

REPORT TO PLANNING AND
HIGHWAYS COMMITTEE
15 JULY 2014

PLANNING AND DESIGN BRIEF – FORMER WESTFIELD SCHOOL SITE,
WESTFIELD CRESCENT, MOSBOROUGH

1.0 INTRODUCTION AND PURPOSE OF THE REPORT

- 1.1 A draft Planning and Design Brief has been prepared by Sheffield City Council Planning Service as part of the Asset Enhancement Programme funded by the Local Growth Fund. It has been prepared to guide development and to provide a level of commercial certainty.
- 1.2 This report informs Members about the outcome of public consultation on the draft Brief and seeks formal adoption of the final version of the Brief as a material consideration in determining planning applications for the site.

2.0 BACKGROUND

- 2.1 The site of the former Westfield School is located within Sheffield's Mosborough ward. The Westfield School campus closed in December 2006 and the new Westfield School opened in January 2007 on a new site at Eckington Road, a couple of miles away.
- 2.2 Residential development borders part of the southern and western boundaries of the former school site. The remainder of the southern boundary lies adjacent to Mosborough Miners' Welfare playing field. To the north and north west of the site the land is designated as Green Belt and includes open countryside as well as sports facilities (rugby and football pitches). To the east of the site is a substantial allotments site.
- 2.3 The gross area of the site is 4.59 hectares. At the time that the school was in use, the land use designation as Housing Area reflected the wider residential character of the surrounding built-up area and, with the school site no longer in use and the buildings demolished, the site was proposed as a housing site allocation in the Sheffield Draft Local Plan. The housing allocation will contribute to the city's need for new housing land. No comments were received during the public consultation stages of the Sheffield Local Plan objecting to the principle of housing development on the site.

3.0 SCOPE AND ROLE OF THE PLANNING BRIEF

- 3.1 The Planning and Design Brief describes current land use and planning policies affecting the site and sets out the key design principles to be followed. The Brief defines suitable developable areas, scale and heights and promotes sustainable design.

- 3.2 The adopted Brief will be used as guidance during discussions with developers about the future of the site, and regarded as a material consideration when determining planning applications for the site.
- 4.0 CONSULTATION
- 4.1 Public consultation on the draft Brief was held from 17 February to 28 March 2014. The lead Cabinet Member was briefed on 15 January 2014. Mosborough ward members were briefed on 22 January 2014 and invited to the drop-in sessions.
- 4.2 The public consultation on the draft Brief was undertaken in a number of ways:
- (i) 2 public drop-in events held in Mosborough on 17 February and 4 March 2014; and
 - (ii) a mailshot was sent out to existing contacts via email; and
 - (iii) leaflets were posted to around 1,500 households in the local area; and
 - (iv) the draft Brief and consultation display material were available to view on the Council's website and hard copies in Crystal Peaks Library and Owlthorpe Surgery.
- 4.3 People were invited to submit comments by e-mail, by post and by completing Comments Cards at the drop-in events.
- 4.4 A summary of all the consultation comments received and officers' responses is attached at Appendix 1 to this report. The total number of respondents was 47, ranging from individuals to organisations. The key comments related to highways, the potential impact on residential amenity and the type of housing:

Highways

- 4.5 The majority of respondents raised concerns about the road network and this issue was by some margin the main cause of concern for respondents. The majority of these concerns were regarding the potential impact of additional traffic arising from new housing development on what was considered to be an already locally congested road network. The junction of Moss Way and Station Road also featured highly on the list of concerns, with suggestions for traffic calming/road safety measures to be introduced.

Potential Impact on Residential Amenity

- 4.6 A number of concerns were expressed regarding the potential impact new housing development would have on existing residents who live close to the site in terms of the value of their homes, their views and privacy. Homes on Toll House Mead, Mossdale Avenue, Cragdale Grove and Kildale Gardens were mentioned in particular. Particular concerns were that the new development might include high buildings

that would overlook existing properties; new pedestrian routes/playground that might compromise privacy and security, and create noise; and a need to ensure that the boundary of the site would be aesthetically appealing whilst ensuring security.

Type of Housing

4.7 Some respondents welcomed plans for affordable homes but noted the need for infrastructure to support it. Several respondents mentioned the need to include older people's accommodation or bungalows, whilst others considered there was a need to provide 1 and 3 bed properties because 4-bed properties would not be affordable.

4.8 There were also a number of other issues that were raised by consultees, as follows:

- Recreation facilities
- Potential impact on ecology
- Loss of open space
- Capacity of doctor's and dental surgeries
- Capacity of schools
- Drainage
- Ground conditions
- Design/appearance of development
- Mosborough is already overdeveloped
- Other facilities e.g. convenience store, community use

4.9 All comments received are attached as Appendix 1 to this Report. In light of these comments, proposed changes to certain aspects of the Brief, and the reasons for them, are set out in the following section.

5.0 CHANGES TO THE PROPOSED PLANNING BRIEF

5.1 The section on Movement, Transport and Highways is proposed to be changed to show how issues relating to highway safety will be addressed. A detailed Transport Assessment (TA) is required as part of any planning application on the site and the TA will assess these issues and propose recommendations as to how they will be addressed; it is likely that some level of pedestrian improvements will be recommended. The TA will also determine the impact the development will have on vehicle movement at nearby junctions, which may then require mitigation works. It is anticipated that special attention should be given to the junction of Station Road and Moss Way; if the development is projected to have a significant negative effect on this junction, there may be a need for substantial mitigation works by the developer. There may also be a need (depending on anticipated transport modes) for contributions to public transport infrastructure.

5.2 To meet the concerns expressed by a number of residents of Toll House Mead it is proposed to delete the potential new footpath link into

the site adjacent to Toll House Mead but retain/improve the existing pedestrian link from the end of Westfield Crescent. Other concerns such as the location of higher buildings will be addressed as part of the planning application process and any layout must ensure that the residential amenity of existing and future residents, including but not exclusive to those residents of the named streets above, is not compromised.

- 5.3 Changes in the wording of paragraph 5.1.3 are proposed to clarify that the current suggested mix based on the available evidence is for 2 and 4 bed properties. The precise mix and type of dwellings to be provided will largely be determined by the developer at the planning application stage. However, developers will be encouraged to take account of the need for elderly persons' accommodation and the need to establish where certain types and sizes of dwellings should best be located on the site.
- 5.4 An update is also included on the new Affordable Housing Interim Planning Guidance. This now sets a 10% requirement for affordable housing in this area, reflecting work undertaken to assess the viability of development in different housing market areas in the city.
- 5.5 Other changes are updates on, and clarification of, the position with regard to ground conditions and drainage, following the receipt of comments from the Environment Agency, Yorkshire Water, the Coal Authority and the results of the site investigations on the site, and on the Community Infrastructure Levy (CIL).
- 5.6 Whilst other comments have not required changes to the Brief itself, they have nevertheless been taken into account and will inform the design and development for process for the site.

6.0 FUTURE PLANNING APPLICATIONS

- 6.1 Future applications for planning permission for the site of the former Westfield School will be expected to consider the requirements of the Brief.

7.0 ECONOMIC BENEFITS

- 7.1 The Brief will help meet the city's need for new housing and support jobs and growth.

8.0 EQUAL OPPORTUNITIES

- 8.1 There are no equal opportunity implications arising from this report.

9.0 FINANCIAL IMPLICATIONS

- 9.1 There are no financial implications arising from this report.

10.0 ENVIRONMENTAL IMPLICATIONS

10.1 The Brief requires a high standard of environmental sustainability for any new build and refurbishment.

11.0 COMMUNITY SAFETY IMPLICATIONS

11.1 Any development proposals for new pedestrian and vehicular routes will have to address issues of public safety as part of the planning application.

12.0 HUMAN RIGHTS

12.1 There are no specific human rights implications arising out of this report.

13.0 RECOMMENDATIONS

It is recommended that Members:

13.1 Approve and adopt the Brief as a material consideration in determining planning applications for the former Westfield School site, Westfield Crescent, Mosborough.

13.2 Approve the Brief to inform development proposals for the site.

Maria Duffy
Interim Head of Planning

July 2014

This page is intentionally left blank