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| Case Number | 17/00783/FUL (Formerly PP-05820742) |
| Application Type | Full Planning Application |
| Proposal | Erection of 19 dwellinghouses with associated parking, amenity space, access and landscaping (Amended Description and Drawings received 13th September and 16th October 2017) |
| Location | Site Of Stannington United Cricket Club Uppergate Road Sheffield S6 6DA |
| Date Received | 22/02/2017 |
| Team | West and North |
| Applicant/Agent | England Lyle Good |
| Recommendation | Grant Conditional Subject to Legal Agreement |

Time limit for Commencement of Development

1. The development shall be begun 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.

Approved/Refused Plan(s)

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

Drawing Number 1654.01 Revision P, Planning Layout dated 18.01.18
Drawing 1654.02 Revision -, Location Plan dated 06.02.17
Drawing 1654.03 Revision A, Cross Sections dated 17.01.18
Drawing 1654.05 Revision B, Materials Layout dated 18.01.18
Drawing 401.01 Revision -, House Type 401 (Brick) Plans and Elevations
Drawing 501.01 Revision -, House Type 501 (Brick) Plans and Elevations
Drawing 502.01 Revision -, House Type 502 (Brick) Plans and Elevations
Drawing 503.01 Revision -, House Type 503 (Brick) Elevations
Drawing 503.02 Revision -, House Type 503 (Brick) Floor Plans
Drawing T2.01 Revision -, House Type T2 (Brick) Elevations and Plans
Drawing T3.01 Revision -, House Type T3 (Brick) Elevations and Plans

Drawing T402.ST.01 Revision -, House Type T402 (Stone) Elevations and Plans
Drawing T44.01 Revision -, House Type T44 (Brick) Elevations
Drawing T44.02 Revision -, House Type T44 (Brick) Floor Plans
Drawing T9.ST.01 Revision -, House Type T9 (Stone) Elevations and Plans
Drawing SG.01 Revision -, Plans and elevations Double Garage (plots 5, 6, 14 and 19)
Drawing SG.02 Revision -, Plans and elevations Double Garage Hipped Roof (plots 12, 16, and 17)

Drawing B.01 Close Boarded Timber Fence
Drawing B.02 1.8m Screen Walling
Drawing B.03 Post and Rail Fence

Drawing 1637/102 Rev A1 Drainage Assessment Prepared by Bright Young Consulting Ltd
Flood Risk Assessment/ Drainage Strategy report 1637/FRA001 prepared by Bright Young Consulting Ltd

Extended Phase 1 Habitat Survey dated November 2016 prepared by Delta-Simons

Coal Mining Risk Assessment prepared by BWB Consultancy, dated December 2016

Heritage Assessment prepared by BWB Consultancy, dated December 2016

Phase I and II Environmental Assessment report No. SD06-0159 prepared by Wardell Armstrong dated October 2006

Reason: In order to define the permission.

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

3. No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:
 - The programme and method of site investigation and recording.
 - The requirement to seek preservation in situ of identified features of importance.
 - The programme for post-investigation assessment.
 - The provision to be made for analysis and reporting.
 - The provision to be made for publication and dissemination of the results.
 - The provision to be made for deposition of the archive created.

- Nomination of a competent person/persons or organisation to undertake the works.
- The timetable for completion of all site investigation and postinvestigation works.

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority have confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason: To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

4. Intrusive investigations, ground gas monitoring and a detailed quantitative risk assessment in relation to contamination concerns, as specified in the approved Preliminary Geoenvironmental Investigation Report (Lithos ref. 2523/1; Nov 2016) shall be carried out and be the subject of a Phase II Intrusive Site Investigation Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to construction works commencing. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004).

Reason: In order to ensure that any contamination of the land is properly dealt with.

5. Any remediation works recommended in the approved Phase II Intrusive Site Investigation Report shall be the subject of a Remediation Strategy Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to construction works commencing. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004) and Local Planning Authority policies relating to validation of capping measures and validation of gas protection measures.

Reason: In order to ensure that any contamination of the land is properly dealt with.

6. Prior to any works commencing on site, full details of the following shall have been submitted to and approved in writing by the Local Planning Authority, and the construction works shall only be progressed in accordance with the approved details:

- A) Construction method statement.
- B) Phasing of the works.
- C) Any temporary site access for construction traffic.
- D) Location of site compound and any temporary car parking arrangements for contractors.

- E) Hoarding locations (also in relation to the public footpath flanking the western boundary).
- F) Any times when construction works and movement of construction traffic will be restricted;

Reason: In the interests of highway safety and the amenities of the locality.

- 7. Prior to works starting on site a dilapidation survey of the highways adjoining the site shall be jointly undertaken with the Council and the results of which agreed in writing with the Local Planning Authority. Any remedial works will have been completed to the satisfaction of the Local Planning Authority prior to full occupation of the development.

Reason: In the interests of highway safety and the amenities of the locality.

- 8. Before any work commences upon site, including any site clearance works, the applicant shall submit to the Local Planning Authority for approval, a statement confirming that the site is not occupied by protected species and, if development is to commence within the bird nesting season, to confirm that no nesting birds will be affected by the proposed works. The statement shall be prepared by a qualified ecologist and shall include measures that will be undertaken during course of development to protect wildlife. Thereafter development shall proceed in accordance with these approved measures.

Reason: In the interest of biodiversity.

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

- 9. Within 3 months of the development becoming substantially occupied, the public footpath abutting the development sites western boundary shall have been resurfaced to a rural standard in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority, primarily as a consequence of damage caused by alterations to boundary treatments.

Reason: In the interests of pedestrian safety.

- 10. Notwithstanding the submitted plans, prior to works commencing on site, or in accordance with a timeframe to be submitted to and approved in writing by the Local Planning Authority, full details of boundary treatments flanking the public footpath shall have been submitted to and approved in writing by the Local Planning Authority, to ensure no blind-spots/surveillance issues. Boundary treatments shall only be provided in accordance with the above-mentioned approved details.

Reason: In the interests of pedestrian safety.

11. The dwellings shall not be used unless details have been submitted to and approved in writing by the Local Planning Authority, showing how surface water will be prevented from spilling onto the public highway. Once agreed, the measures shall be put into place prior to the dwellings becoming occupied, and shall thereafter be retained.

Reason: In the interests of highway safety and the amenities of the locality.

12. Notwithstanding the submitted plans, before development commences of any of the following elements, details shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the various elements shall be carried out in accordance with the approved details prior to occupation of any of the development:

- A) Street furniture, landscaping, materials.
- B) Palette of materials/specification of vehicle and pedestrian areas within the development site boundary (full construction details), plus drainage details.
- C) Illumination within the development site boundary.
- D) Long-sections and cross-sections, geometric standards.

Reason: In the interests of highway safety and the amenities of the locality.

13. Notwithstanding the submitted details, before that part of the development commences, full details of the proposed surfacing of individual and private drives shall have been submitted to and approved by the Local Planning Authority. Thereafter, the approved details shall be implemented prior to the occupation of individual dwellings.

Reason: In the interests of ensuring satisfactory pedestrian and vehicular access arrangements.

14. 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 the safety of road users.

15. No development shall commence until the improvements (which expression shall include traffic control, pedestrian and cycle safety measures) to the highways listed below have either;

- a) been carried out; or
- b) details have been submitted to and approved in writing by the Local Planning Authority of arrangements which have been entered into which will secure that such improvement works will be carried out before the dwellings are brought into use.

Highway Improvements: Provision of a 2 metres wide footway across the Uppergate Road frontage to the development site, to be offered up for adoption, with accommodation works to street lighting columns and other street furniture such as highway drainage as necessary

Reason: To enable the above-mentioned highways to accommodate the increase in traffic, which, in the opinion of the Local Planning Authority, will be generated by the development, and 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.

16. Prior to the improvement works indicated in the preceding condition being carried out, full details of these improvement works shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and the amenities of the locality.

17. The development shall not be used unless all redundant accesses have been permanently stopped up and reinstated to kerb and footway, and any associated changes to adjacent waiting restrictions that are considered necessary by the Local Highway Authority including any Traffic Regulation Orders are implemented. The means of vehicular access shall be restricted solely to those access points indicated in the approved plans.

Reason: In the interests of highway safety and the amenities of the locality.

18. Prior to first occupation of the development, or an alternative timeframe to be agreed in writing by the Local Planning Authority, full details of proposals for the inclusion of public art within the development shall have been submitted to and approved in writing by the Local Planning Authority. Such details shall then be implemented prior to the occupation of the development.

Reason: In order to satisfy the requirements of Policy BE12 of the Unitary Development Plan and to ensure that the quality of the built environment is enhanced.

19. Prior to the commencement of any work on site, a detailed scheme for the foundation design and all new ground works shall have been submitted to and approved in writing by the LPA and the development shall be carried out in accordance with the approved details.

Reason: To ensure that ground disturbance is restricted to a minimum and is carried out in the agreed manner to preserve archaeological remains in situ.

20. Prior to the occupation of the first dwelling a public open space management plan detailing responsibilities for the short and long term management and maintenance of the onsite public open space area and the area of open land surrounding the pumping station, shall have been submitted to and approved in writing by the Local Planning Authority. The public open space management plan shall thereafter be implemented as approved.

Reason: To ensure that an appropriate management plan is in place and the open spaces within the development are maintained and managed to an acceptable standard.

21. Upon completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. The development shall not be brought into use until the Validation Report has been approved in writing by the Local Planning Authority. The Validation Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004) and Sheffield City Council policies relating to validation of capping measures and validation of gas protection measures.

Reason: In order to ensure that any contamination of the land is properly dealt with.

22. Large scale details, including materials and finishes, at a minimum of 1:20 of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:

- A) Windows including reveals;
- B) Doors;
- C) Head, cills and any decorative features;
- D) Eaves and verges;
- E) Rainwater goods;

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

Reason: In order to ensure an appropriate quality of development.

23. Details of all proposed external materials and finishes, including samples when requested by the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority before that part of the development is commenced. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development.

24. Notwithstanding the submitted plans, details of a suitable means of site boundary treatment including details of the proposed low stone walls to the front boundaries, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced, or an alternative timeframe to be agreed in writing by the Local Planning Authority. The development shall not be used unless such means of site boundary treatments have been provided in accordance with the approved details and thereafter such means of site enclosure shall be retained.

Reason: In the interests of the visual amenities of the locality.

25. A comprehensive and detailed hard and soft landscape scheme for the site shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced, or within an alternative timeframe to be agreed in writing by the Local Planning Authority. The landscaping plan shall include details of how tree group TG4 and hedgerow H1, as identified in the Tree and Hedgerow Survey carried out by Delta-Simons ref 15-0736.01, will be incorporated into the development, alongside details of replacement planting for other trees and hedgerow that are to be lost. The hard landscaping proposals shall include measures that will be incorporated to reduce rainwater run-off such as porous paving.

Reason: In the interests of the visual amenities of the locality.

26. The approved landscape works shall be implemented prior to the development being brought into use or within an alternative timescale to be first approved by the Local Planning Authority. Thereafter the landscaped areas shall be retained and they shall be cultivated and maintained for a period of 5 years from the date of implementation and any plant failures within that 5 year period shall be replaced.

Reason: In the interests of the visual amenities of the locality.

27. No piped discharge of foul or surface water from the application site shall take place until 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.

28. Before the commencement of development full details of all proposed drainage works, including details of the proposed pumping station, showing cross sections and details of any protective fencing, boundary treatments, landscaping and surfacing, shall be submitted for approval by the Local Planning Authority. Development shall therein be in accordance with these approved details.

Reason: To ensure satisfactory drainage arrangements.

29. No development shall commence until full details of the measures to protect the tree group identified as TG4 on the southern boundary of the site have been submitted to and approved in writing by the Local Planning Authority and the approved measures have thereafter been implemented. These measures shall include a construction methodology statement and plan showing accurate root protection areas and the location and details of protective fencing and signs. Protection of trees shall be in accordance with BS 5837, 2012 (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.

30. Unless shown not to be feasible and viable, 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.

31. Before the commencement of development details of all finished floor levels and plot levels shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in complete accordance with these approved details.

Reason: In the interest of the appearance of the area and occupiers of neighbouring property

Other Compliance Conditions

32. The gradient of shared pedestrian/vehicular access shall not exceed 1:12.

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

33. The Local Planning Authority shall be notified in writing when the landscape works are completed.

Reason: To ensure that the Local Planning Authority can confirm when the maintenance periods specified in associated conditions/condition have commenced.

34. The proposed amount of foul water and curtilage surface water to be discharged to the public combined sewer shall be restricted to a rate not exceeding 5 (five) litres/second.

Reason: To ensure satisfactory drainage arrangements.

35. All built form and boundary treatments within the development, shown on the approved plans to be constructed in stone, shall be constructed in natural stone. At no time shall artificial stone be used as a substitute.

Reason: In the interests of the visual amenities of the locality and to ensure the appropriate quality of development

36. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, Schedule 2, Part 1 (Classes A to H inclusive), Part 2 (Class A), or any Order revoking or re-enacting that Order, no extensions, porches, garages, ancillary curtilage buildings, swimming pools, enclosures, fences, walls or alterations which materially affect the external appearance of the development on plots 15, 17, 18 and 19 shall be constructed without prior planning permission being obtained from the Local Planning Authority.

Reason: In the interests of the amenities of occupiers of adjoining property, bearing in mind the restricted size of the curtilage and level differences to neighbouring dwellings.

37. All development and associated remediation shall proceed in accordance with the recommendations of the approved Remediation Strategy. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy, or unexpected contamination is encountered at any stage of the development process, works should cease and the Local Planning Authority and Environmental Protection Service (tel: 0114 273 4651) should be contacted immediately. Revisions to the Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority. Works shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: In order to ensure that any contamination of the land is properly dealt with.

Attention is Drawn to the Following Directives:

1. 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.
2. The applicant is advised that agreement "in principle" of a Written Scheme of Investigation (WSI) with South Yorkshire Archaeology Service does not

preclude the need to formally submit the agreed WSI to the LPA, under Part A of condition number 3. Undertaking any site works before this has been done - and the WSI approved in writing by the planning case officer - may result in formal enforcement action."

3. Where highway schemes require developers to dedicate land within their control for adoption as public highway an agreement under Section 38 of the Highways Act 1980 is normally required.

To ensure that the road and/or footpaths on this development are constructed in accordance with the approved plans and specifications, the work will be inspected by representatives of the City Council. An inspection fee will be payable on commencement of the works. The fee is based on the rates used by the City Council, under the Advance Payments Code of the Highways Act 1980.

If you require any further information please contact:

Mr S Turner
Highway Adoptions
Highways Maintenance Division
Howden House, 1 Union Street
Sheffield
S1 2SH

Tel: (0114) 273 4383
Email: stephen.turner@sheffield.gov.uk

4. As the proposed development abuts the public highway you are advised to contact the Highways Co-ordination Group prior to commencing works:

Telephone: 0114 273 6677
Email: highways@sheffield.gov.uk

They will be able to advise you of any pre-commencement condition surveys, permits, permissions or licences you may require in order to carry out your works.

5. By law, this development requires the allocation of official, registered address(es) by the Council's Street Naming and Numbering Officer. Please refer to the Street Naming and Numbering Guidelines and application forms on the Council website here:

<http://www.sheffield.gov.uk/home/roads-pavements/Address-management>

For further help and advice please ring 0114 2736127 or email snn@sheffield.gov.uk.

Please be aware that failure to apply for addresses at the commencement of the works will result in the refusal of statutory undertakers to lay/connect

services, delays in finding the premises in the event of an emergency and legal difficulties when selling or letting the properties.

6. 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.
7. 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.
8. Before commencement of the development, and upon completion, you will be required to carry out a dilapidation survey of the highways adjoining the site with the Highway Authority. Any deterioration in the condition of the highway attributable to the construction works will need to be rectified.

To arrange the dilapidation survey, you should contact:

Highway Co-Ordination

Telephone: 0114 273 6677

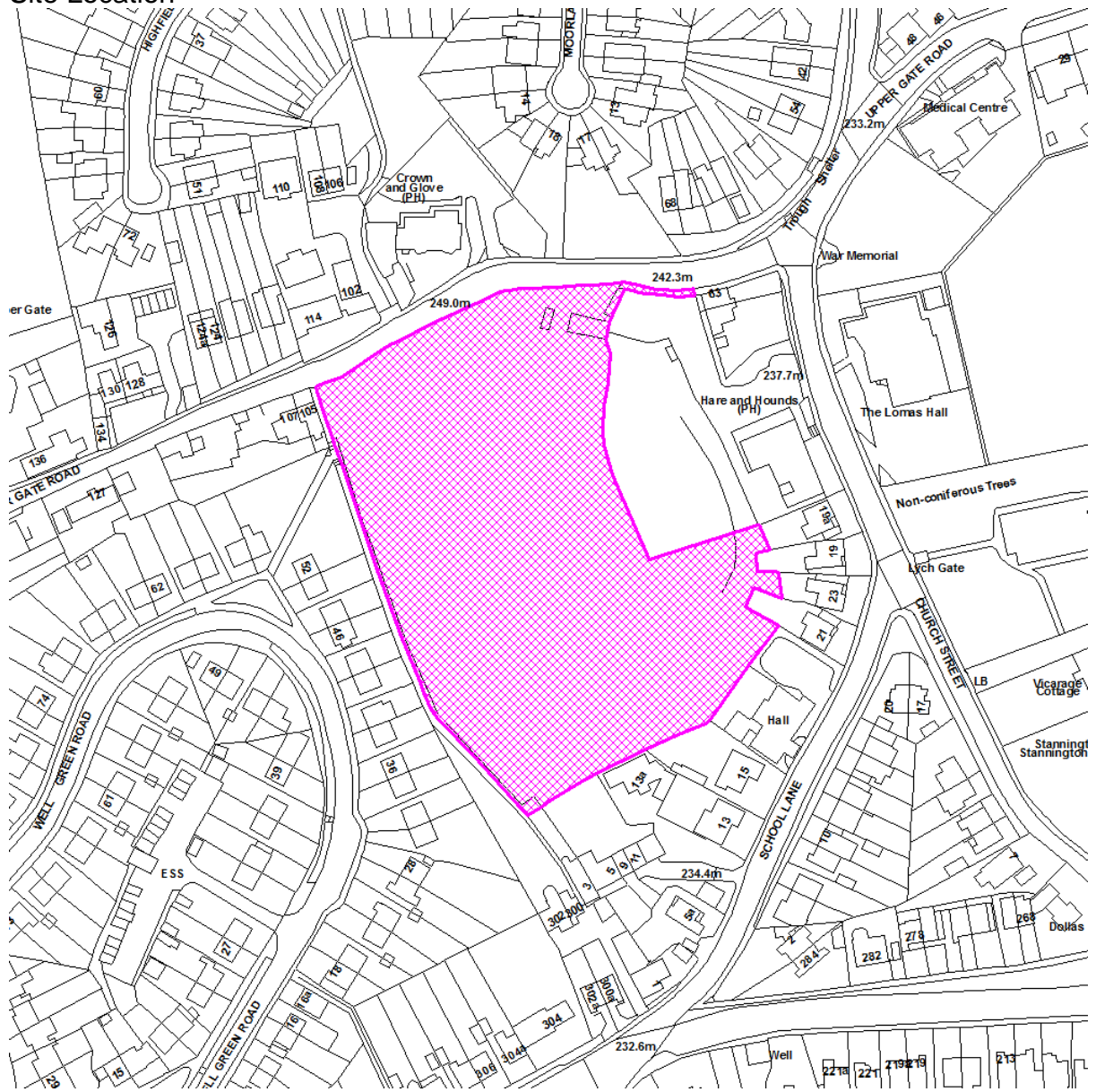
Email: highways@sheffield.gov.uk

9. The proposed development lies within a coal mining area. In the circumstances applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Coal Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and adits and the implementation of site investigations or other works. Property specific summary information on any past, current and proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at www.coal.gov.uk.
10. 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, or

a draft Liability Notice will be sent if the liable parties have not been assumed using Form 1: Assumption of Liability.

11. The applicant should be aware that a legal agreement has been completed in respect of this proposal.

Site Location



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LOCATION AND PROPOSAL

The application relates to a former cricket pitch which fronts onto Uppergate Road in Stannington, opposite the Crown and Glove public house.

The land is in private ownership and has not been used as a cricket pitch for a number of years. At present the site is open and local residents have been able to use the site as informal public open space (largely for dog walking).

The site is identified on the Unitary Development Plan Proposals Map as being within an Open Space Area, with a small portion of the site along the periphery adjacent to Uppergate Road being within a Housing Area. The site is also within an Area of Special Character.

Planning permission is sought for the erection of 19 dwellings with associated amenity space, access and landscaping as well as a pumping station. The properties would be in the form of detached 3, 4 and 5 bedroomed dwellings with access for the properties taken either directly from Uppergate Road or from a new access, again from Uppergate Road.

Opposite the Crown and Glove Public house the scheme proposes a small area of public open space which is intended to have the feel of a small village green. Towards the rear of the development a pumping station is proposed which would serve the properties.

RELEVANT PLANNING HISTORY

Planning permission was previously sought to redevelop the site under application 10/01135/OUT. This was an outline application with indicative plans which proposed to develop around the periphery of the site for housing purposes and to re-instate the cricket pitch. In order for the cricket pitch to be re-instated, high ball stop fencing would have been required. It was considered that this would have had a detrimental impact upon the character and appearance of the area as well as upon the amenity of occupiers of surrounding property. As no agreement could be reached the application was not determined and was disposed of.

More recently an application has been submitted for the redevelopment of the former Hare and Hounds public house and car park to the east of the application site, with a three storey apartment block which would provide 38 'retirement living' apartments. This application is still being considered (application 17/03904/FUL refers).

SUMMARY OF REPRESENTATIONS

Bradfield Parish Council recommends the application be refused as the development would not comply with national and local policies in that the number of properties proposed does not maximise the potential of the site and the development would result in the loss of green space.

Loxley Valley Protection Society have commented that the site is within the heart of the Area of Special Character and contributes to the character of this older part of

the village. The proposed development would be detrimental to the character and would leave very little in the way of open space.

- The pumping station would be near to the rear gardens of the houses in Church Street, to the possible detriment of the living conditions of the residents.

- The walkway through the open space next to Uppergate Road has also been removed. Will the claimed footpath be completely lost, if diverted around the site?

- Allowing the development to take place in two parts removes the necessity to provide affordable housing based on the total development size. Concerns have been raised that the proposal for 4 and 5 bedroom houses means that the development is unlikely to be affordable for local residents.

- A development such as this will take away the open space, with all its recreational & wildlife benefits.

Sport England have objected to the scheme. As the site has not been in a sporting use for over 5 years this objection is not as a statutory consultee and does not carry the same weight when considering the application as a statutory response.

- Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or any part of a playing field or land last used as such, unless one or more of the five exceptions stated in its policy apply.

- The objection also sets out that Sport England would be prepared to lift their objection if details of a new replacement cricket ground or other mitigation that is acceptable to the English Cricket Board were to be forthcoming.

When the application was initially submitted and neighbours consulted responses were received from 10 different interested parties (in addition to Loxley Valley Protection Society and Bradfield Parish Council) and these all objected to the development. Following the submission of amended plans a further 8 representations were submitted, again objecting to the development. Of these representations 3 were from new objectors.

Issues raised are as follows:

- Planning permission has already been given to 2 sites in the local vicinity which will already mean an extra 120+ properties in the area which would in turn mean 400+ extra people. The proposed development would add around 100 more people putting pressure on local school, roads and doctors surgeries.

- The development would result in the loss of the area of green space, which has been present for more than 160 years, and would not be in keeping with the area.

- There have been reported sightings of protected species within the area.

- Current drainage to the south side of the site is very poor. The supporting documents offer no assurance that this will be suitably managed in the long term.
- The development would result in overlooking to neighbouring dwellings, particularly to the south of the site which are at a significantly lower level.
- The development would result in the loss of wildlife habitat.
- Residents have made a formal claim for a public footpath to cross the site, having been used by local residents for many years.
- The pumping station may be unsightly and cause disamenity through smells / noise.
- The design of the properties are not in keeping with other properties within the locality.
- The development, being at the luxury end of the market, would not be affordable.
- Sheffield City Council has previously acknowledged that there is a shortage of open space in the area.
- Rather than replacing this valuable local green asset with housing, we would prefer to see it developed to provide an even stronger focal point for the community, reflecting the vision and commitments in Sheffield City Council's Green and Open Space Strategy 2010-2030.
- The proposed development would lead to a larger loss of open space than previously proposed schemes.
- The splitting of the site (into the site covered by this application and the site being considered under application 17/03904/FUL) is not ideal and if the site is to be redeveloped it should be done as a whole.
- The development would result in more people using the path to the west of the site which could result in increased noise and general disturbance.
- The development would result in increased traffic and congestion and would be detrimental to pedestrian safety.
- The development would not preserve open views across the site.
- A further concern is general overdevelopment in the Stannington area.
- The development would lead to increased surface water run-off and may result in flooding problems.
- There are underground springs which overspill when there is heavy rain.

- The land may be contaminated as much of the banking is believed to be the result of tipping of clinker from the steel works in the first half of the 20th Century.
- The proposal may lead to subsidence of neighbouring property.
- Japanese knotweed has been found on the site.

More recently 2 further objections have been received (from previous objectors). One followed a bout of heavy rain / snow and pointed out that Upper Gate Road was flooded close to Stannington Infant School. This happens every time there is heavy rain / snow melt and the proposed development is only going to increase this run-off problem.

The other concerned the footpath diversion order which has been made such that, should planning permission be granted, the footpath that crosses the site can be moved to follow the new estate road instead, connecting to the footpath to the west of the site. The objection states that the development is not wanted by the local community, the proposal would result in an overdevelopment of the site and the plans should show the scheme that is proposed on the neighbouring site.

PLANNING ASSESSMENT

Principle of Development

The site is identified on the Unitary Development Plan Proposals Map as being largely within an Open Space Area.

In terms of development within the Open Space Area, as the amount of both formal and informal open space is deficient in the local area, development for housing would ordinarily be contrary to planning policy which seeks to safeguard open space.

However it is recognised that with no flexibility in the application of policy then a situation could arise where nobody benefits from the space, particularly as the site is within private ownership and could easily be fenced off, without the need for planning permission, preventing anyone from using the site.

The site was last used as a cricket pitch and the re-instatement of a cricket use has previously been explored. Due to requirements for high ball stop fencing a scheme to re-instate the cricket pitch has not been possible to realise. The site is identified in the Playing Pitch Strategy (2013) as being unsuitable for cricket as the pitch does not meet the English Cricket Board technical specifications; however the English Cricket Board and Sport England maintain that the site could be used for cricket and have objected to the loss of the pitch if no arrangements are entered into to replace the pitch. As mentioned earlier Sport England's objection is a non-statutory consultation response.

The applicant is therefore proposing to redevelop the informal open space with 19 houses and provide a financial contribution to pay for the provision of a cricket pitch elsewhere within the city. This would be secured by way of a legal agreement (s106 agreement).

Paragraph 74 of the NPPF requires that existing open space, including playing fields should not be built on unless a number of criteria are met. These are:

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Core Strategy Policy CS47 (a) sets out that development of open space will not be permitted where it would result in a quantitative shortage of either informal or formal open space in the local area.

There is a deficiency of both informal open space and outdoor sports provision within the local area, with a current total provision of 3.2ha/1000 people (the threshold of a quantitative shortage is 4ha/1000 people). There are facilities nearby in Stannington Park, however even if this additional open space is included in the assessment, provision is still below 4ha/1000 overall.

Part (b) of CS47 sets out that development will not be permitted where it would result in the loss of open space that is of high quality or of heritage, landscape or ecological value.

The site is not considered to be of particularly high quality, being covered by self-set scrub. Neither does the site harbour any protected species, although ecological surveys have found that certain protected species do visit the site infrequently.

As the site is within private ownership it is seen to be unreasonable to require the landowner to make it available to the public for informal recreation and to maintain it in perpetuity. As a compromise position, development of housing of the scale proposed is acceptable, subject to the retention of a suitable part of the site for useable informal open space to help remedy the shortage, plus a financial contribution towards improving outdoor sports provision on other sites.

Core Strategy Policy CS47 (f (i)) requires that the open space is replaced in the local area, however in this case this is not practicable, therefore CS47 (f (ii)) applies. This allows development where a site cannot fulfil other unsatisfied open space needs.

Paragraph 74 of the NPPF states that planning policies should be based on robust and up to date assessments of the need for open space, sports and recreational facilities and opportunities for new provision. The recently completed Sheffield City Council Cricket Strategy (2015) has identified a need for 3 more cricket grounds (29 wickets) in the city to meet current and future need.

As such in order to comply with CS47(e), and paragraph 74 of the NPPF, development should only be permitted whereby an equivalent or better quality

replacement open space would be provided in the local area. A pragmatic approach to the policy objection is to agree an equivalent financial contribution to be used to provide or improve cricket pitch provision elsewhere in the city.

There is no set criterion within policy CS47 or the NPPF for calculating a financial contribution and as such Sport England's Facilities Costs guidance (2016) Document has been used. This gives a figure of £265,000 for a Cricket Pitch, with 8 pitch squares and 2 winter sport pitches (area of 20,649 square metres). This figure has formed the basis of negotiations with the developer. As the site of the cricket pitch is not covered entirely by this application (a small proportion being within the red line boundary of the neighbouring scheme reference 17/03904/FUL), the legal agreement is to be worded such that each party pays a proportion of the cost, depending upon the site area covered by their scheme. Within the legal agreement will be a clause to ensure that the full £265,000 is paid by each of the developers, regardless of how much or little of the site is developed, with each party being able to claw back money from the other side. That way if only a proportion of the cricket pitch is developed, thus preventing any possibility of re-instatement, the money for a full replacement will still have been received.

The applicant has confirmed that they are agreeable to the provision of a financial contribution of £265,000 (or proportion thereof) to be used to provide or improve cricket pitch provision elsewhere in the city and this is to be secured through a Legal Agreement. The applicant has also asked for this payment to be made in instalments.

Subject to the signing of a Legal Agreement to this effect, there is no policy objection to the loss of the open space, and it is considered that on balance the development would meet the requirements of UDP Policy LR5, Core Strategy Policy CS47, and paragraph 74 of the NPPF.

Housing Supply

The NPPF requires Local Planning Authorities to identify a 5-year deliverable supply of housing land (paragraph 47 of the NPPF). The latest update of the Council's Strategic Housing Land Availability Assessment (SHLAA) estimates that there is a shortfall of deliverable housing sites over the 5 year period. The SHLAA estimates that there is a 4.1 year supply of deliverable sites for housing in the city.

Paragraph 49 of the NPPF states that, planning applications for new housing should be considered in the context of the presumption in favour of sustainable development, with relevant policies for the supply of housing not being considered up-to-date if there is not a demonstrable 5-year housing land supply.

Core Strategy Policy CS23 emphasises concentrating new housing development within or adjoining the main urban area of Sheffield, and the urban areas of Stocksbridge/Deepcar.

The proposal would make a positive contribution to the supply of housing and is considered to be within a sustainable location, relatively close to local shops and services and bus routes. In this respect the development would accord with Core Strategy Policy CS23 and paragraph 49 of the NPPF.

With regard to Core Strategy Policy CS24 (Maximising the Use of Previously Developed Land for New Housing), the site is considered to be greenfield land, and therefore the development of new homes on it will not contribute towards achieving the aim of maximising the use of previously developed land for new housing. However, the Policy sets out circumstances where housing on greenfield sites can be considered to be acceptable in the period to 2025/26. Part (d) allows for sustainably located larger sites within urban areas and larger villages if annual monitoring shows that there is less than a 5-year supply of deliverable sites. Given the results of the most recent assessment of housing land availability, described above, it is concluded that part (d) of the policy is relevant and that the proposal would be acceptable in principle.

Density of Development

Initially the submitted plans sought to develop the site with 14 dwellings, an access road and pumping station. The density of development was considered to be too low, equating to around 20 dwellings per hectare which is well below the aspirations of Core Strategy Policy CS26 which sets an appropriate density range for this location of between 30-50 dwellings per hectare.

As such the applicant has amended the plans to provide 19 dwellings on the site. Although this density is still low (providing around 29 dwellings per hectare) the proposed development would include some open space to the Uppergate Road frontage, which is a requirement to preserve some of the open character of the site and would introduce another house type in the form 2 no. 3 bedroomed dwellings.

It is considered that, on balance the development would be in compliance with Core Strategy Policy CS26 as the policy does state that densities outside the desired ranges will be allowed where they achieve good design, reflect the character of an area or protect a sensitive area.

Impact Upon Character and Appearance

UDP Policy BE5 (Building Design and Siting) expects good overall design and the use of high quality materials. Original architecture is encouraged, but new development should also complement the scale, form and architectural style of surrounding buildings.

Core Strategy Policy CS 74 (Design Principles) reiterates the expectation of high quality design as well as recognising that new development should take advantage of and enhance the distinctive features of the city.

The amended scheme is for a mixture of 3, 4 and 5 bed dwellings. To reflect the Area of Special Character designation properties along the Uppergate Road frontage are to be of natural stone construction with low stone boundary walls to the front elevations, so as to be in keeping with that of neighbouring properties.

An access road into the site is proposed (again from Uppergate Road) and it is next to this that a small 'village green' area of informal public open space is proposed. This too would be bounded by a low dry stone wall.

The properties would be two storeys in height and would not look out of character with neighbouring dwellings which are a mixture of ages and building styles. The properties would generally follow the existing building line along Uppergate Road, stepping back to the small area of open space, thereby preserving an element of the existing open feel.

Properties further within the development site would be of brick construction and would be aligned along two spurs from the access road. These too would be two-storeys in height.

It is acknowledged that most of the properties would be larger than the neighbouring dwellings, being largely 4 and 5 bedrooled properties, however paragraph 60 of the NPPF states that 'planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness'. The plot sizes of the dwellings would not be dis-similar to those of neighbouring properties.

It is considered that through the proposed high quality materials and detailing of the properties along the Uppergate Road frontage and the low boundary walls as well as the small area of open space, the development would respect the appearance and character of the area.

The development includes proposals for a sizeable storage tank, to store surface water, as well as a pumping station which would pump surface water and sewage to the existing sewerage system on Uppergate Road. Being largely underground, the pumping station would not have an adverse impact upon the character and appearance of the area. All that would be visible above ground would be a maintenance hatch and possibly a metal kiosk containing electrical control equipment. Full details of the pumping station would be secured by way of condition.

It is considered that the development would conform with UDP Policy BE5, BE17, BE18 and H14, Core Strategy Policy CS74 as well as the NPPF.

Impact Upon Residential Amenity

UDP Policy H15 (Design of New Housing Developments) expects the design of new housing developments to provide good quality living accommodation. This includes adequate private garden space or communal open space to ensure that basic standards of daylight, privacy, security and outlook are met. It also expects that walls or fences are provided around rear garden areas next to roads, footpaths or other open areas.

The proposed development would be sited far enough from neighbouring residential properties to prevent unacceptable levels of overshadowing or loss of light from occurring.

To the south of the site are properties at a significantly lower level, the proposed development being built on a plateau with a steep slope down to the properties on School Lane.

A distance of approximately 20m would be achieved between the closest of the new properties and the rear of No.13A School Lane which has a sizeable rear dormer which overlooks the site. It is considered that with careful placement of boundary fencing and supplementary planting, overlooking in this direction can be minimised. The applicant has indicated that the tree group to the rear of 15 School Lane (identified as TG4 in the tree report) would be retained and is agreeable to undertaking further planting to provide additional screening. No. 13A is built to the boundary with the site and the main aspect is to the front of this property. When permission was given for the dormer to the rear, consideration was given to whether the dormer would compromise any future development of the cricket pitch and it was felt that, given the slope between the developable area of the site and No.13A unacceptable levels of overlooking would not occur.

The current scheme seeks to extend the plateau to the south, in order to provide a larger developable area, giving the properties on plot 18 and 19 more useable garden space. The applicant has submitted amended plans, indicating that the proposed gardens of these two properties would have a fence placed at the top of the slope which would minimise overlooking from the rear gardens of these properties to the properties at the lower level on School Lane. It is considered that, on balance, the development would not have a significantly harmful impact upon the occupiers of neighbouring residential properties.

Concerns have been raised that the development could lead to more people using the footpath that runs from north to south on the western edge of the site, and that this could result in increased noise and disturbance to occupiers of neighbouring property. It is considered that any increased usage of this footpath would be more likely to bring about benefits, in terms of increased surveillance improving the safety of users of the footpath. In light of the above the proposal would not have a significant detrimental impact upon neighbours.

The potential relationship to the proposed scheme on the site of the former Hare and Hounds pub (application 17/03904/FUL) has also been considered and it is felt that the proposed development would not result in unacceptable levels of overlooking or overshadowing in this direction, should that scheme receive planning approval.

The proposed pumping station would be located underground and would not have an adverse impact upon neighbours in terms of noise and general disturbance or through odours.

It is considered that, on balance, the development would not be harmful to the amenity of occupiers of neighbouring residential property and would be complicit with UDP Policy H15 and Core Strategy Policy CS74.

Affordable Housing

Core Strategy Policy CS40 sets out that developers of all new housing developments will be required to contribute towards the provision of affordable housing where this is practicable and financially viable.

The Councils approved Supplementary Planning Document on CIL and Planning Obligations sets out under GAH1 that for development of 15 or more dwellings a contribution towards Affordable Housing will be required. GAH2 sets out that there is a requirement for 10% Affordable Housing provision in this area, which should be by way of a developer contribution unless there is an overriding reason to provide it on-site.

The applicant has agreed to pay this 10% contribution, which would be in the region of £397,200 and this again would be secured by way of a signed legal agreement. As with the financial contribution for a replacement cricket pitch, the applicant has asked for the affordable housing contribution to be phased so there is not a significant initial financial burden.

Ecology

The applicant has submitted an ecological survey and a tree survey in support of the application. The findings of these are that there are no protected species occupying the site. Trees and shrubs on the site are largely self-set and are of limited amenity value. A hedgerow runs along the western boundary of the site. This is largely of hawthorn and is not considered to be species rich. The tree survey report recommends that some of the hedge and the best quality trees be retained as part of a wider landscaping scheme for the development. The applicant has indicated on the submitted plans that Tree Group 4 would be retained as would the hedge where possible. This can be secured by condition.

The ecological report recommends that any clearance works are performed either before early March or after late August in order to avoid the main bird nesting season. If, however, site clearance works are deemed necessary during the nesting period an experienced ecologist will be required to check the site habitats immediately prior to works commencing to confirm that no nesting birds will be affected by the proposed works.

In addition the report found that the boundary hedgerow and scrub vegetation at the site may provide suitable habitat for commuting and foraging bats. It is recommended that, where possible, the hedgerow be retained, and that a sensitive lighting plan is developed such that the proposed development does not increase lighting along the site boundaries.

The report also advised that any landscaping scheme should use native species and bat and bird boxes to be incorporated into the scheme.

Following claims that protected species may inhabit the site and nearby surroundings the Council's ecology unit have also visited the site. The findings of

their visit were that the site is used, albeit on an infrequent basis and, subject to appropriate conditions requiring the developer to prepare a statement setting out how the site is to be developed with protected species in mind, there are no specific concerns relating to habitat loss.

Archaeology

The applicants have submitted a heritage assessment in support of their application. The findings of the report are that the proposed development site lies within the medieval core of Stannington and occupies land which has remained largely undeveloped for the past 200 years bar the creation of a sports pitch and the erection of the public houses within the site.

There is potential for archaeological remains of medieval date to occur within the proposed development site based on the known medieval assets in close proximity to the proposed development and its location in the historic core of Stannington.

It is thereby recommended that prior to any development commencing, further archaeological work is undertaken. This can be secured by way of a planning condition and would be necessary to comply with UDP Policy BE22 which sets out the need for sites of archaeological interest to be preserved, protected and enhanced.

Land Contamination

The applicant has submitted a Preliminary Geo Environmental Investigation, which references results from an earlier 2006 site investigation report. The details of this report are satisfactory. However, the report recommends further intrusive investigations are required in light of contamination and other land quality and ground stability concerns.

It is recommended that, should planning permission be granted, further investigative work is required by way of condition.

The applicant has also submitted a Coal Mining Risk Assessment. Coal Authority records indicate that the site is likely to have been subject to historic unrecorded underground coal mining at shallow depth. The Coal Mining Risk Assessment Report has been informed by an appropriate range of sources of information and the Coal Authority have raised no objections to the development. However, further more detailed considerations of ground conditions and/or foundation design may be required as part of any subsequent Building Regulations application.

Flooding and Land Drainage

The applicant has submitted a Flood Risk Assessment and Land Drainage strategy in support of the application. This sets out that the site is at low risk of flooding and the site is not considered to be suitable for a suds scheme.

The application proposes to dispose of surface water and sewerage into the mains drain which runs along Uppergate Road. An underwater storage tank is proposed to

store excess surface water and restrict the flow into the drain. To get the sewerage and waste water up the hill to Uppergate Road a pumping station is proposed. This too would be located underground. The Environment Agency and Yorkshire Water have raised no objections to this arrangement.

It is recommended that conditions be attached limiting the rate of flow to 5 litres per second as well as requiring design details for the proposed pumping station, including any noise data to ensure that this does not cause disamenity.

Highways

Core Strategy Policy CS53 'Management of Demand for Travel' sets out a variety of ways in which the increased demand for travel will be managed across the City.

The 4 properties which front onto Uppergate Road would be accessed directly from the road frontage. A new access road is also proposed, again from Uppergate Road. This would serve the remaining properties within the development with two spurs from the main access. The applicant has submitted plans showing tracking, which indicate that the development could be adequately served by refuse lorries / fire appliances. Each property would have their own private drive with space to park two cars and most of the properties would also have a garage.

The applicants have submitted a brief transport statement in support of the application, the findings of which are that the development would have very little impact in terms of traffic generation upon the highway network. The site is within a sustainable location with bus links and local shops, services and facilities within walking distance.

It is accepted that more trips will be generated by the new development. However, the NPPF paragraph 32 states that when recommending planning applications be refused on highway grounds, officers need to be clear that the accumulative negative impacts of a development will be severe. Given the scale of the development and the limited peak hour movements generated by it, the highways impact of the development is not severe, and therefore a refusal of the scheme on highways grounds could not be justified as the existing highways network is capable of absorbing the extra vehicles generated.

Subject to conditions the development raises no highway safety concerns.

To accommodate the new development it will be necessary to divert part of the public footpath BRA\223 which crosses the site from east to west, connecting the existing footpath that bounds the site to the west with Church Street. The diversion of this footpath was given approval by Committee on 19th December 2017.

This will see the new footpath running along the spine road into the development and along one of the spurs before connecting to the existing footpath on Uppergate Road.

Community Infrastructure Levy (CIL)

The Community Infrastructure Levy (CIL) is applicable to this development. The site lies within CIL Zone 3 where the contribution is £30 per sq m. The funds generated through CIL will be used in connection with strategic infrastructure needs. Based on the information submitted, the CIL contribution in this instance is approximately £88,260.

Sustainability

Policy CS63, 64 and 65 sets out the Councils sustainability objectives with regard to new development. The site is within a sustainable location with good access to local services and facilities.

The applicants have indicated that they will be adopting a fabric first approach in order to meet the requirements of policy CS64. A sustainability statement in support of the application indicates that energy efficient measures to be integrated into the design of the development to meet the requirements (10% reduction in energy demand) of the policy. In addition electric vehicle charging points could be fitted in the garages and existing stone on the site will be re-used to build the proposed dry stone walls. The development is considered to be acceptable from a sustainability perspective.

Public Art

UDP Policy BE12 (Public Art) encourages the provision of public art in places that can be readily seen by the public and as an integral part of the design of major developments. No details have been supplied with the application and will be secured by planning condition.

RESPONSE TO REPRESENTATIONS

Issues of the loss of the cricket pitch / open space, the impact upon the character and appearance of the area and neighbouring residents, wildlife and drainage have been considered in the main body of the report as has the diversion of the claimed footpath and highway safety.

Issues of subsidence and loss of view are not planning considerations. The removal of Japanese Knotweed from the site would be covered by separate legislation and would be picked up in any land contamination reports which are recommended to be made a condition of any planning consent.

Local residents desire for the land to be developed to provide a community use are noted; however the land is in private ownership and the Local Planning Authority must consider the application that has been put before them and whether or not this meets with the aims of the local development plan (in this case the Sheffield UDP and Core Strategy) as well as national guidance contained within the NPPF. The Local Planning Authority consider that, on balance the development does accord with planning policy and the refusal of the application in the hope that the land owner may be willing to undertake to gift the land to the local community in perpetuity would be unreasonable.

Like local residents, the Local Planning Authority would have preferred the site to be redeveloped in a more comprehensive manner; however the site has been divided between two parties and each has produced a stand-alone scheme. As such the LPA have to deal with the two separate applications.

In considering previous applications for residential development within the wider area it was felt that there was sufficient capacity to accommodate the extra people that the developments would generate. This proposal is for significantly fewer dwellings and it is considered that it would not give rise to enough pressure on local schools and services to warrant a refusal of the application. Furthermore each of the developments will have to pay the Community Infrastructure Levy which seeks to pool developer contributions to help meet the city's strategic infrastructure needs such as education and highway provision.

SUMMARY AND RECOMMENDATION

Planning permission is sought for the erection of 19 dwellings on the majority of a site of a former cricket pitch. The pitch has not been used for many years and has fallen into a state of disrepair; however it is still used by the local community as informal open space and could potentially be put back into a cricketing use.

The site is within private ownership and could be fenced off at any time, thereby preventing use by the community. The site is largely identified on the Unitary Development Plan Proposals Map as being within an Open Space Area with a very small proportion of the site being within a Housing Area.

The applicants have agreed to sign a legal agreement whereby upon commencement of development they would make a financial contribution towards the provision of a cricket pitch elsewhere in the city.

It is considered that, in this instance the loss of the open space and provision of a financial contribution for a better facility to be provided elsewhere within the city, is deemed to be appropriate, in accordance with Core Strategy Policy CS47 and the NPPF.

The proposed development would be of natural stone along Uppergate Road and a small area of open space is proposed within the scheme. This would have the feel of a village green. The long term management and maintenance of this would be made a condition of any consent.

The remainder of the properties would be of good quality red brick and would be arranged around two spurs from the proposed new vehicular access onto Uppergate Road. It is considered that on balance the development would not be harmful to the character and appearance of the area and would accord with UDP Policy BE18 and Core Strategy Policy CS74.

The development would not result in unacceptable levels of overlooking or loss of light to neighbouring dwellings and would not compromise the redevelopment of the site of the former Hare and Hounds (currently being considered under application 17/03904/FUL).

The development does not pose any highway safety concerns and consent is also sought to divert a proposed footpath this crosses the site. This would be incorporated within the development to connect to the footpath which lies to the west.

Within this area there is a requirement for developments of 15 or more dwellings to provide a 10% contribution towards Affordable Housing. This would equate to around £397,200. The applicant has agreed to this and this would be secured by way of a legal agreement (s106).

The development would accord with policies contained within the Sheffield Unitary Development Plan and Core Strategy, as well as guidelines contained within the National Planning Policy Framework.

It is recommended that the application be granted with conditions, subject to the signing of a legal agreement to secure a financial contribution towards a replacement cricket pitch as well as affordable housing.

HEADS OF TERMS

A financial contribution in the sum of £397,224 towards the provision or enhancement of affordable housing in the local area and provided in accordance with the principles set out in the Council's CIL and Planning and Obligations SPD.

A financial contribution in the sum of £265,000 (or part thereof) towards the provision of a replacement cricket pitch

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