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Case Number	19/02912/OUT (Formerly PP-08053820)
Application Type	Outline Planning Application
Proposal	Outline application (Approval sought for access only, with all other matters reserved) - Infill of the site for residential development (up to 9 no. dwellings)
Location	Land Within The Curtilage Of Ingfield House 11 Bocking Hill Sheffield S36 2AL
Date Received	06/08/2019
Team	West and North
Applicant/Agent	Crowley Associates
Recommendation	Grant Conditionally

## **Time Limit for Commencement of Development**

1. The development shall not be commenced unless and until full particulars and plans thereof shall have been submitted to the Local Planning Authority and planning approval in respect thereof including details of (i) appearance, (ii) landscape, (iii) layout and (iv) scale (matters reserved by this permission) shall have been obtained from the Local Planning Authority.

Reason: Until full particulars and plans of the development (including details of the matters hereby reserved) are submitted to and approved by the Local Planning Authority they cannot agree to the development proceeding.

2. Application for approval in respect of any matter reserved by this permission must be made not later than the expiration of three years from the date of this decision.

Reason: In order to comply with the requirements of the Town and Country Planning Act.

3. The development shall be begun not later than whichever is the later of the following dates:- the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In order to comply with the requirements of the Town and Country Planning Act.

### **Approved/Refused Plan(s)**

4. The development must be carried out in complete accordance with the following approved documents:

Drawing no. A-PL-001 'Location Plan' published on 06.08.2019.  
The access detail shown on Drawing no. A-PL-002 Rev D 'Proposed Site Plan' excluding the illustrative details of site layout published on 27.05.2020

Reason: In order to define the permission.

### **Pre Commencement Condition(s) – ('true conditions precedent' – see notes for definition)**

5. Prior to the submission of any reserved matters application, an archaeological evaluation of the application area will be undertaken in accordance with a written scheme of investigation that has been submitted to and approved in writing by the Local Planning Authority. Drawing upon the results of this field evaluation stage, a mitigation strategy for any further archaeological works and/or preservation in situ shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To ensure that the site is archaeologically evaluated in accordance with an approved scheme and that sufficient information on any archaeological remains exists to help determine any reserved matters.

6. No development shall commence unless the intrusive site investigation works described in Section 5.00 (paragraphs 5.01 and 5.02) of the Mining Risk Assessment 'MR M Brearley, Ingfield House, Stocksbridge' dated May 2018 produced by Hadfield Cawkwell Davidson have been carried out as recommended to establish the exact coal mining legacy issues on the site and a report of the findings arising from the intrusive site investigations has been submitted to and approved in writing by the Local Planning Authority. Where the investigations indicate that remedial works are required, a scheme of remedial works shall be submitted to and approved in writing by the Local Planning Authority before development commences and thereafter the remedial works shall be carried out in accordance with the approved details.

Reason: To ensure the site is safe for the development to proceed and for the safety and stability of the proposed development, it is essential that this condition is complied with before the development is commenced.

7. Before development commences details of measures to promote, and achieve a net gain, in biodiversity within the site shall have been submitted to and approved in writing by the Local Planning Authority. The measures shall include the recommendations contained in Section 4 (paragraphs 4.1, 4.2 and 4.4) of the Preliminary Ecological Appraisal dated October 2018 prepared by Weddle Landscape Design. Thereafter the approved measures shall be implemented and maintained in accordance with the approved details.

Reason: in the interests of biodiversity.

8. No development shall commence until the measures to protect the existing trees to be retained have been implemented in accordance with the details shown on the Tree Protection Plan (drawing no. 732-IFH 04). Protection of trees shall be in accordance with BS 5837, 2005 (or its replacement) and the protected areas shall not be disturbed, compacted or used for any type of storage or fire, nor shall the retained trees, shrubs or hedge be damaged in any way. The Local Planning Authority shall be notified in writing when the protection measures are in place and the protection shall not be removed until the completion of the development.

Reason: In the interests of protecting the identified trees on site. It is essential that this condition is complied with before any other works on site commence given that damage to trees is irreversible.

#### **Other Pre-Commencement, Pre-Occupancy and other Stage of Development Condition(s)**

9. No development shall commence until a report has been submitted to and approved in writing by the Local Planning Authority, identifying how a minimum of 10% of the predicted energy needs of the completed development will be obtained from decentralised and renewable or low carbon energy, or an alternative fabric first approach to offset an equivalent amount of energy. Any agreed renewable or low carbon energy equipment, connection to decentralised or low carbon energy sources, or agreed measures to achieve the alternative fabric first approach, shall have been installed/incorporated before any part of the development is occupied, and a report shall have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the agreed measures have been installed/incorporated prior to occupation. Thereafter the agreed equipment, connection or measures shall be retained in use and maintained for the lifetime of the development.

Reason: In order to ensure that new development makes energy savings in the interests of mitigating the effects of climate change and given that such works could be one of the first elements of site infrastructure that must be installed it is essential that this condition is complied with before the development commences.

10. The development shall not be used unless a sight line of 2.4 metres x 43 metres has been provided. When such sight line has been provided, thereafter the sight line shall be retained and no obstruction to the sight line shall be allowed within the sight line above a height of 1 metre.

Reason: In the interests of the safety of road users it is essential for these works to have been carried out before the use commences.

11. No demolition and/or construction works shall be carried out unless equipment is provided for the effective cleaning of the wheels and bodies of vehicles leaving the site so as to prevent the depositing of mud and waste on the highway. Full details of the proposed cleaning equipment shall be approved in writing by the Local Planning Authority before it is installed.

Reason: In the interests of protecting the free and safe flow of traffic on the public highway, it is essential that this condition is complied with before any works on site commence.

#### **Other Compliance Conditions**

12. The gradient of the shared pedestrian/vehicle access shall not exceed 1:20 for the first 5 metres from the highway and thereafter the gradient of the shared pedestrian/vehicle access shall not exceed 1:12.

Reason: In the interests of the safety of road users.

13. Surface water and foul drainage shall drain to separate systems.

Reason: To ensure satisfactory drainage arrangements.

14. No piped discharge of surface water from the application site shall take place until surface water drainage works including off-site works have been completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory drainage arrangements.

15. Development shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved by the Local Planning Authority. The CEMP shall assist in ensuring that all site activities are planned and managed so as to prevent nuisance and minimise disamenity at nearby sensitive uses, and will document controls and procedures designed to ensure compliance with relevant best practice and guidance in relation to noise, vibration, dust, air quality and pollution control measures.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

16. Notwithstanding the indication given on the submitted plans, the details of appearance, landscaping, layout and scale are not approved.

Reason: For the avoidance of doubt.

Attention is Drawn to the Following Directives:

1. The applicant is advised that noise and vibration from demolition and construction sites can be controlled by Sheffield City Council under Section 60 of the Control of Pollution Act 1974. As a general rule, where residential occupiers are likely to be affected, it is expected that noisy works of demolition and construction will be carried out during normal working hours, i.e. 0730 to 1800 hours Monday to Friday, and 0800 to 1300 hours on Saturdays with no working on Sundays or Public Holidays. Further advice, including a copy of the Council's Code of Practice for Minimising Nuisance from Construction and Demolition Sites is available from Environmental Protection Service, 5th Floor (North), Howden House, 1 Union Street, Sheffield, S1 2SH: Tel. (0114) 2734651, or by email at [epsadmin@sheffield.gov.uk](mailto:epsadmin@sheffield.gov.uk).
2. The developer is advised that, in the event that any unexpected contamination or deep made ground is encountered at any stage of the development process, the Local Planning Authority should be notified immediately. This will enable consultation with the Environmental Protection Service to ensure that the site is developed appropriately for its intended use. Any necessary remedial measures will need to be identified and subsequently agreed in writing by the Local Planning Authority
3. The required CEMP should cover all phases of demolition, site clearance, groundworks and above ground level construction. The content of the CEMP should include, as a minimum:
  - Reference to permitted standard hours of working;
  - 0730 to 1800 Monday to Friday
  - 0800 to 1300 Saturday
  - No working on Sundays or Public Holidays
  - Prior consultation procedure (EPS & LPA) for extraordinary working hours arrangements.
  - A communications strategy for principal sensitive parties close to the site.
  - Management and control proposals, including delegation of responsibilities for monitoring and response to issues identified/notified, for;
  - Noise - including welfare provisions and associated generators, in addition to construction/demolition activities.
  - Vibration.
  - Dust - including wheel-washing/highway sweeping; details of water supply arrangements.

- A consideration of site-suitable piling techniques in terms of off-site impacts, where appropriate.
- A noise impact assessment - this should identify principal phases of the site preparation and construction works, and propose suitable mitigation measures in relation to noisy processes and/or equipment.
- Details of site access & egress for construction traffic and deliveries.
- A consideration of potential lighting impacts for any overnight security lighting.

Further advice in relation to CEMP requirements can be obtained from SCC Environmental Protection Service; Commercial Team, Fifth Floor (North), Howden House, 1 Union Street, Sheffield, S1 2SH: Tel. (0114) 2734651, or by email at [eps.commercial@sheffield.gov.uk](mailto:eps.commercial@sheffield.gov.uk).

4. The applicant is advised that Yorkshire Water promote the surface water disposal hierarchy and the developer must provide evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical before considering disposal to public sewer.

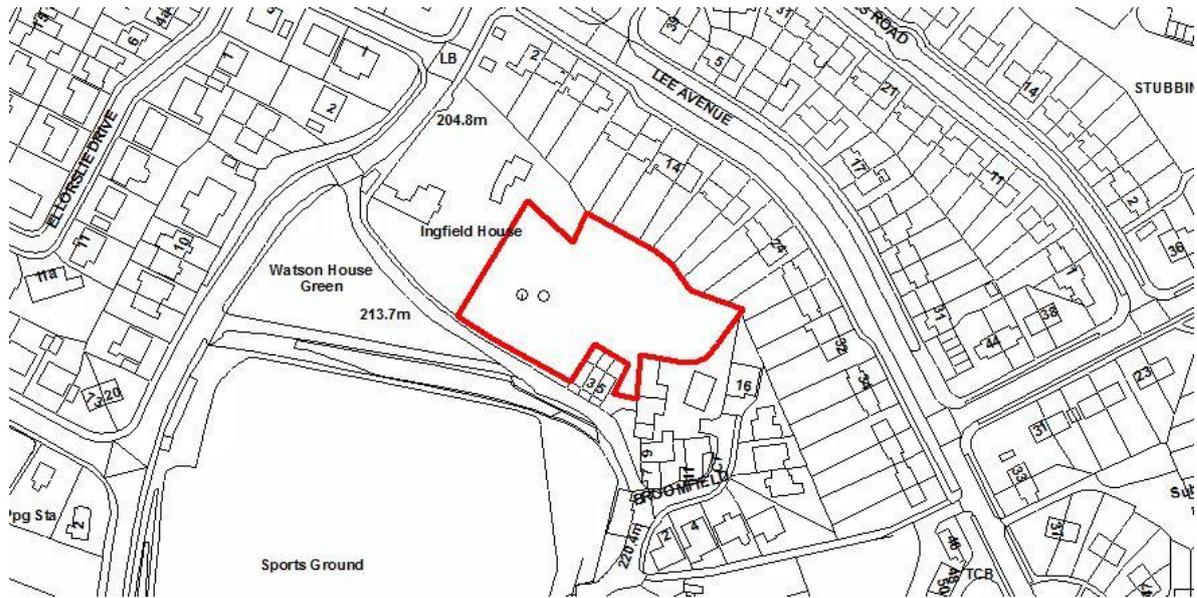
As the proposal site is currently undeveloped no positive surface water is known to have previously discharged to the public sewer network. As such the public sewer network does not have capacity to accept an unrestricted discharge of surface water. Surface water discharge to the existing public sewer network must only be as a last resort, the developer is required to eliminate other means of surface water disposal. As a last resort, and upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal, curtilage surface water may discharge to the public surface water sewer at a restricted discharge rate of 3 l/s (three) litres per second.

5. The applicant should install any external lighting to the site to meet the guidance provided by the Institution of Lighting Professionals in their document GN01: 2011 "Guidance Notes for the Reduction of Obtrusive Light". This is to prevent lighting causing disamenity to neighbours. The Guidance Notes are available for free download from the 'resource' pages of the Institute of Lighting Professionals' website.
6. You are advised that this development is liable for the Community Infrastructure Levy (CIL) charge. A liability notice will be sent to you shortly informing you of the CIL charge payable and the next steps in the process.

Please note: You must not start work until you have submitted and had acknowledged a CIL Form 6: Commencement Notice. Failure to do this will result in surcharges and penalties.

7. The Local Planning Authority has dealt with the planning application in a positive and proactive manner and sought solutions to problems where necessary in accordance with the requirements of the National Planning Policy Framework.

## Site Location



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## LOCATION

The site comprises approximately 0.36 hectares of land currently forming part of the garden to Infield House, a large detached dwelling on the corner of Bocking Hill and Broomfield Road.

The site has a frontage to Broomfield Road to the south and adjoins the side and rear gardens of houses off Broomfield Road, Broomfield Court, Lee Avenue and Bocking Hill. An open space (known as Watson House Green) and the Stocksbridge sports ground are opposite the site. The sports ground is on the higher ground level to the south of Broomfield Road.

The site is on the north facing side of the valley, with the ground levels generally falling from south to north. A low stone wall runs along the Broomfield Road frontage.

There are trees along the north and east boundaries of the site and one tree on the frontage in the southwest corner of the site.

A building on the adjoining land, in the garden of no.17 Broomfield Court immediately to the southeast of the site, is a grade 2 listed building.

## PROPOSAL

This application seeks outline planning permission for the erection of up to 9 dwellings on the site. Access to the site off Broomfield Road is included for approval at this outline stage. The other matters of appearance, landscaping, layout and scale are reserved for subsequent approval.

The applicant has submitted a Design and Access Statement, a Planning Statement, a Mining Risk Assessment, a Preliminary Ecological Appraisal, a Tree Survey and tree constraints/protection plans, a proposed site plan which includes illustrative details of layout, and illustrative sketch visuals of the proposal.

The illustrative detail on the proposed site plan has been amended since its original submission to revise the illustrative layout adjusting the position of plot 7 and introducing a stone wall towards the eastern end of the site to increase separation from the listed building, and showing increased parking and bin collection areas.

## RELEVANT PLANNING HISTORY

In 1982 outline planning permission was granted for the erection of 9 dwellinghouses and 1 bungalow on the site of Infield House and its garden (application no. 81/2090P refers). No subsequent reserved matters were submitted and this application subsequently lapsed.

In 1986 full planning permission was granted for the erection of a house within the curtilage of Infield House (application no. 86/1034P refers). This dwelling has

since been built (no. 15 Bocking Hill) and is immediately to the northeast of Ingfield House.

In 1987 planning permission was granted for alterations to Ingfield House to form 3 flats (application no. 87/1349P refers).

## SUMMARY OF REPRESENTATIONS

This application has been publicised by the display of site notices, newspaper advert and notification letters to the occupiers of nearby houses.

21 representations of objection have been received relating to the following matters:

Policy:

- Contravenes CS26 and CS33 the site is green belt and the Local Plan precludes development in Stocksbridge on previously undeveloped land, the Local Plan for Sheffield is shortly due for publication therefore the outline plan should be deferred until the Local Plan is completed, why can't the Council promote for sale areas of suitable brownfield land for residential development;

Traffic and parking:

- Broomfield Road is very narrow in places, has several bends and blind corners, Broomfield Road towards Watson House Green is already at dangerous levels of parking causing difficulty for other vehicles to pass safely, used as overspill parking for Broomfield Road Broomfield Court and Horsley Croft and events at Bracken Moor football club, risk is heightened in winter;
- Broomfield Road would not be able to accommodate the amount of traffic generated by the new dwellings and associated construction traffic, recent housing project on Broomfield Road successfully completed has brought seven more vehicles onto already over congested one way system, increases traffic in already busy area, further nine dwellings and vehicles will put existing road network over capacity, increased traffic will affect everyone who lives along the entire road, seen vehicles drive down the road the wrong way;
- Broomfield Road already has to accommodate parked cars from existing properties as well as visitors, due to the narrow road cars park on the pavement;
- Insufficient parking which would cause residents to park along Broomfield Road, the impact of building 9 three storey dwellings with the potential of 18 cars plus visitors being able to park would have a severe impact on road parking, there are no restrictions on the road, would lead to dangerous and illegal parking, parking will encroach onto Watson House Green causing erosion, restricting access to cars coming down Broomfield Road;

- Problems foreseen as to where 9+ waste/recycle bins would be positioned on collection day;
- Would restrict access in and out of the development, access would have restricted visibility from a gradient, creating an access here will make it virtually impossible to safely exit the proposed site;
- Increase hazards for pedestrians, school children, dog walkers, football match spectators use this road, pavement is limited in size, no pavement on Broomfield Road only where new access is proposed, most walk down the road;
- Unsafe and dangerous proposal, risk of accidents, the position of the access will encourage dangerous misuse of the one way system;
- The risk to pedestrian safety would be evident during construction, lane is not wide enough for a large lorry or other transport that will be needed for building;
- One time quiet lane is losing its character through overdevelopment and vehicle saturation;
- There is a gate at the end of Broomfield Road which would provide a safer access route to the site;

Neighbourliness:

- Overlooking, loss of privacy on surrounding properties on Broomfield Road, Lee Avenue and Horsley Croft;
- Will block out light and sun;

Ecology and trees:

- Loss of habitat, the local ecology supports bats, hedgehogs, squirrels, birds, owls, no need to destroy this ecosystem, have all the necessary protected species checks been carried out, have the mature trees been checked in case they should have been preserved, there is a natural spring water source on Watson Green draining into the proposed site;
- Losing too many green spaces, plenty more suitable sites for the building of houses;

Design:

- Number and design of properties, some three storey, are not in keeping with the character of the area, predominant character of the area is two storey or bungalows, aesthetically it would look wrong, detrimental to visual amenity, lane becoming an estate rather than a country style lane;

Land quality:

- Concerns about the stability of the land to build on, many mature trees were taken down, part of the historic barn collapsed, any major disturbance in preparation for building could damage properties, mine workings close to the site;

Heritage and listed building:

- Lower Barn at no. 17 Broomfield Court suffered an unexpected rear wall collapse in November 2018 and is scaffolded to make structure safe, The Barn now unusable till repairs are carried out, this wall had been rebuilt during the 2005 restoration;
- Appears to be building very close to a listed building which has already suffered some recent damage;
- Challenge inaccuracies in the Planning Statement that the setting of the listed building is already completely eroded, any major development was pre Cruck listing, although there is some evidence of infill the Barn and Cruck are of significant historic importance and in good order, the Barn is not a dwellinghouse, the Barn and Cruck are classified as agricultural and were grade 2 listed in 1977, the Barn dates from the 17<sup>th</sup> century, the Cruck dates from the 17C or even earlier, DEFRA grant-aided restoration in 2004/5 as they were deemed to be of significant historic importance to this area;
- The listed barns are part of a wider historic complex of local significance a large part of which still survives, Watson House Farm still survives largely intact only recently losing cart sheds for garages, the whole proposed development is within the setting of the listed structures and the associated non-designated structures, request a heritage impact assessment and more justification how the design on their outline plans takes this wider setting into account;
- The dry-stone wall which they want to demolish is one of undesignated structures within the setting of Watson House, one of original enclosure walls from 1778 (Bolsterstone Enclosure Award Act), South Yorkshire Sites and Monuments Record states significant legibility of piecemeal enclosures reused as present-day property boundaries, forms part of historic setting, correct ownership of wall needs establishing.

Stocksbridge Town Council have expressed serious concerns and oppose the application on the following grounds:

- The barn to the rear of Ingfield House is one of the oldest structures in the area, predating other buildings and settlements by hundreds of years, the barn listed as grade II in 1977 was originally built in the early 17<sup>th</sup> century and is one of comparatively few listed buildings in the local area, the historical significance and importance of the building is underlined by the award of a restoration grant by DEFRA;
- Due to the special significance of nearby buildings the Council feels very strongly that a heritage impact assessment is required especially as some

concern that damage may already have been caused by the felling of large trees nearby, understand that comments are awaited from DEFRA and English Heritage and these comments should be considered very carefully in the appraisal of this application, as should comments of nearby residents who know the history of the site and surrounding buildings, every effort should be made to preserve the building and its setting;

- Access to the site is already congested, particularly when matches are played at the nearby Bracken Moor stadium, concerned about additional traffic that would be generated by the development, the road providing access to the estate is a narrow one-way street which is already used by many school children as a shortcut, and additional traffic or traffic driving in the wrong direction poses a substantial and unacceptable risk;

- There are natural springs in much of the Stocksbridge and Deepcar area causing drainage issues which in conjunction with extensive former mineworks can result in significant technical challenges for building, the land was previously kept in good order by the presence of large trees and shrubs, but these have recently been removed and the land is now quite boggy;

- The outline application describes the construction of 3-storey buildings which would be overbearing and out of character with the architectural vernacular of the local area which is overwhelmingly two-storey;

- The Town Council object on the basis that the development would increase highway hazards on a constricted road, the land itself is not suitable for development, the proposed development is not in keeping with the wider local area, and most significantly that the development would form the immediate setting of a historic building contrary to the principles of Section 16 of the National Planning Policy Framework;

- Photographs submitted with some of the representations show a line of cars parked on Broadfield Road alongside the site frontage, and images of felled trees and of the listed building including the collapsed section of the building.

Councillor J Grocutt has objected:

- Concerned what implications the development will have on the grade two listed Cruck Barn and associated Barn which is not a residential building, the Cruck Barn received substantial funding from DEFRA to ensure that it is saved and valued by the community in its current hamlet setting which will be spoiled if these houses are built around it, the building is of significant historical value;

- It is on a one-way street, which is used as a short cut by large numbers of school children, much of the one way system doesn't have a footpath, children walk on the road, there will be increased traffic from the homes and vehicles servicing them;

- The road already suffers from problems of vehicles driving the wrong way along it, additional vehicles will increase the risk, access for emergency service vehicles is also a concern, the developer has chosen to put the entry into the houses along the one way lane, this will impact on the use of the lane, there is a perfectly good access point at the side of Ingfield House which would provide much safer access to the houses if planning permission was approved;
- The plan shows three storey houses are to be built, these will not be in keeping with the roofline or setting of this hamlet;
- The area has old mine shafts, in order to ensure the Cruck Barn is preserved would be concerned about the additional buildings and the impact on the stability of the land, along with the problem of land water which is a huge problem across this town, any land or underground water would have to find new courses if the development is built which could affect the listed building, a heritage impact assessment is vital for this application so that the full implications can be properly considered;
- The land owner has felled a number of trees in recent years that has had a detrimental impact on wildlife;
- The Council should be regenerating not expanding to provide new homes.

1 representation of support has been received raising the following matters:

- The trees have reached an unacceptable height, request further pollarding (T15) and removal of trees (T12-14) prior to building work commencing;
- Would be opposed to anything other than single or two storey dwelling on plot 7.

## PLANNING ASSESSMENT

Section 38(6) of the Planning and Compensation Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The Government's planning policy guidance contained in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPGs) are a material consideration in planning decisions. The NPPF states that the purpose of the planning system is to achieve sustainable development which means that the planning system has three overarching objectives: economic, social and environmental. So that sustainable development is pursued in a positive way,

at the heart of the Framework is a presumption in favour of sustainable development (NPPF paragraphs 7 to 10).

For decision taking this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development; or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole (NPPF paragraph 11).

NPPF paragraph 213 states that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

NPPF paragraph 117 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

The relevant development plan is the Sheffield Local Plan which includes the Core Strategy and the saved policies and proposals map of the Unitary Development Plan (UDP).

Policy Issues: The Sheffield Unitary Development Plan

The UDP Proposals Map identifies the site as being within a Housing Area where housing is the preferred use under UDP Policy H10.

Policy H10 is a key policy which is most important for determining the application in line with NPPF paragraph 11.

Policy H10 is in part conformity with the NPPF as it promotes new homes as the priority use in housing areas which facilitate housing delivery and is consistent with paragraph 59 of the NPPF which states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.

In addition NPPF paragraph 67 states that authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of specific, deliverable sites for years one to five of the plan period.

The Council has recently updated its 5-year housing land supply position adopting the latest guidance. This shows that the Council has a 5.1 year supply. The housing preferences in Policy H10 have significant weight.

The proposed erection of up to 9 dwellings on the site accords with Policy H10 (significant weight).

#### Policy Issues: Sheffield Core Strategy

The Core Strategy includes Policy CS23 relating to locations for new housing. It identifies general locations for new housing development albeit the Core Strategy does not make specific site allocations. On this basis it is a key policy for determining the application in line with NPPF paragraph 11. Policy CS23 states that new housing will be concentrated where it would support urban regeneration and make efficient use of land and infrastructure, and that in the period 2008/9 to 2020/21 the main focus will be on suitable, sustainably located, sites within or adjoining (a) the main urban area of Sheffield (at least 90% of additional dwellings); and (b) the urban area of Stocksbridge/Deepcar.

Policy CS23 is in part conformity with the NPPF. This policy guides provision of new homes primarily to land within the main urban area which is consistent with NPPF paragraph 118 and the ambition in paragraph 59 of significantly boosting the supply of housing. Policy CS23 lacks conformity with the NPPF in relation to its policy for development outside the urban areas. Policy CS23 has moderate weight.

In this instance, the application site is within the urban area of Stocksbridge/Deepcar and subject to it being suitable and sustainably located the proposed development complies with CS23 (moderate weight).

Policy CS24 relates to the distribution of development on previously developed and greenfield land. Policy CS33 relates to development within the Stocksbridge/Deepcar area. These are key policies for determining the application in line with NPPF paragraph 11.

Core Strategy Policy CS24, which seeks to maximise the use of previously developed land for new housing, states that priority will be given to the development of previously developed sites and no more than 12% of dwelling completions will be on Greenfield sites in the period between 2004/05 and 2025/26.

NPPF paragraphs 117 to 123 relate to making effective use of land. NPPF paragraph 117 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. NPPF paragraph 118 states that planning decisions should (c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs.

The strong approach taken in Policy CS24 is consistent with NPPF paragraph 118(c) however the NPPF does not specifically advocate a brownfield first approach and there may be circumstances where additional greenfield development can be justified in the circumstances set out in CS24, which include on small sites within existing urban areas and larger villages where it can be justified on sustainability grounds. Given the narrow supply, and the objective of significantly boosting the supply of new homes in NPPF paragraph 59, greenfield sites without other policy constraints may be appropriate for development. Policy CS24 has moderate weight.

Core Strategy Policy CS33, relating to jobs and housing in Stocksbridge/Deepcar, includes that ... new housing will be limited to previously developed land within the urban area.

Policy CS33 is in conformity with the NPPF, in particular paragraph 118(c) which gives substantial weight to the value of using suitable brownfield land within settlements for homes, however additional land may be needed to meet future housing needs. The NPPF does not advocate a brownfield first approach. CS33 has moderate weight.

Although there is an element of tension between Policies CS24 and CS33, compliance with the development plan needs to be assessed against the requirements of the development plan taken as a whole and a view has to be taken where policies pull in different directions. CS24 outlines a proportionate prioritisation of previously developed land, and as such its degree of conformity with the NPPF is greater than that of CS33 which states an absolute prioritisation.

In respect of Policies CS24 and CS33, the application site, being a residential garden in a built-up area, is excluded from the definition of previously developed land contained in the NPPF.

The Strategic Housing Land Assessment Interim Position Paper 2017 and monitoring up to 2018/19 indicates that 95% of dwelling completions between 2004/05 and 2018/19 have been delivered on previously developed land and that 5% of gross dwelling completions since 2004/05 have been on greenfield sites.

The proposed development of this greenfield site for up to 9 dwellings would not result in the 12% criteria in Policy CS24 being exceeded.

The proposed housing development of this greenfield site complies with Core Strategy Policy CS24 but would be contrary to CS33 (both moderate weight), albeit that CS24's proportionate prioritisation of previously developed land, has a greater degree of conformity with the NPPF than CS33's absolute prioritisation.

#### Housing Land Supply

Core Strategy Policy CS22 relates to the scale of development for new housing and sets out Sheffield's housing targets until 2026, identifying that a 5-year supply of deliverable sites will be maintained.

However the NPPF now requires that where a Local Plan is more than 5 years old, the calculation of the 5-year housing requirement should be based on local housing need calculated using the Government's standard method. Weight cannot be afforded to the housing figures identified in CS22.

The Council has recently updated its five year housing land supply position based on the changed assessment regime identified in the revised NPPF (2019) and associated Practice Guidance. The local planning authority has reached this figure by undertaking additional work, including engagement with stakeholders, to reflect the requirements of national policy and guidance before publishing the conclusions in a monitoring report.

Sheffield now has a 5.1 year supply of deliverable housing units and can therefore demonstrate a five year supply. However regardless of the 5 year housing land supply position and given that the updated housing land supply is only marginally over 5 years, paragraph 59 of the NPPF still attaches great weight to continuing to boost the supply of housing.

The proposed provision of up to 9 dwellings on part of this site would make a small but positive contribution to meeting the City's obligation to maintain a 5 year supply of housing land, and on this basis, it is considered that this should be given weight in the balance of this decision.

Although the Council has a 5-year supply at this time and weight cannot be afforded to the housing figures identified in CS22, the reference to maintaining a 5-year supply of deliverable sites is consistent with the NPPF. Given this, it is considered that this aspect of the policy should be given significant weight.

## Density

Core Strategy Policy CS26, relating to the efficient use of housing land and accessibility, states that housing development will be required to make efficient use of land but the density of new developments should be in keeping with the character of the area and support the development of sustainable balanced communities. It notes that densities will vary according to the accessibility of locations with the highest densities in the city centre and the lowest in rural areas. In parts of the urban area outside district centres and near high frequency bus routes it seeks a range of 40 to 60 dwelling per hectare and in the remaining parts of the urban area 30-50 dwellings per hectare. It also states that density outside these ranges will be allowed where it achieves good design, reflects the character of an area, or protects a sensitive area.

NPPF paragraph 122 states that planning policies and decisions should support development that makes efficient use of land taking into account several factors, including identified need, availability, market conditions and viability, infrastructure and maintaining the prevailing character or promoting regeneration and change, and the importance of well designed, attractive and healthy places.

Core Strategy Policy CS26 is consistent with the NPPF and has significant weight.

In this instance, the character of the area is primarily of family housing with a consistent grain of plot widths and garden sizes and given its location alongside housing of a similar character and the constraints of the site, it is considered that on this small site the proposed density of 25 dwellings per hectare is acceptable and complies with Policy CS26 (significant weight).

#### Highway and Transportation Issues

UDP Policy H14 relates to conditions on development in housing areas and states that in Housing Areas new development or change of use will be permitted provided that, amongst other matters, (b) new development would be well laid out with all new roads serving more than five dwellings being of an adoptable standard; and (d) it would provide safe access to the highway network and appropriate off-street parking and not endanger pedestrians.

UDP Policy H15 seeks to ensure that the design of new housing developments will, amongst other matters, (a) provide easy access to homes and circulation around the site for people with disabilities.

Policies H14 and H15 are broadly in conformity with the NPPF and have significant weight.

NPPF paragraph 109 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Broomfield Road, alongside the site is a one-way road running between Broomfield Lane to the south and Bracken Moor Lane/Bocking Hill with the direction of traffic being from south to north. Broomfield Road serves several existing residential properties along its frontage and a group of detached dwellings off Broomfield Court a short cul de sac to the southeast of the site.

Although most of Broomfield Road has no separate footpath along it, there are short sections of footpaths at its southern junction with Broomfield Lane and at its junction with Broomfield Court, and there is a longer section of footpath running between no. 5 Broomfield Road and the junction with Booking Hill which passes alongside the application site's frontage.

The proposed access to the site would be positioned centrally to the site's frontage and 5.6 metres wide which would allow a two-way flow of traffic into and out of the site whilst maintaining the one-way routing of traffic on Broomfield Road.

The submitted plans indicate that sight lines of 2.4 metres by 43 metres can be provided at the proposed access in accordance with the Government's guidance contained in the Department for Transport 'Manual for Streets'.

The illustrative plans indicate that sufficient parking and manoeuvring space and space for bin collection can be accommodated within the site.

The site is close (approximately 290 metres) to local shops at the Lee Avenue/Knowles Avenue junction. There are nearby bus stops on Lee Avenue approximately 190 metres from the site access served by bus routes 23 (a very limited service) and 57 (an hourly service) and the supertram link bus SL1 (generally providing 2 to 3 buses an hour Monday to Saturday and 1 to 2 per hour on Sundays during the day) which run through Stocksbridge town centre.

There are no highway objections to the proposed development. Conditions are recommended to secure provision of the sight lines and appropriate highway gradients within the site.

The proposal complies with UDP Policies H14 (b) and (d) and H15 (a) (both significant weight) and the Government's national planning policy guidance contained in the NPPF, in particular paragraph 109.

#### Effect on the Amenities of Residents

UDP Policy H14 relating to conditions on development in housing areas includes matters of residential amenity seeking to ensure that (c) the site would not be over-developed or deprive residents of light, privacy or security, or cause loss of existing garden space which would harm the character of the neighbourhood. Policy H14 has significant weight.

NPPF paragraph 127(f) states that development should create places with a high standard of amenity for existing and future users.

In this instance this is an outline application with only the matters of access included for approval and with all other matters, including layout, appearance, scale and landscaping reserved for subsequent submission.

The applicant's illustrative details of these reserved matters are a representation of the proposal but are not submitted for approval at this outline stage. The illustrative layout shows a short access drive into an elongated courtyard, with two dwelling plots on the east side off the access, three plots on the western boundary and four plots along the rest of the northern boundary. The applicant's Planning Statement considers that dwellings of up to three storeys providing up to 4 bedrooms would be appropriate for the locality.

The site is within a residential area and as such there are residential properties alongside the site and in the immediate surrounding area.

There is an existing row of three two-storey terraced houses (nos. 1 to 5) on Broomfield Road alongside the site. The side gable of no.1 and the rear gardens of nos. 1 to 5 adjoin the site boundary. The main windows of these houses are on their front and rear elevations with the rear elevations facing over the south-eastern part of the site.

The existing houses at nos. 16 and 17 Broomfield Court are oriented at an angle to the site. There are main windows on the western elevation of no. 17 and the garden of no. 17 runs alongside this part of the eastern boundary of the site. The

main windows on no. 16 face north and south and generally away from the application site.

The ground levels on the application site are generally lower than the ground floor level of these houses.

To the north the site adjoins the rear gardens of semi-detached two-storey houses at nos. 10 to 26 Lee Avenue. The main rear windows of these houses face towards the site and the ridge line of these houses gradually steps up the street as the ground rises to the east on Lee Avenue.

To the west the site adjoins the retained rear garden to Ingfield House and the rear garden of no. 15 Bocking Hill both including main rear windows facing the site. The illustrative layout demonstrates that the site can accommodate the proposed development in principle and provide satisfactory separation distances between existing and proposed dwellings to secure and maintain satisfactory living conditions. The number of storeys for each dwelling will be a matter to be assessed at the reserved matters stage.

The proposal would retain sufficient garden space for the retained dwelling at Ingfield House. The proposal would be at an acceptable density, compatible with the character of the locality, and would not over-develop the site.

The proposal in principle complies with UDP Policy H14(c) (significant weight).

#### Impact on the Character and Appearance of the Locality

UDP Policy H14 relating to conditions on development in Housing Areas also includes matters of general amenity and design. Policy H15 relating to design of new housing developments also includes matters of amenity and design. UDP Policy BE5 and Core Strategy Policy CS74 seeks good quality design in new developments.

Policies H14, H15, BE5 and CS74 are consistent with the NPPF and have significant weight.

NPPF paragraphs 124 to 132 relate to achieving well designed places. NPPF paragraph 124 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make developments acceptable to communities. NPPF paragraph 127(f) states that development should create places with a high standard of amenity for existing and future users.

Broomfield Road is a narrow road with three bends in its middle section. At its southern end buildings are slightly set back from the road with short front gardens. Alongside the sports ground the character to the west is more open, and buildings on the eastern side of the road are sited closer to and onto the road frontage. Towards its northern end the treed embankment to the sports ground provides a more enclosed character before opening out onto the grassed area known as Watson House Green. Mature trees and stone boundary walls to properties alongside the road add to the varying sense of enclosure/openess along Broomfield Road.

In this instance this is an outline application with only the matters of access included for approval. All other matters, including design, are reserved for subsequent submission.

The proposed use is compatible with the surrounding residential area. The proposed access location whilst resulting in the removal of a short section of low wall would not harm the character of the streetscene.

This outline application for up to 9 dwellings and access provision is acceptable in principle and, subject to the submission of satisfactory reserved matters, would not prejudice compliance with UDP Policies H14, H15, BE5 and Core Strategy Policy CS74.

### Heritage Impacts

There is a listed building in the group of buildings on adjacent land to the southeast of the site. The listed building, addressed in the listing as 'barn at number 17, Broomfield Court', is sited between the houses at no. 17 and nos. 3 and 9 Broomfield Road. 'The barn' is listed as grade II and its listing description includes 'barn now partly workshop, probably early C17, right part rebuilt C18, partly cruck-framed, dry wall gritstone, rebuilding in coursed squared gritstone, stone slate roof, elongated single range with partial outshut to front centre and left part retains 1 cruck pair set on padstones, rest of roof has C18 king-post trusses'.

Ingfield House at the northwestern end of the site is not listed. The applicant's submissions identify it as being late 19<sup>th</sup> Century (1892) extensively altered in the 20<sup>th</sup> Century. It currently lies within its large garden bounded on Broomfield Road by a low stone wall.

UDP Policy BE15 states that buildings and areas of special architectural or historic interest which are an important part of Sheffield's heritage will be preserved or enhanced and that development which would harm the character or appearance of Listed Buildings ... will not be permitted. UDP Policy BE19 relating to development affecting listed buildings states that ... proposals for development within the curtilage of a [listed] building or affecting its setting, will be expected to preserve the character and appearance of the building and its setting.

UDP Policy BE20 encourages the retention of historic buildings which are of local interest but not listed.

The aims of UDP Policies BE15, BE19 and BE20 are consistent with the NPPF and can be afforded weight.

NPPF paragraphs 184 to 202 (section 16) relate to conserving and enhancing the historic environment. NPPF paragraph 184 states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

NPPF paragraph 190 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) and take this into account when considering the impact of a proposal on a heritage asset to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

The annexe to the NPPF defines 'heritage asset' as a building, monument, site, place, area of landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

NPPF paragraph 192 states that in determining applications, local planning authorities should take account of: (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic activity; and (c) the desirability of new development making a positive contribution to local character and distinctiveness.

NPPF paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification. Substantial harm to or loss of (a) grade II listed buildings ... should be exceptional.

Less than substantial harm to the significance of a designated heritage asset is to be weighed against the public benefits of the proposal (NPPF paragraph 196).

NPPF paragraph 197 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The applicant's submissions include a recognition of the listed building and its significance and acknowledges that the setting of the listed building is material to the design of any future layout. The submissions describe that the illustrative details recognise the listed building by new buildings deliberately sited to maximise the distance to the listed building, orientating plot 7 east-west to maximise the offset from the listed building, and ensuring areas of hard paving are kept away from the listed building. The submissions note that its setting has been eroded by development, and states that there is no reason to suggest that a layout accommodating up to 9 dwellings cannot be designed to ensure that the setting to the listed building is not harmed (Design and Access Statement and Planning Statement paragraphs 2.5 and 8.7.1). The applicant's revisions to the illustrative details, by repositioning plot 7 and allowing a greater offset from the courtyard, have provided further separation from the listed building. It is considered that the applicant's submissions have satisfactorily addressed the requirement in the NPPF paragraph 189 to describe the significance of this heritage asset and its setting.

It is noted that the listed building already has existing development on three sides and that it has an undeveloped aspect to the north. Whilst this application is in outline with all details of the layout and form of the proposed dwellings reserved for subsequent approval, the illustrative details show an example of how the site can be developed whilst providing appropriate separation between the listed building and new buildings and how the envisaged courtyard and treatment along the eastern boundary can maintain open views and safeguard the setting of the listed building.

The impact of the proposal on the retained building at Ingfield House, and the removal of a short section of the low boundary wall alongside Broomfield road to form the proposed access, would not significantly harm the historic environment.

South Yorkshire Archaeology Service has no objections to the proposed development. In noting the potential for early mining activity South Yorkshire Archaeological Service has advised that some investigation will be needed to ascertain the nature of likely mining including assessment of available evidence and monitoring of ground investigations, and that a scheme of archaeological investigation by survey and trial trenching may be required. A condition is recommended to secure an archaeological evaluation of the site.

It is considered that this outline proposal would not cause substantial harm to or loss of a designated heritage asset. The proposal would not significantly harm the setting of the listed building.

The loss of part of the boundary wall and the impact of the proposal on the setting of other nearby buildings will not cause significant harm to the historic environment.

NPPF paragraph 196 requires the identified less than substantial harm to be weighed against the public benefits of the proposal. Significant weight is ascribed to the less than substantial harm that has been identified to the setting of the listed building. The proposed residential development of this site will deliver social, economic and environmental benefits.

The social benefits include the provision of homes in a sustainable location within an existing community close to public transport and which would generate contributions through the Community Infrastructure Levy. Economic benefits would derive from the short term creation of construction jobs, and the long term increase in local spending power provided by occupiers of the proposed dwellings to the benefit of the local economy. Environmental benefits would derive from the development achieving an appropriate density, making an effective use of land, and from planning conditions to secure a net gain in biodiversity on the site, and sustainable design and drainage measures within the development.

The proposal complies with UDP Policies BE15, BE19 and BE20 (all significant weight), and NPPF paragraphs 184 to 202. The relevant statutory provisions in the Planning (Listed Buildings and Conservation Areas) Act 1990 are satisfied by the special regard and attention which has been paid to preserving designated

heritage assets and their setting, including preserving the setting of the listed building.

### Sustainable Design

Core Strategy Policies CS63 to CS65 relating to responses to climate change seeks to reduce the impact of climate change through reducing the need to travel, supporting sustainable transport and sustainable design and development. Policy CS65(a) in particular states that all significant development will be required to provide a minimum of 10% of their predicted energy needs from decentralised and renewable or low carbon energy.

Policies CS63 to CS65 are consistent with the NPPF and have significant weight.

This is an outline application. A condition is recommended to ensure the development incorporates appropriate sustainability measures.

### Ecology

UDP Policy GE11 seeks to protect the natural environment and states that the design, siting and landscaping should respect and promote nature conservation and include measures to reduce any potentially harmful effects of development on natural features of value.

GE11 is in part conformity with the NPPF and has moderate weight.

NPPF (paragraph 170), which states that planning policies and decisions should contribute to and enhance the natural and local environment by, amongst other measures, minimising impacts on and providing net gains for biodiversity including by establishing coherent ecological networks that are more resilient to current and future pressures.

The UDP identifies land to the west and south of the site, centred on the playing fields and sports grounds off Bracken Moor Lane, as part of the Green Network. UDP Policy GE10 seeks to protect the Green Network from development which would detract from their mainly green and open character.

The proposed development of the application site would not harm the nearby Green Network.

The applicant has submitted a Preliminary Ecological Appraisal of the site involving a desk study and field survey. The ecological appraisal assesses the site as partly scrub with a mix of semi-mature and mature trees, and poor semi-improved grassland with limited suitability for bats and some limited opportunities for garden birds. No evidence of other protected species was found. The ecological appraisal recommends retaining trees on the boundaries and protecting them during construction, avoiding the disturbance of nesting birds during the breeding season (March – August), ensuring any proposed new external lighting is angled downwards, incorporating species which offer foraging and nesting opportunities

as part of new planting proposals, and providing bat roosting and bird nesting opportunities.

The applicant's tree survey recommends retaining the 30 individual and groups of trees on the boundaries of the site with the exception of a cherry (T24) on the northern boundary which has a cavity at the stem and is classed as unsuitable for retention.

The submitted Preliminary Ecological Assessment is to an acceptable standard and no major ecological constraints to the development have been identified. The proposed measures to achieve a net gain in biodiversity are acceptable. A condition is recommended to secure a net gain in biodiversity.

The proposal would, subject to securing net gain in biodiversity, comply with UDP Policy GE11 (moderate weight) and the Governments planning policy guidance contained in the NPPF, particularly paragraph 170

#### Land Quality

NPPF (paragraph 178) states that planning decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.

The site falls within a Development High Risk Area as defined by the Coal Authority.

The applicant's submitted Mining Risk Assessment recommends that borehole investigation is made prior to development to confirm the depth of coal seams and precautionary measures may be necessary to ensure the stability of the development.

The Coal Authority have reviewed the applicant's submissions and has no objection to the proposed development subject to a conditions requiring site investigation works are undertaken and any remediation works carried out prior to the commencement of development.

There are no other anticipated land contamination issues.

#### Flood Risk and Drainage Strategy

Core Strategy Policy CS67 relating to flood risk management seeks to reduce the extent and impact of flooding.

Policy CS67 is in conformity with the NPPF and has significant weight.

The NPPF (paragraphs 156 to 165) relating to planning and flood risk state that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, and where development is necessary in such areas the development should be made safe for its lifetime without increasing flood risk elsewhere and sets out the principles for assessing

the suitability of sites for development in relation to flood risk including the sequential and exception tests where appropriate.

The site lies within flood zone 1 where there is a low risk of flooding. Yorkshire Water Services has raised no objections to the proposed development and recommended that conditions be imposed to secure satisfactory foul and surface water drainage systems.

#### Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is applicable to this development.

In this instance the site lies within CIL Zone 3 where there is a CIL charge of £30 per sq m of gross internal floorspace plus an additional charge associated with the national All-in Tender Price Index for the calendar year in which planning permission is granted, in accordance with Schedule 1 of The Community Infrastructure Levy Regulations 2010.'

The funds generated through CIL will be used in connection with strategic infrastructure.

#### SUMMARY

The UDP identifies the site as being within a Housing Area where housing is a preferred use. The proposed development complies with Policy H10 (significant weight).

The proposal is within the urban area of Stocksbridge/Deepear and complies with Core Strategy Policy CS23 (moderate weight).

The proposed housing development of this greenfield site complies with Core Strategy Policy CS24 (moderate weight) but would be contrary to CS33 (moderate weight).

The proposal would provide safe access to the highway network. There are no highway objections to the proposed development.

This is an outline planning application for the erection of up to 9 dwellings and whilst access to the site off Broomfield Road is included for approval at this outline stage, the other matters of appearance, landscaping, layout and scale are reserved for subsequent approval.

Nevertheless from the information submitted it is considered that, in principle, the site can be developed for up to 9 dwellings without causing significant harm to the amenities of adjacent and nearby residents, or causing harm to the character and appearance of the locality.

Special regard has been had to the desirability of preserving the adjacent listed building and its setting and any features of special architectural or historic interest which it possesses. It is considered that this outline proposal would not cause

substantial harm to or loss of a designated heritage asset. The proposal would not significantly harm the setting of the listed building.

The loss of part of the boundary wall and the impact of the proposal on the setting of other nearby buildings will not cause significant harm to the historic environment.

In relation to paragraph 196 and 197 of the NPPF, less than substantial harm to the significance of a designated heritage asset is to be weighed against the public benefits of the proposal, and in weighing applications that directly or indirectly affect non-designated heritage assets a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset.

Significant weight is ascribed to the less than substantial harm that has been identified to the setting of the listed building. The proposed residential development of this site will deliver social, economic and environmental benefits.

The social benefits include the provision of homes in a sustainable location within an existing community, close to public transport and which would generate contributions through the Community Infrastructure Levy. Economic benefits would derive from the short term creation of construction jobs, and the long term increase in local spending power provided by occupiers of the proposed dwellings to the benefit of the local economy. Environmental benefits would derive from the development achieving an appropriate density, making an effective use of land, and from planning conditions to secure a net gain in biodiversity on the site, and sustainable design and drainage measures within the development.

The proposal complies with UDP Policies BE15, BE19 and BE20 (all significant weight), and NPPF paragraphs 184 to 202. The relevant statutory provisions in the Planning (Listed Buildings and Conservation Areas) Act 1990 are satisfied by the special regard and attention which has been paid to preserving designated heritage assets and their setting, including preserving the setting of the listed building.

In relation to paragraph 11 of the NPPF, the most important policies in the determination of this application, which in this case revolve around housing policy, highway and access design, neighbourliness impacts and the setting of the listed building, do, when considered as a collection, align with the NPPF. As such paragraph 11(d) of the NPPF is not applied in this instance.

Overall, whilst the proposal would involve development of a greenfield site contrary to CS33 (moderate weight), the proposal would contribute to meeting the City's obligation to maintain a 5 year supply of housing land, and would comply with UDP Policies H10, H14, H15 (significant weight), Core Strategy Policies CS22, CS26 (significant weight), CS23, CS24 (moderate weight) and the Government's planning policy guidance contained in the NPPF in particular paragraphs 109, 117 to 123, 124 to 132, 156 to 165, 184 to 202, 170 and 178.

There are no adverse impacts that would significantly and demonstrably outweigh the benefits of the scheme when assessed against the policies in the NPPF taken as a whole.

## RECOMMENDATION

It is recommended that outline planning permission is granted subject to conditions.