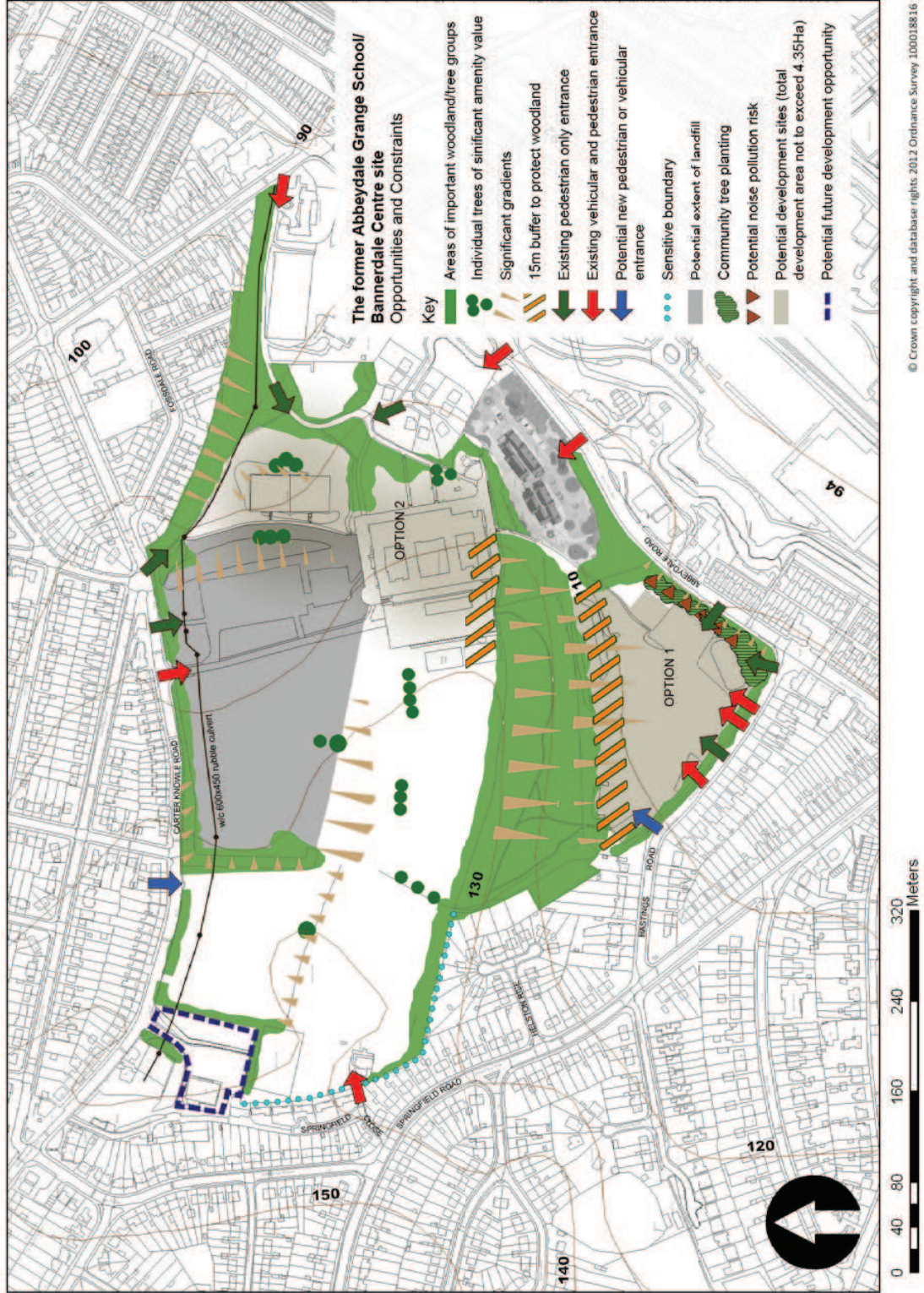
5. SITE OPPORTUNITIES AND CONSTRAINTS

Summarising the key site features Fig. 10 shows the opportunities and constraints for development of the site. This plan should be read in conjunction with Fig. 11 the Site Context and Character diagram.

Fig. 10 shows two areas of possible development: Option 1 the Abbeydale School Site and Option 2 the Bannerdale Centre Site. The diagram only shows the potential locations of acceptable development, and it should be noted that the **total area** of housing development must not exceed 4.35Ha. Section 7 Design Principles describes the preferred development characteristics that are required to be met, and Sections 4.2, Sheffield Local Plan, and 4.3.2 on Open Space describe the conditions to enable the land uses proposed in the Housing Allocation to be swapped within the site area.

¹² This policy 'required' public art as part of major schemes, but there were objections in 2010 so it holds limited weight at present. The pre-submission version proposes to remove the policy and combine it with Policy G10 and states that 'public art should form an integral part of all major developments'

Fig. 10 Opportunities and Constraints



6. SITE CHARACTERISTICS

For the purposes of description the site has been broken down into a number of broad character zones. These are shown on Fig. 11 and include:

- the Abbeydale Grange School Site and
- the Bannerdale and Park Site made up of:
 - the Parkland to the north west of the site and including the woodland north of the school site,
 - the Bannerdale Centre and its associated car parking and access road,
 - the east of the site including a variety of plots within a woodland infrastructure.

The site is strongly characterised by mature trees with limited views and access points into the open space. Entering the site from Carter Knowle Road there are long views of open grassland with mature trees and enclosed by an ancient oak woodland fringe that hugs the ridge along much of its length, providing a largely tree-fringed skyline.

The Bannerdale Centre appears somewhat out of place in its setting. Although located within a parkland setting, the front of the building faces away from Carter Knowle Road reducing the legibility of the entrance. The car park has a significant negative impact on the setting of the parkland.

Although the noise and air pollution from Abbeydale Road is significant, the ancient oak woodland creates a significant natural buffer and enables an air of calm and tranquillity within the park.

Fig 11. Site Context and Character



Fig. 12 Site Photographs



Following demolition of the Abbeydale Grange School the site is now characterised by the perimeter trees and the woodland to the rear. Its location and prominence on a corner adjacent to Abbeydale Road and the Millhouses shopping centre is also significant.

As the site is situated in an established residential area the impact on and from its immediate neighbours should be an important consideration.

The photographic appraisal (Fig. 12), along with Figs 10 and 11, summarise the key qualities of the context which should help as a starting point to inform future development. The developer should carry out their own detailed character assessments to inform the design and as part of the Design and Access Statement.

7. DESIGN PRINCIPLES (POLICY CS74)

Fig. 13 shows the Urban Design Framework: the key design features that must be addressed in any proposals. This should be read with the South Yorkshire Residential Design Guide and the following site specific design development principles. One development site is identified in the Urban Design Framework. The rationale to selecting this area is to best ensure the integrity and quality of the remaining parkland and avoiding the historic landscape area. Any development proposals that depart from this option should include a compelling rationale through showing how good design and viability can best be achieved.

7.1 Bannerdale and Park Site

Make the most of the park and mature woodland setting

Development should optimise the value of the attractive landscape setting: incorporating mature landscape features, maximising long views, enabling secure access into the park and enabling natural surveillance. This will impact, for example, on the development layout, house types and boundaries at the interface between the development and park.

Optimise the impacts of development in the park

Development proposals must address the landscape and built form together: the quality and use of the park being considered equally as important as the built form.

In order to minimise the negative impact of built form on the parkland setting, development is preferred closer to the edges of the park and consolidated rather than dispersed across several separate sites for example.

Impact of highways and car park within the site

The amount of highway within the park should be minimised. Proposals to service the Bannerdale Centre Site, or public car parking, must be designed to be as un-obtrusive within the park as possible. This will impact on the siting of the car park and route chosen for the road: being as short as possible and mitigating the impact of cars being seen and heard within the park. The edge of the road should be secure so as to prevent vehicles leaving the highway.

Where possible any road should serve multiple uses (and future proposals) such as accessing public car parks, or other serviceable uses such as a café or changing facilities. The needs of disabled people should be addressed through the creation of an inclusive environment throughout the development.

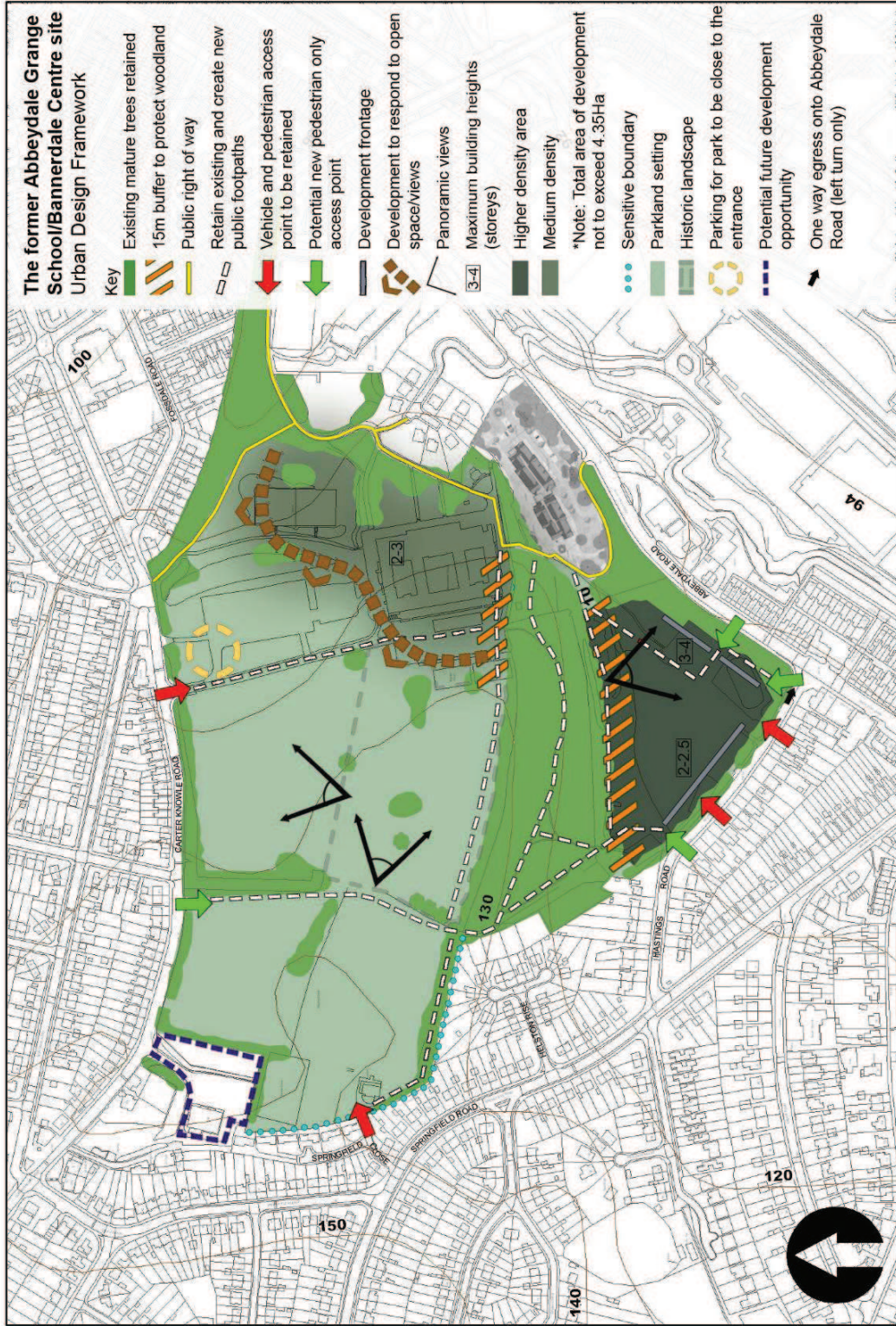
Protect the historic landscape character

The area to the north of the woodland on the Bannerdale and Park Site should be considered carefully as it has particular importance; the landscape here has remained undisturbed since at least the 19th century, probably much earlier.

Existing infrastructure (walls/ trees) to be retained where possible

Wherever possible the attractive existing fabric of the site, for example stone walls and mature trees, should be maintained and integrated into the development. This will limit the number and location of access points into the site for example.

Fig. 13 Urban Design Framework



7.2 Abbeydale School Site

Development addressing the streets

Development should positively address the surrounding streets and have attractive frontages towards Abbeydale Road and Hastings Road. Development should ensure the overlooking of the Open Space Area fronting Abbeydale Road through the arrangement and orientation of buildings and the location of entrances.

Distribution of the developable area

Reflecting the more sustainable location close to the centre and the transport corridor, the Abbeydale School Site could be more intensely developed than the other sites.

Hastings Road and Abbeydale Road Corner

The recent tree planting along the Abbeydale Road frontage demonstrates the high value that is attached to this Open Space by the community. As a result, development should be set slightly further back to protect the Open Space which lowers the impact that a key corner building could have. However, Abbeydale Road is a key route into the city and the scheme's legibility and distinctiveness should be ensured through building orientation, scale, form and location of entrances and windows along the frontage of Abbeydale Road.

Building heights

The former school was predominantly 3 storeys but it was up to 4 storeys in places. We would, in principle, accept proposals that were up to this height but they must not cause the loss of light and privacy to existing and proposed neighbouring buildings and must be in scale and character with the area.

Use of the woodland buffer as walkway/ backs of properties

The landscape buffer to the South of the ancient woodland may be used for public access. The privacy of homes below the buffer, at a lower level, should be assured whilst maintaining the safety of and comfort of pedestrians.

Movement Network

The preferred pedestrian movement network enabling safe, convenient, and attractive access for all users to the woodland and park is shown Fig. 13.

Preferred vehicular and pedestrian access points are indicated on the diagram, although others may be available and acceptable subject to developer justification.

Views

The site benefits from an interesting topography with some significant changes in level as shown in Fig. 10 Opportunities and Constraints. Fig. 13 shows the key vantage points enabling long views that should be optimised within development proposals.

8. PUBLIC CONSULTATION

Following workshops with local groups in 2011, three concepts for developments on the site were prepared and public consultation was conducted by the Council in June and July 2012. The Draft of this Planning and Design Brief was the subject of a 6-week public consultation from 20 February to 3 April 2013. Details of all of the consultations are in Appendix 6, and a summary of the comments and responses from the latter consultation are included at Appendix 6.

9. CONTACTS

The Sheffield City Council contacts for this brief are:

Area Planner Matthew Gregg matthew.gregg@sheffield.gov.uk
Development Management Case Officer Stuart Greenlade stuart.greenlade@sheffield.gov.uk

The Land owner is represented by:
Sheffield City Council, Property and Facilities Management

10. 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	Abbeydale School Site	Bannerdale and Park Site
Affordable Housing Statement	Yes	Yes
Biodiversity survey and Report	Yes	Yes
Consultation Statement	Yes	Yes
Design and Access Statement	Yes	Yes
Flood Risk Assessment	Yes	Yes
Heritage Statement	Yes	Yes
Archaeological Assessment	Yes	Yes
Noise impact assessment	Yes	No
Air quality Assessment	Yes	No
Open Space Statement	Yes	Yes
Planning obligations (draft)	Yes	Yes
Sustainability Statement	Yes	Yes
Transport Assessment or Statement (including public rights of way)	Yes (TA)	Yes (TA)
Travel Plan	Yes	Yes
Contaminated land risk Assessment	Yes	Yes
Tree Survey	Yes	Yes
Ecological Assessment	Yes	Yes
Environmental Statement	Yes	Yes
Landscaping details	Yes	Yes
Regeneration assessment	No	No
Coal Mining Risk Assessment	Yes	No

Appendix 1 Planning Policies

Links to policies quoted in this Brief:

- The Unitary Development Plan: <https://www.sheffield.gov.uk/udp>
- The Sheffield Local Plan (formerly Sheffield Development Framework): <http://www.sheffield.gov.uk/sdf>
- The Core Strategy: <http://www.sheffield.gov.uk/corestrategy>
- Draft City Policies and Sites (2010): <https://www.sheffield.gov.uk/planning-and-city-development/planning-documents/sdf/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: <http://www.sheffield.gov.uk/planning-and-city-development/planning-documents/sdf/local-development-scheme>

Supplementary Planning Guidance

Affordable Housing Interim Planning Guidance; Mobility Housing; Open Space in New Housing Development – 2011 Update; Planning Obligations and Education Provision
<https://www.sheffield.gov.uk/spg>

Supplementary Planning Documents

The Climate Change and Design Supplementary Planning Document (SPD) and Practice Guide will assist with the implementation of the adopted Core Strategy, and supports the following Core Strategy policies: CS63, CS64, CS65 and CS67
<https://www.sheffield.gov.uk/planning-and-city-development/planning-documents/sdf/supplementary-planning-documents/climate-change-and-design-spd.html>

Building for Life:

<https://www.sheffield.gov.uk/planning-and-city-development/planning-documents/buildingforlife.html>

South Yorkshire Residential Design Guide:

www.sheffield.gov.uk/roads/about/transport-and-highways/development-and-adoptions/design-guide

Archived CABE website:

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

Guidelines for the preparation of Transport Assessments and Travel Plans:

<https://www.sheffield.gov.uk/dms/scc/management/corporate-communications/documents/planning/SPG/Transport-Assessments-and-Travel-Plans--Word--406-KB-/Transport%20Assessments%20and%20Travel%20Plans.doc>

Design and Quality Standards (HCA, 2007):

http://www.gm1housing.co.uk/documents/Design_quality_standards.pdf

Sport England: A Sporting Future for Playing Fields:

http://www.sportengland.org/facilities_planning/putting_policy_into_practice/idoc.ashx?docid=1ed19a00-14fa-4940-8a09-19cf63ce538b&version=-1

Appendix 2 Planning History

The former Abbeydale School site:

- 11/02871/DPNRG3 - Demolition of school, associated caretakers houses and lodge building (Application for Prior Approval - in accordance with the additional details received on the 25th of October 2011 and the 7th of November 2011) - Granted Conditionally 18.11.2011
- 09/01614/RG3 - Erection of a perimeter fence and gates (Full Application Under Reg 3 -1992) (amended plans received 24.07.2009) – Granted conditionally 03.09.2009

For the Bannerdale Centre and adjacent playing fields:

- 06/02733/RG3 – Retention of a modular building for temporary use (Extension of planning permission 03/00645/RG3)
- 06/02282/FUL – Construction of access road and car parking accommodation (application to carry condition 1 as imposed by 00/01727/FUL.
- 9A/1052P or 00/01727/FUL – Construction of access road and car parking accommodation on the former tennis courts (to the east of the Bannerdale Centre) and multi use games area (to the north) – approved 11/7/2001 5 years consent.
- 95/1042P – Construction of temporary car park and vehicular access – approved 17/6/96 1 year consent
- 98/0155P – Continuation of use of temporary car and vehicular access (extension of planning permission) – withdrawn.
- 95/0916P – Regional football centre to include sports hall, hotel, health club, parking (outline), mini football and use of fields for SUFC/community/school – approved subject to conditions.

The following applications relate to a McCarthy and Stone development adjacent to the former Abbeydale School site:

- 02/03038/RG3 - Erection of 64 'Extra Care' flats with ancillary facilities (Outline Application Under Reg 3 - 1992) (Abbeydale Grange School-Former 6th Form Centre Site) (in accordance with the indicative site plan received on 10th February 2003) - Granted Conditionally 26/2/2003
- 06/01409/RG3 - Erection of 64 'Extra Care' flats with ancillary facilities (Outline Application Under Reg 3 - 1992) (Abbeydale Grange School-Former 6th Form Centre Site) - (application under Section 73 to vary conditions 2 & 3 (time limit for submission of reserved matters imposed by 02/03038/RG3)) - Reserved Matters Approved Conditionally 13/10/2006

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- 09/03130/REM - Erection of 64 'Assisted Living' (Extra Care) flats with ancillary facilities (Use Class C2) - Reserved matters application conditionally legal agreement 28/4/2011

Appendix 3 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.

Appendix 4 Estimates of generated traffic at the Abbeydale School Site

The following estimated figures would change depending on the precise detail of the development eventually proposed; as such they should only be seen as an initial guide. The trip rates are calculated using the TRICS database which is a national database that challenges and validates assumptions about the transport impacts of new developments based on a vast range of survey information on different land uses.

Secondary School (600 pupils)

	Arrivals	Departures	Total
AM Peak	120	84	204
PM Peak (1500-1600)*	53	74	127
(1700-1800)**	12	18	30
Daily total (over 24 hrs)	283	287	570

Residential (100 dwellings privately owned)

	Arrivals	Departures	Total
AM Peak	17	41	58
PM Peak (1500-1600)*	28	23	51
(1700-1800)**	38	25	63
Daily total (over 24hrs)	270	283	553

*School PM Peak

**Network/Residential PM Peak

Appendix 5 Public Consultation July 2012

A summary of the comments and a brief response on the planning implications.

Support for housing and a concern over any further retail provision

The proposed housing allocations will help meet the considerable requirement for housing in the city and this will outweigh any need for significant retail provision.

Support for the retention of the woodlands and trees, specifically the trees along Abbeydale Road.

Ecology Unit has confirmed the value of the ancient oak woodland and reiterated the need to preserve its integrity. The trees along Abbeydale Road should be retained in line with UDP policy GE5 though their condition and value is subject to a survey.

Support for the provision of formal open space uses such as the existing pitches and the suggestion of allotments and community orchards as well as the provision of community facilities on the park. Mixed views over whether the existing MUGA was the best type of provision and the desire to see different sports catered for.

CS47 requires the retention of the quantity and quality of the open space and playing fields. A MUGA proposal would need to be justified under Sport England's policy.

Concern regarding the impact of additional housing on local schools.

The site is in an area where housing development would cause or contribute to a shortage of school places. Therefore, contributions to providing additional school places may be required from developers

Concern regarding impact of additional traffic, although mixed views on the retention of the one way on Hastings Rd.

Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Regarding the closely related issues of air quality, the vehicle movements of new housing development should be no greater than the former school.

Concern about parking for the sports pitches, the local shopping centre and any future non-housing uses.

Issues covered by a Transport Statement or Assessment.

Discussion around the preferred alignment of a footpath through the site running parallel to Abbeydale Road.

Pedestrian access into the site can be taken from Abbeydale Road.

Subject to there being no detriment to the park there was not a strong view on the preferred location of housing

There is flexibility in the final location of development though there are design and open space benefits to developing the higher ground in the west of the site as outlined in this Planning Brief.

Appendix 6 Public Consultation 20 February – 3 April 2013

The recent public consultation on the Brief was undertaken in two main ways:

- (i) Two public drop in sessions held on the 27th February and 5th March; and
- (ii) A mailshot was sent out to existing contacts via email

The Brief was available on the Council's website and in the local library for people to read at home and send in comments. Members of South and South West Community Assemblies were briefed on the 24th January and 7th February respectively, and invited to the drop-in sessions.

73 people or organisations commented, 43 of which were elicited from the drop in events and 30 were submitted by email or letter. The comments received have been broadly grouped into the following categories alongside the Council's response and subsequent changes to the Brief.

Main Issues Raised		SCC Response	Changes to the Brief
Objections to Option 2a	29 outright objections received. Concern that it would be intrusive on the open space and spoil the green character and tranquillity closest to where people live. Also concern that relocating the football pitches will cause disruption to users and uncertainty about the quality of replacement. Neighbouring residents' concern about the loss of light, privacy and views.	We accept that the amenity of the Open Space – the appearance, character and ambience of its landscape – will be detrimentally affected by the siting of development at the western end of the site. Option 2b will maintain the existing amenity of the Open Space, including its character and appearance, whilst delivering a housing site that will contribute to the supply of housing land required by Core Strategy policy CS22. It will also give certainty to local residents and the community about the preferred future use of the site.	Remove Option 2a.
Safeguarding Open Space	Concern about the loss of Open Space and a number of trees recently planted by the community along	Should a future applicant wish to develop the western end of the site instead of the Bannerdale Centre site then it must have a compelling rationale through showing how good design (the siting, layout, external appearance and landscaping of the development and its relationship with the open space), viability and a seamless use of the replacement football pitches can be best achieved. The recent tree planting by the Carter Knowle and Millhouses Community Group demonstrates the high value that is attached to this Open Space, therefore its loss would 'deny people in the local area to a small informal	Accepted in full - safeguard the Open Space in

	Abbeydale Road.	open space that is valued or well used by people living or working in the local area' (part c. of Core Strategy policy CS47).	the Brief.
Developable area	Objections to 2.44Ha of developable land at Abbeydale School Site because it is bigger than that UDP and it was understood that only the building footprint of the school would be developed.	The area that can be designated Open Space should be confined to the areas outside the site's perimeter fence which has public access (definition under CS47). The UDP Housing Area boundary does not follow features on the ground and has been updated in the Local Plan Proposals Map (Pre-submission 2013). Nevertheless, the site allocation (P00518, Pre-submission Proposals Map, 2013) requires a 15m buffer zone to the ancient woodland along the northern boundary of the site. This will create 0.48 hectares of new Open Space to form part of the site allocation (approximately 14% of it).	Not accepted.
Traffic and congestion	Concern that the traffic impact will be worse than what was experienced when Abbeydale Grange School was open.	A Travel Plan or Transport Assessment (depending on the number of dwellings proposed) will be required. 600 pupils (rather than 750) at the former Abbeydale Grange School ¹³ will be used as the threshold for estimating the number of acceptable vehicle movements for a proposed housing scheme.	Accepted in part
Air quality	Concern about air quality caused by traffic increase.	National air quality standards are already breached in the area so the target for any proposal should be a neutral impact on local air quality. An Air Quality Impact Assessment with an associated Traffic Impact Assessment will be required for any development on this site, in order to consider the cumulative impacts and the potential for associated mitigation measures. A Residential Travel Plan should be produced to encourage sustainable travel choices, including specific measures such as the installation of electric charging points; the use of 'car club' services; household travel planning and bus service vouchers, cycle schemes, discounts and cycle training and signage / design to improve the attractiveness of local walking and cycling routes. Lowering the parking ratio from 2:1 to 1.5:1 per unit could also be considered. The form of space heating is also an issue to be considered in terms of the local impact on air quality. The open space and trees fronting Abbeydale Road should be safeguarded and maintained to provide an environmental buffer in accordance with UDP Policy GE22 and H14(f); this won't mitigate a scheme's impact on air quality but it will help protect residents within the site from traffic emissions on Abbeydale Road.	Accepted in full. The Brief should make a stronger reference to air quality and potential mitigation measures in relation to the Abbeydale School Site.

¹³ The school's average attendance in its last three years rounded to the nearest hundred.

Storey heights at Abbeydale School Site	Objection to 3-4 storeys fronting Abbeydale Road due to overlooking and loss of privacy and light to nearby properties.	The former school was predominantly 3 storeys but was up to 4 storeys in places. We would, in principle, accept proposals that were up to this height but it must not cause the loss of light and privacy to existing and proposed neighbouring buildings and must be in scale and character with the area.	Not accepted
Densities	Objection to 40-60dph at Abbeydale School Site.	Subject to the character of the area being protected, the location of the Abbeydale Grange site on a high frequency bus route on Abbeydale Road, in accordance with policy CS26 would suggest a density range of between 40 to 60 dwellings per hectare. Policy CS26 does allow for densities outside these ranges where they achieve good design, reflect the character of an area or protect a sensitive area.	Accepted in part
Urban Design	Objection to the key corner building on the Abbeydale School Site due to the potential loss of Open Space and community trees.	The recent tree planting along the Abbeydale Road frontage demonstrates the high value that is attached to this Open Space by the community. Development should be set slightly further back to protect the highly valued Open Space at this corner. This would lower the impact that a key corner building could have.	Accepted in full – remove the requirement for key corner building, but ensure development relates to this key gateway route into the city.
Use of the Bannerdale Centre	Requests to retain part or whole of the Bannerdale Centre for mixed uses inc. residential, community and workshops.	Up to 20% of the site area could be developed for non-housing uses. We cannot allow a greater proportion because the benefit of non-residential uses would not outweigh the harm it would cause to the supply of housing land required by Core Strategy policy CS22. However, removal of the Bannerdale Centre as a community facility will need to consider UDP Policy CF2 which states that proposals which would result in the loss of community facilities will be permitted if its loss is unavoidable and equivalent facilities would be provided elsewhere in the same area, or the facilities are no longer required. A full consideration of local capacity should be undertaken by the Council as landowner, but the need to retain the Bannerdale Centre is not expected to outweigh the need for housing land.	Not accepted.

Appendix 7 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>

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 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

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.

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

■ Environmental sustainability

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

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

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.

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.

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.

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

- Design and Access Statement

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

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.

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

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/planningandbuilding/saferplaces> Work with the Police ALO early on, and seek to achieve **Secured by Design** award.

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>

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

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.

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

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-accessible-housing.jsp>. Also use the DfT 'Inclusive Mobility', 'Manual for Streets', 'Guidance on the use of tactile paving', and BS8300.

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

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.

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.

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

Appendix 8 Drainage

The Site

The site is approximately 21.43 hectares in area. Its previous use was a school and council building with impermeable hard standing areas. The site would be classed as part greenfield and part brownfield. The site falls from west to south east forming part of the River Sheaf catchment area.

A watercourse exists within the site and runs across the north of the site in a west to east direction, discharging to the River Sheaf to the south below. A surface water drainage system exists at the south end of the site but the route of this is unknown beyond the site boundary. A watercourse exists adjacent to the site, within Hastings Road running west to south. A pond is recorded to exist within the site according to a plan circa 1950 but is no longer in evidence.

Flood risk

The Environment Agency's current Flood Risk map shows the nearest point of fluvial flood risk being approximately 15m to the east of the site at a point on the River Sheaf valley, approximately 15 metres lower than the site.

The Local Authority confirms that there have been no previous reports of fluvial flooding affecting the site from any watercourse. However there is a risk of flooding to the site from the watercourse that runs through it, should it become blocked.

The watercourse on the north side of the site discharges into a downstream structure that is registered under the Section 21 Asset Register, Flood and Water Management Act 2010. This is a structure that is likely to have a significant effect on the flood risk in this area. It is imperative that any planned discharges to this watercourse are discussed with Sheffield City Council's Land Drainage and Flood Risk Management Group.

Possible exceedence routes should be considered and incorporated into any proposed design of the site.

Surface water drainage

There are no public sewers in existence within the site. It is possible that surface water from the developed part of the site discharges via private drains to the public sewer in Abbeydale Road to the south.

It may be possible for the new development's surface water to be discharged to the above mentioned watercourses subject to the receiving water course being in an acceptable condition and free from blockage or collapse. (This would be for the developer to prove).

The actual flows will depend largely on the density of new development and the amount of green space provided.

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).

Sheffield City Council's "Core Strategy CS67 Flood Risk Management" and the "Climate Change and Design Supplementary Planning Document Practice Guide March 2011" should be referred to.

This site is ideally suited for the use of SuDS techniques, for example:

- It is critical that source control elements should be included within the site to ensure clean water moves through and enters site controls such as amenity space.
- Open space infrastructure and linear landscapes, used for storage, can easily be incorporated within the site boundaries and along the edges. Ground conditions in the old pond area may still be suitable for the re-establishment of the pond which can be utilised within a SuDS train.
- Water based amenity and biodiversity benefits could be achieved within the site, for example in the movement of water in linear landscapes.
- There is scope for surface water pathways to follow open space infrastructure, for example street scene verges, circulation routes and public open space. This will inform the planning brief.

The above brief has been produced from desktop studies only, based on existing/historical information held by the Land Drainage and Flood Risk Management Group, Sheffield City Council. The above should be viewed as preliminary comments only and a detailed flood risk assessment (FRA) will be required as part of the planning process.