
Case Number	21/03512/RG3 (Formerly PP-09942468)
Application Type	Application Submitted by the Council
Proposal	Erection of an old persons independent living (OPIL) accommodation block up to 4-storeys providing 81 residential units together with communal facilities, associated roads, parking, footpaths and landscaping (Application under Regulation 3 - 1992)
Location	Site Of Hemsworth Junior And Infant School Blackstock Road Sheffield S14 1AA
Date Received	04/08/2021
Team	South
Applicant/Agent	Capital Delivery Service
Recommendation	Grant Conditionally

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:
 - SH05925-CDS-ZZ-XX-DR-A-1001 REV P3 (EXISTING SITE & LOCATION PLAN) published 04.08.2021
 - SH05925-CDS-BLS-XX-DR-A-1003 REV P3 (PROPOSED ACCOMMODATION LAYOUT) published 04.08.2021
 - SH05925-CDS-BLS-XX-DR-A-1004 REV P3 (PROPOSED EXTERNAL WORKS LAYOUT AREA 1) published 04.08.2021
 - SH05925-CDS-BLS-XX-DR-A-1005 REV P3 (PROPOSED EXTERNAL WORKS LAYOUT AREA 2) published 04.08.2021
 - SH05925-CDS-BLS-XX-DR-A-1007 REV P4 (Hemsworth Primary Proposed Site Plan Option D2) published 09.12.2021
 - SH05925-CDS-BLS-XX-DR-A-1051 REV P5 (Hemsworth Opil Proposed Floor Plans 1 of 4 Ground Floor Plan) published 09.12.2021
 - SH05925-CDS-BLS-XX-DR-A-1052 REV P5 (Hemsworth Opil Proposed

- Floor Plans 2 of 4 First Floor Plan) published 09.12.2021
- SH05925-CDS-BLS-XX-DR-A-1053 REV P5 (Hemsworth Opil Proposed Floor Plans 3 of 4 Second Floor Plan) published 09.12.2021
- SH05925-CDS-BLS-XX-DR-A-1054 REV P5 (Hemsworth Opil Proposed Floor Plans 4 of 4 Third Floor Plan) published 09.12.2021
- SH05925-CDS-BLS-XX-DR-A-1055 REV P5 (Hemsworth Opil Proposed Elevations) published 09.12.2021
- SH05925-CDS-BLS-XX-DR-A-1056 REV P2 (Hemsworth Opil Proposed (Internal) Elevations) published 04.08.2021
- SH05925-CDS-BLS-XX-DR-A-1057 REV P2 (Hemsworth Opil Proposed Section 1 of 1) published 04.08.2021
- SH05925-CDS-FT1-XX-DR-A-1090 REV P2 (Flat Type 1 Floor Plan 1 Bed 2 Person Flat) published 04.08.2021
- SH05925-CDS-FT2-XX-DR-A-1091 REV P2 (Flat Type 2 Floor Plan 2 Bed 3 Person Flat) published 04.08.2021
- HEMS-MMD-XX-XX-RP-C-0001 A (Hemsworth OPIL Flood Risk and Runoff Assessment July 2021) published 04.08.2021
- A102 REV P1 (Section 10) published 19.11.2021

Reason: In order to define the permission.

Pre-Commencement Condition(s)

3. No development shall commence until a Construction Management Plan has been submitted and approved in writing by the Local Planning Authority. Such details shall include:

- the means of ingress and egress for vehicles engaged in the construction of the development, including deliveries;
- effective cleaning of wheels and bodies of vehicles leaving the site so as to prevent the depositing of mud and waste on the highway;
- parking of associated site vehicles and for the storage of materials;
- location and details of site compound/accommodation; and
- an area allocated for delivery/service vehicles to load and unload.

Thereafter, the construction management plan shall be implemented in accordance with the approved details for the period of construction or until written consent for the removal of the site compound is obtained from the Local Planning Authority.

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.

4. 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.

5. No development shall commence until details of measures to facilitate the provision of gigabit-capable full fibre broadband within the development, including a timescale for implementation, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details/timetable thereafter.

Reason: To ensure that all new Major developments provide connectivity to the fastest technically available Broadband network in line with Paragraph 112 of the National Planning Policy Framework.

6. No development shall commence until full details of measures to protect the existing tree/s, hedgerows and shrubbery to be retained, 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.

7. No development shall commence until full details of the proposed surface water drainage design, including calculations and appropriate model results, have been submitted to and approved by the Local Planning Authority. This shall include the arrangements and details for surface water infrastructure management for the life time of the development. The scheme shall detail phasing of the development and phasing of drainage provision, where appropriate. The scheme should be achieved by sustainable drainage methods whereby the management of water quantity and quality are provided. Should the design not include sustainable methods evidence must be provided to show why these methods are not feasible for this site. The surface water drainage scheme and its management shall be implemented in accordance with the approved details. No part of a phase shall be brought into use until the drainage works approved for that part have been completed.

Reason: In the interests of sustainable development and given that drainage works are 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 in order to ensure that the proposed drainage system will be fit for purpose.

8. Any remediation works recommended in the 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 current Land Contamination Risk Management guidance (LCRM; Environment Agency 2020) and Sheffield City Council's supporting guidance issued in relation 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 and the site is safe for the development to proceed, it is essential that this condition

is complied with before the development is commenced.

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.

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

10. Before above ground works are commenced a Biodiversity Enhancement Management Plan (BEMP) shall be submitted to, and approved in writing by the Local Planning Authority.

The plan shall include the following.

- a) The biodiversity enhancement measures recommended in the 'Hemsworth Former School Site, Project Reference number 0002, Ecological Impact Assessment, November 2021 (published 03 Dec 2021)
- b) Purpose and conservation objectives for the enhancement plan.
- c) A detailed plan of the finished landforms and habitats to be created.
- d) Timetable for implementation.
- e) Persons responsible for implementing the works.
- f) Details of initial aftercare and long-term maintenance.
- g) Details for monitoring and remedial measures.
- h) Ongoing monitoring and remedial measures.
- i) details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

Thereafter, the measures and details approved in the BEMP shall be implemented on site.

Reason: In the interests of biodiversity.

11. 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 current Land Contamination Risk Management guidance (LCRM; Environment Agency 2020) and Sheffield City Council's supporting guidance issued in relation 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.

12. No externally mounted plant or equipment for heating, cooling or ventilation purposes, nor grilles, ducts, vents for similar internal equipment, shall be fitted to the building unless full details thereof, including acoustic emissions data, have first been submitted to and approved in writing by the Local Planning Authority. Once installed such plant or equipment shall be retained in accordance with the approved measures.

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

13. Prior to the installation of any commercial kitchen fume extraction system full details, including a scheme of works to protect the occupiers of adjacent dwellings from odour and noise, shall first have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
- a) Drawings showing the location of the external flue ducting and termination, which should include a low resistance cowl.
 - b) Acoustic emissions data for the system.
 - c) Details of any filters or other odour abatement equipment.
 - d) Details of the system's required cleaning and maintenance schedule.
 - e) (Optional: Details of a scheme of works to prevent the transmission of structure borne noise or vibration to other sensitive portions of the building).

The approved equipment shall then be installed, operated, retained and maintained in accordance with the approved details.

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

14. The residential accommodation hereby permitted shall not be occupied unless a scheme of sound insulation works has been installed and thereafter retained. Such scheme of works shall:
- a) Be based on the findings of an approved noise survey.
 - b) Be capable of achieving the following noise levels:
Bedrooms: LAeq (8 hour) - 30dB (2300 to 0700 hours);
Living Rooms & Bedrooms: LAeq (16 hour) - 35dB (0700 to 2300 hours);
Other Habitable Rooms: LAeq (16 hour) - 40dB (0700 to 2300 hours); Bedrooms: LAFmax - 45dB (2300 to 0700 hours).
 - c) Where the above noise criteria cannot be achieved with windows partially open, include a system of alternative acoustically treated ventilation to all habitable rooms.

Before the scheme of sound insulation works is installed full details thereof shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the future occupiers of the building.

15. Before the use of the development is commenced, Validation Testing of the sound insulation and/or attenuation works shall have been carried out and the results submitted to and approved by the Local Planning Authority. Such Validation Testing shall:

- a) Be carried out in accordance with an approved method statement.
- b) Demonstrate that the specified noise levels have been achieved. In the event that the specified noise levels have not been achieved then, notwithstanding the sound insulation and/or attenuation works thus far approved, a further scheme of works capable of achieving the specified noise levels and recommended by an acoustic consultant shall be submitted to and approved by the Local Planning Authority before the use of the development is commenced. Such further scheme of works shall be installed as approved in writing by the Local Planning Authority before the use is commenced and shall thereafter be retained.

Reason: In order to protect the health and safety of future occupiers and users of the site it is essential for these works to have been carried out before the use commences.

16. Details of all suitable means of site boundary treatment and including any retaining structures within the site shall be submitted to and approved in writing by the Local Planning Authority before any above ground works commence, or within an alternative timeframe to be agreed in writing by the Local Planning Authority and the dwellinghouses and apartments shall not be used unless such means of site boundary treatment has 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.

17. 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 any above ground works commence, or within an alternative timeframe to be agreed in writing by the Local Planning Authority.

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

18. 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.

19. 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.

20. The development shall not be used unless the car parking accommodation as shown on the approved plans has been provided in accordance with those plans and thereafter such car parking accommodation shall be retained for the sole purpose intended.

Reason: To ensure satisfactory parking provision in the interests of traffic safety and the amenities of the locality it is essential for these works to have been carried out before the use commences.

21. Before any above ground works commence, or within an alternative timeframe to be agreed in writing by the Local Planning Authority, full details of suitable and sufficient cycle parking accommodation within the site shall have been submitted to and approved in writing by the Local Planning Authority and the development shall not be used unless such cycle parking has been provided in accordance with the approved plans and, thereafter, such cycle parking accommodation shall be retained.

Reason: In the interests of delivering sustainable forms of transport, in accordance with Unitary Development Plan for Sheffield Development Framework Core Strategy.

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) entrances
- (b) windows, including reveals and relationship with building facade
- (c) glazing
- (d) all external vents and servicing outlets
- (e) railings/screening to apartment balconies
- (f) feature brickwork

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

Reason: In order to ensure an appropriate quality of development

23. Samples of all proposed external materials and finishes including fixing methods (where relevant) 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. A sample panel of the proposed masonry for the apartments shall be erected on the site and shall illustrate the colour, texture, bedding and bonding of masonry and mortar finish to be used. The sample panel shall be approved in writing by the Local Planning Authority before any masonry works commence and shall be retained for verification purposes until the completion of such works.

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

25. Prior to the use of any part of the proposed development, full details of all proposed external lighting to buildings shall have been submitted to and approved in writing by the Local Planning Authority and such signage shall be displayed in accordance with the approved details and thereafter retained.

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

26. Before any above ground works commence, or within 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.

27. Before any above ground works commence, or within an alternative timeframe to be agreed in writing by the Local Planning Authority, a detailed Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include:
1. Clear & unambiguous objectives to influence a lifestyle that will be less dependent upon the private car;
 2. A package of measures to encourage and facilitate less car dependent living; and,
 3. A time bound programme of implementation and monitoring in accordance with the City Councils Monitoring Schedule.
 4. Provision for the results and findings of the monitoring to be independently validated to the satisfaction of the Local Planning Authority.
 5. Provisions that the validated results and findings of the monitoring shall be used to further define targets and inform actions proposed to achieve the approved objectives and modal split targets.

Prior to the occupation of any dwelling, evidence that all the measures included within the approved Travel Plan have been implemented or are committed shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of delivering sustainable forms of transport, in accordance with Unitary Development Plan for Sheffield and the Core Strategy.

28. Before any above ground works commence, or within an alternative timeframe to be agreed in writing by the Local Planning Authority, full details of suitable and sufficient mobile scooter parking accommodation within the site shall have been submitted to and approved in writing by the Local Planning Authority and the development shall not be used unless such mobile scooter parking has been provided in accordance with the approved plans and, thereafter, such mobile scooter parking accommodation shall be retained.

Reason: In the interests of delivering sustainable forms of transport, in accordance with Unitary Development Plan for Sheffield Development Framework Core Strategy.

Other Compliance Conditions

29. 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.

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

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

31. Unless otherwise indicated on the approved plans no tree, shrub or hedge shall be removed or pruned without the prior written approval of the Local Planning Authority.

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

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. Plant and equipment shall be designed to ensure that the total LA_r plant noise rating level (i.e. total plant noise LA_{eq} plus any character correction for tonality, impulsive noise, etc.) does not exceed the LA₉₀ background sound level at any time when measured at positions on the site boundary adjacent to any noise sensitive use.
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.

4. The applicant is advised that in order to discharge the above condition relating to gigabit-capable full fibre broadband the following should be provided:
- A contract or invoice for the installation of the physical infrastructure and the connection to gigabit-capable full fibre broadband.
 - Confirmation of the speed that will be achieved by the gigabit-capable full fibre broadband infrastructure, from the network operator.
 - Relevant plans showing the location/detail of the measures.

For more guidance with respect to addressing this requirement please see the Guidance Note on

<https://www.sheffield.gov.uk/content/dam/sheffield/docs/documents-not-in-site-structure/new-build-developer-guidance.pdf> and/or contact hello@superfastsouthyorkshire.co.uk

5. 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.
6. 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 on the Council website here:

<https://www.sheffield.gov.uk/content/sheffield/home/roads-pavements/address-management.html>

The guidance document on the website includes details of how to apply, and what information we require. 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.

7. 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:

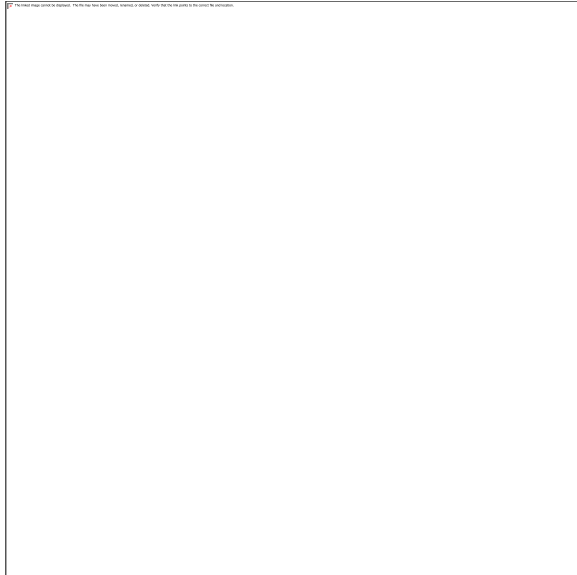
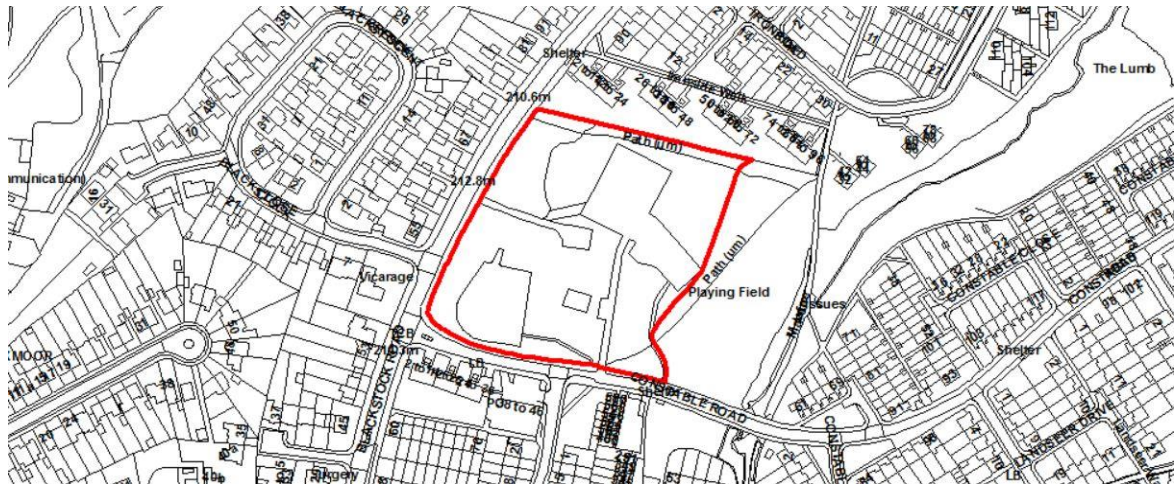
Highway Co-Ordination

Telephone: 0114 273 6677

Email: highways@sheffield.gov.uk

8. 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.

Site Location



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LOCATION AND PROPOSAL

The application site is a large parcel of land, covering 1.69 hectares in area. It is located to the east of Blackstock Rd, and immediately to the north of the junction with Constable Road. The surrounding area is predominantly residential in nature, with residential properties to the north, west and south. Immediately adjacent the site to its east there is an open playing field, used partly as an unmarked, informal football pitch, featuring one set of junior size goalposts.

The site is covered by two designations within the Adopted Unitary Development Plan. The large majority being a Housing Area, with the remaining portion along the eastern perimeter being Open Space Area.

The site previously accommodated Hemsworth Primary School, which was demolished in 2003. The location of the buildings, parking area and playground remain as hard standings. Along the south and western boundaries there are mature hedgerows. The north-west section of the site includes hedgerows and trees.

The site level drops by approximately 6 metres from its south-western corner, towards its north-eastern corner.

Planning permission is sought for the provision of 'Older Persons Independent Living' (OPIL) accommodation, in the form of a single building comprising 81 apartments, along with communal facilities, café, associated roads, parking, footpaths and landscaping. Highway access would be taken from Constable Road.

RELEVANT SITE HISTORY

02/03035/RG3; Erection of 60 'Extra Care' flats with ancillary facilities and 5 bungalows (outline application under reg 3 1992)
Approved 18.03.2003

06/01292/RG3; Erection of 60 'Extra Care' flats with ancillary facilities and 5 bungalows (outline application under reg 3 1992) (Renewal of outline planning permission - application under Section 73 to vary conditions 2 & 3 (time limit for submission of reserved matters imposed by 02/03035/RG3))
Approved 12.10.2006

20/01915/PREAPP; Pre-application enquiry for erection of 75x older persons independent living apartments, 5x bungalows and associated communal areas

SUMMARY OF REPRESENTATIONS

Following direct neighbour notification, and advertisement by site notice and the press, 9 representations (from 7 addresses) have been received in objection to the proposal along with a 99-signature petition.

Petition

One of the local residents has co-ordinated a petition (99 signatures). The comments at the head of the petition area summarised as:

- an influx of 100 residents with additional staff at this small plot in unsuitable,
- blocks are too high,
- area will become busier with more congestion and pollution,
- removal of shrubs and trees involves removal of wildlife,
- site is better suited for recreation for community, and
- any buildings should be limited to single storey with community's agreement.

The individual representations are summarised as follows:

Highways

- Extra traffic (including ambulances, 24/7 staff access) leading to more noise and pollution. Traffic is already a concern at certain times of day. Noisy location is unsuitable for elderly person's living accommodation.
- Resulting overflow parking in vicinity. Area already has parking issues
- Unclear why Constable Road is used for the access, instead of Blackstock Road.

Design

- 4 storey building is too high, opposite to 2 storey dwellings. Would be an eyesore. Previous schemes remembered as being limited to 3 storeys.
- A relocation towards the woodland would reduce its impacts and result in reduced loss of light.
- Site is already surrounded by high-density flats, so the proposal is inappropriate.

Neighbours' Living Conditions

- Loss of natural sunlight from homes and front gardens
- A street view drawing should be provided to all residents
- Results in loss of green view.
- Overlooking and loss of privacy (raised by occupier of 54 Ironside Walk)
- Breach of the 45-degree rule.

Landscaping / Open Space / Ecology

- Scheme results in loss of local green space; which is habitat for many garden bird species and different flora/fauna. Enjoyed by many local residents for football, picnics and (dog) walking. For those with limited mobility, Herdings and Graves Parks are too far.
- Objection to removal of 90% of the 100+ trees on the site, 500 metres of hedgerow, and the flora of the whole site.
- Wildlife will be displaced, including at least 6 red list bird species, crested newts, bats and many butterfly species.

- Public is being misled by some information submitted with application, such as the tree survey, a wildlife survey undertaken in October (instead of springtime) and use of archive materials instead of site surveys.

General Points

- No impact assessments on the environment, including surrounding residents, air quality, wildlife, traffic or vehicle parking impacts.
- Proposed residents will overlook a car park / the heavily congested Blackstock Road.

Non Planning Issues

- Implications for surrounding house prices.
- Area should be kept for public access
- Full plans should have been sent out to residents.

Positives of Scheme (comments made within objection letters, and not as standalone representations)

- Affordable accommodation for this demographic is valuable and will lead to interaction with local community.
- Staff presence would improve security, and address anti-social behaviour (burglary, vandalism and off-road biking). Site wouldn't be used as 'cut through'.

Gleadless Valley Wildlife Trust (GVWT)

GVWT provided correspondence raising concerns about aspects of the proposal. They are summarised as:

- The Preliminary Ecological Assessment (PEA) recommends an Ecological Impact Assessment, and that breeding bird, reptile and bat activity surveys should be conducted.
- GVWT agrees with PEA's comment that site has moderate suitability for foraging and commuting bats and supports red and amber bird species.
- PEA recommends habitats of medium distinctiveness is retained where possible, and any loss be compensated for by creation of equivalent / higher value or greater area / condition, to achieve net gain to biodiversity. Also advises that design should have buffers for all retained hedgerows, trees and woodland. These recommendations have not been followed in several respects.
- Landscape Masterplan shows >50% of trees and shrubs in the woodland area (NW corner) to be removed, including valuable woodland edge habitat. More should be retained, and a woodland garden approach should be adopted, with majority trees and shrubs retained, including accessible woodland paths and bird feeding stations.
- Landscape Masterplan shows eastern part of site as open amenity grassland, which will be a poor wildlife habitat, and as minimum selected areas of more diverse wildflower meadow needs to be created and

- managed. Also, selected areas could also be created in the amenity grassland abutting the east edge of the development site as compensation.
- PEA recognises habitats of high quality about the site, without making recommendations for retaining and strengthening links to these adjacent/nearby habitats. This is important and could be achieved by strengthening and thickening hedgerow and hedge buffer habitat and northern and southern boundary hedges.
 - Unclear if proposals minimise light pollution to sensitive areas, as recommended in PEA.

PLANNING ASSESSMENT

Policy Background

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The National Planning Policy Framework (NPPF) provides the framework for the planning policy and development within England. The overarching principle is to ensure that new development is sustainable.

The Council's development plan comprises the Core Strategy which was adopted in 2009 and provides the overall spatial strategy for the period of 2008 to 2026 and the saved policies of the Unitary Development Plan (UDP) which was adopted in 1998. Whilst the UDP pre-dates the NPPF, the policies should not be considered out-of-date and should be given due weight, according to their degree of consistency with the NPPF. The NPPG provides further guidance but states that it is up to the decision-maker to decide the weight to give to the policies.

In all cases, the assessment of any development needs to be considered in light of paragraph 11 of the NPPF, which states that there is a presumption in favour of sustainable development. Where there are no relevant development plan policies or policies are not consistent with the NPPF, planning permission should be granted (the tilted balance) unless there are particular areas or assets of particular importance, which provide a clear reason for refusal (e.g. Green Belt, risk of flooding etc); or any adverse impact of granting permission would significantly and demonstrably outweigh the benefits of the development.

Paragraph 11 of the NPPF also makes specific provision in relation to applications involving the provision of housing and provides that where the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites, the policies which are most important for determining the application will be considered out of date. At this current time, the Local Planning Authority cannot demonstrate a five-year supply of sites for housing and therefore there is a presumption in favour of the development. The Framework states that developments should be approved unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the development.

Set against this context, the development proposal is assessed against all relevant policies in the development plan and the NPPF below.

Land Use Policy

The site lies within a well-established housing area and relates to land largely designated as Housing Area, as well as a small portion as Open Space in the UDP. UDP Policy H10 'Development in Housing Areas' permits a number of uses within such areas including small shops, food and drink outlets, residential institutions (C2 use) and community facilities and institutions (Class E and F1), with the preferred use being housing (C3 use).

The proposal seeks to provide independent living accommodation for older people (indicated as over 60 years old), which will be supported by ancillary facilities such as community space/s and a café (which will be open to residents and the community). There is no proposed care provision (only that organised independently by specific residents), and so the accommodation constitutes standard residential accommodation (Use Class C3). This would accord with the preferred use as set out under Policy H10.

Core Strategy Policy CS23 'Locations for New Housing' states that new housing development will be concentrated where it would support urban regeneration and make efficient use of land and infrastructure. In the period 2008/09 to 2020/2021, 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 housing); and
- (b) the urban area of Stocksbridge/Deepcar.

In this regard, the site fully meets the policy objective as it is a suitably located site and it supports urban regeneration as it is previously developed land.

Core Strategy Policy CS24 'Maximising the Use of Previously Development Land for New Housing' states that priority will be given to development of previously developed sites with 88% of housing to be developed on brownfield sites and no more than 12% of dwelling completions to be on greenfield sites. The site represents a brownfield site, given that it was previously occupied by a primary school.

Core Strategy Policy CS26 'Efficient Use of Housing Land and Accessibility' requires appropriate housing densities to ensure the efficient use of land. Given that the site is within an urban area, near to high-frequency bus routes the recommended density is between 40 and 60 units per hectare. Based on the current proposal, a density of approximately 47.9 units per hectare will be achieved. This lies within the recommended range, and so is considered acceptable. The new development will contribute to the City's housing need. It will also provide OPIL, for which there is an identified shortfall through the city according to evidence set out in the Sheffield and Rotherham Strategic Housing Assessment 2018 (SHMA). Overall, the proposal is considered to accord with Policy CS26.

Core Strategy Policy CS41 'Creating Mixed Communities' encourages the creation of mixed communities, which will be promoted by encouraging the development of housing to meet a range of needs including a mix of prices, sizes, types and tenures. Part a) of CS41 seeks to provide a broad range of smaller households in the City Centre and other highly accessible locations, with no more than half of the new homes in larger developments (large developments being defined as 60 or more dwellings) consisting of a single house type. The development will provide 81 older person independent accommodation units, comprising of 1 bed (69%) and 2 bed (31%) units.

Whilst more than half of the development comprises a single unit type, this is considered to be acceptable, as a substantial portion (almost a third) of the units are a different type and include 2 bedrooms. Consequently, the development is not overly dominated by a single house type. It is also of note that OPIL accommodation is characterised by a maximum of 2 bed units, precluding full compliance with CS41a) in any case. On this basis, a satisfactory mix of accommodation is achieved by the development, and the non-compliance with CS41a) is considered to be acceptable.

Core Strategy Policy CS40 'Affordable Housing' requires that sites of more than 15 units will be required to provide a contribution towards the provision of affordable housing where it is practicable and financially viable. In this location, there is a requirement to provide 30% affordable housing. As the development will provide 100% council housing for affordable rent this will meet the requirements of the policy and is to be welcomed given the identified need for such housing.

The south-eastern edge of the site lies within a designated Open Space area and as such, Core Strategy Policy CS47 'Safeguarding of Open Space' is relevant. The Policy serves to ensure there is satisfactory open space available to meet the needs of local people. The policy does not permit development where it would:

- a. Result in a quantitative shortage of either informal or formal open space in the local area; or
- b. Result in the loss of open space that is of high quality or of heritage, landscape or ecological value; or
- c. People in the local area would be denied easy or safe access to a local park or to smaller informal open space that is valued or well used by people living or working in the local area; or
- d. Cause or increase a break in the city's Green Network.

Whilst an Open Space Assessment shows that there is a shortfall of informal open space within the local area, it is of key relevance that the proposal does not include any built development within the 'Open Space' part of the site, with that part of the site instead being shown as amenity grass. Here the existing grassed areas would be made good where required, and general access to these areas would continue to be available. As a result, the proposal is considered to avoid conflicts with policy CS47.

Design / Visual Amenity

UDP Policy BE5 and Core Strategy Policy CS74 set out the design principles. Policy BE5 requires development to incorporate good design, the use of good quality materials and encourages original architecture. New buildings should complement the scale, form and architectural style of surrounding buildings and the design should take account of the natural and built features of the site.

Core Strategy Policy CS74 states that high quality development will be expected, which would respect, take advantage of and enhance the distinctive features of the City, its districts and neighbourhoods, including (a) the topography; (b) views and vistas to landmarks and skylines into and out of the City Centre; (c) the townscape and landscape character of the city's districts, neighbourhoods and quarters, with their associated scale, layout and built form, building styles and materials; and (d) the distinctive heritage of the city. Development should also contribute to place-making and be of high quality, that promotes the city's transformation, and contribute towards creating attractive, sustainable and successful neighbourhoods.

UDP Policy H15 'Design of New Housing Developments' expects new housing developments to be designed to:

- (a) provide easy access to homes and circulation around the site for people with disabilities or with prams; and
- (b) provide adequate private gardens or communal open space to ensure basic standards of daylight, privacy, security, and outlook are met for all residents; and
- (c) provide uniform walls or fences around rear gardens next to roads, footpaths or other open areas; and
- (d) provide pedestrian access to adjacent countryside where it would link with existing public open space or a footpath; and
- (e) comply with Policies BE5 (Design), BE9 (Design of Vehicles) and BE10 (Design of Streets, pedestrian routes, cycleways and public spaces).

These policies are broadly in line with the NPPF and are afforded substantial weight. Paragraph 126 states that good design is a key aspect of sustainable development as well as being clear about design expectations. Paragraph 130 states that developments need to contribute towards creating visually attractive, distinctive places to live, work and visit, whilst also being sympathetic to local character and history, including the surrounding built environment and landscape setting, whilst not preventing or discouraging appropriate innovation or change. Developments should establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live work and visit.

In 2011 a guidance document was produced, the 'South Yorkshire Residential Design Guide' (SYRDG), which seeks to provide a clear and consistent approach to design in the development management process, the aim being to achieve higher quality neighbourhoods. The document, whilst not adopted by the Council, complements and supports local policies and is considered 'Best Practice Guidance'. The proposed development has been designed with consideration given to the design principles set out in the guidance, whilst also balancing the needs of the development.

The site was the subject of an Informal Planning Guidance (IPAN) which was prepared by the Council's Planning Service (in November 2019), which sets out the policy framework, the issues and the opportunities. Although not an adopted document, the policies and evidence within it do carry weight in the decision-making process.

The key recommendations in the IPAN for the site are:

- Ensure the required density is achieved.
- Provide a focal building to address the junction of Blackstock Road and Constable Road.
- Retain existing key landscape features including the perimeter hedgerow and trees in the north west corner
- Integrate proposals with the open space and any potential future community facilities on the adjacent site to the east (referred to as Site B)
- Ensure the development provides direct and accessible pedestrian connections to existing and proposed facilities.

Also, a number of specific design principles are set out.

The scheme has been subject to extensive pre-application discussions and the proposals have been reviewed and revised to address all issues raised through this process. The proposal now put forward is in line with those discussions and is positively received.

The layout and arrangement respond positively to the topography and the existing street pattern. The proposed buildings are set appropriately to safeguard the woodland area in the site's north-western corner and the perimeter boundary hedging. The positioning permits the creation of legible frontages along both road frontages, and activity within the site with the provision of external areas and gardens.

The proposed scale and massing achieve a legible development. The proposal essentially includes two separate components; the part running east-west, parallel with Constable Road, and the part running north-south, set further into the site attached by a 1st floor bridge link.

The 1st of these components is largely 3 storeys high, with a 4th storey portion adjacent to the Blackstock and Constable Rd junction. The 4th storey in this location follows the IPAN's direction to create a focal point at this position given the prominent location.

The other element featuring a 4th storey is set into the site as part of the part running north-south and will not be readily visible from Constable Road.

The main part of the development will be a total of 3 storeys. The immediately surrounding area features numerous examples of 3 storey accommodation, to the north and south. Consequently, the proposed building/s would not be out of keeping within the vicinity and would reflect the IPAN's directions in this regard.

The elevations each include vertical breaks to eliminate scope for a slab-like appearance, breaking up the elevations and giving variation. Window arrangements are on the whole regular, however, the proposed balconies add visual interest to ensure that this doesn't become overly repetitive. The window arrangements ensure that large expanses of blank brickwork are avoided.

The main roof form is pitched, however, there are also some flat roofed sections. Additionally, there are gable features. There are sections of detailed brickwork. These elements retain the overall simplicity, whilst adding variation to the building.

A smooth red brick is proposed, which will give a consistent appearance, mirroring some of the existing surrounding building material. Grey windows are also indicated. No details are indicated for the balconies, but it is anticipated that these will be to match the windows to create a coherent streetscape. More precise material details will be covered by condition.

The proposed car parking will be broken into two separate areas; one adjacent to the Constable Road frontage, and the second further into the site. The first of these would be the more prominent visually but isn't excessively large at around 11 bays. It will also be set below the level of the adjacent public footpath, further lessening its visibility. In terms of surfacing, the circulation areas are indicated to be tarmacked, with the bays being a concrete block paver. This difference in material type will help in breaking up the visual impacts of these parking areas, preventing them becoming visually dominant.

The design of the accommodation has also been developed with South Yorkshire Police, following their recommendations to achieve a safer and more secure development for future occupants.

The proposal is considered to achieve a high-quality development, which will blend into the existing landscape and townscape. Precise details of materials, signage, lighting and large-scale details will be secured by condition.

Overall, the proposal will be considered to comply with the above local policies and aspects of the NPPF.

Landscaping

UDP Policy GE15 'Trees and Woodland' requires the retention of mature trees, copses and hedgerows, where possible, and replacement of any trees which are lost. This is consistent with Paragraph 174 of the NPPF, which sets out that planning decisions should enhance the natural and local environment and makes reference in part (b) to the economic and other benefits of trees and woodland.

A Tree Survey and a detailed landscape masterplan have been submitted in support of the application. The Tree Survey identifies the trees present at site and applies a 'Tree Quality Assessment' grade to each specimen / group. The Survey does not incorporate the north-western portion of the site which features the woodland area, since this is not affected by the proposals. Of the portion of the site affected by the scheme, a total of 8 individual trees and 4 groups (2 having 2

trees, a third having 6 trees and the 4th having 50+ items forming a mixed hedge largely of hawthorn and leylandii, with the odd ash and sycamore) are identified. The 50+ item mixed hedge runs eastward into the site from its western boundary.

With the exception of a single tree identified as being Category A, and three being Category B, the remainder are identified as Category C.

The proposed scheme would retain the Category A tree (located immediately adjacent to Constable Road) and involve the removal of the remaining trees and 50+ item mixed hedge. Simultaneously, the proposal's Landscape Masterplan shows the planting of a total of 53 trees. It is also of key relevance that the proposal retains the woodland area at the north-west portion of the site as a key feature and seeks to integrate with it for optimum outcomes in landscaping and ecological terms. Also retained are the boundary hedgerows, which form a significant feature of the site, as well as contributing to the character of the area.

As the scheme involves the retention of the woodland area and the best quality and most prominent tree within the site and proposes significant new tree planting, the scheme is acceptable in landscaping terms. As such the proposal would meet with the requirements of the relevant policies referred to above.

The landscape masterplan provides communal gardens, a kitchen garden and a communal plaza. There will also be a mix of hard and soft landscaping featuring benches and pergolas. Overall, the submitted details are considered satisfactory, and more precise information will be secured by condition.

The proposal is considered to satisfy the requirements of the relevant local and national policies in this regard.

Sustainability

Core Strategy Policy CS24 seeks to maximise the use of previously developed land for new homes. Development of this site will contribute towards the achievement of this aim.

Core Strategy Policy CS64, which relates to climate change, resources and sustainable design of developments, requires that all new buildings to be designed to reduce emissions of greenhouse gases and function in a changing climate.

Core Strategy Policy CS65, which relates to renewable energy and carbon reduction, requires that all significant developments should provide a minimum of 10% of their predicted energy needs from decentralised and renewable or low carbon energy.

These policies are consistent with the NPPF (para. 157) which states that in determining planning applications, Local Planning Authorities should expect new development to:

a) Comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant,

having regard to the type of development involved and its design, that this is not feasible or viable; and

b) Take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

A Sustainability Statement has been provided with the application and acknowledges the importance of energy efficiency, material selection and drainage. Measures such as thermal fabric efficiency, air tightness and effective heating controls will be incorporated. Overall, the requirements of Policy CS65 are understood, and it is stated that the unit types will achieve a saving of at least 10% in energy demand.

A condition will be imposed to ensure appropriate measures are implemented, thereby complying with the above policy's requirements.

The Climate Change and Design SPD (at Guideline CC1) requires the provision of green roofs (covering at least 80% of the roof space) for major schemes, unless it's shown to not viable or if they would be incompatible with other design and conservation considerations.

For sound design reasons the proposed buildings use pitched roofs. These make the utilisation of green roofs impractical and in this instance, it is considered appropriate not to pursue them.

The proposal is considered to be satisfactory in regard to the above local and national policies covering sustainability issues.

Residential Amenity

UDP Policy H14 'Conditions on Development in Housing Areas' permits new development provided that:

(c) the site would not be over-developed or deprive residents of light, privacy or security or cause serious loss of existing garden space which would harm the character of the neighbourhood; and

(d) it would not suffer from unacceptable air pollution, noise or other nuisance or risk to health or safety.

This is in line with NPPF paragraph 130 f) which states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Noise and Disturbance

The site is in a residential area, although vehicular movements at Blackstock Road are reasonably high. No noise assessment was required as part of the application. However, to ensure that the residential accommodation achieves a satisfactory internal noise climate, conditions are recommended to be imposed.

The construction works will take place near to existing residential properties, and as such there is a potential for impact on existing residents as a result of noise, vibration, dust, and light from site security. It will therefore be necessary to require the developer to provide a Construction Environmental Management Plan (CEMP), which will cover all phases of any site clearance, groundworks and above ground level construction. This will ensure that the amenity of existing residents will be maintained during the construction phase. An appropriate condition will be imposed.

Odours

The proposed development will provide a café facility in the main block, which will serve the residents and be open to the public. At this stage it is not clear as to what type of cooking will take place on the premises. Careful consideration will be required of how fume extraction systems will be ducted to achieve dispersion at height if any commercial kitchen is proposed. There is a potential for noise from any proposed fume extraction systems and so to ensure that future residents of the building will not be adversely affected by odours and noise from any future fume extraction system, appropriate conditions will be imposed to secure full details of such equipment.

The proposed café and community hall will be an integral part of the main block and will primarily serve the needs of future residents. It is not considered that the operation of these facilities will create any additional noise which is to the detriment of future residents of the building and as such, it is not considered necessary or appropriate to impose conditions to restrict opening hours.

Amenities of Future Occupiers and Existing Residents

Future Occupiers

The proposal will provide 1 and 2 bed apartments. All the apartments are Category 2 adaptable homes in line with Approved Document M (Building Regulations), and 10% of homes are Category 3 wheelchair accessible.

The internal layout will achieve current space standards and will provide sufficient natural light and outlook to the individual apartments and rooms.

The residential accommodation will feature several breakout spaces and communal areas across the respective floors. There will also be resident access to the community café and meeting facility. All units will have their own balconies and access to the communal gardens, which will feature outside seating and provide a secured landscaped environment.

Each section of the building will be served by appropriate bin storage facilities, cycle storage facilities and mobile scooter accommodation. Residents will have access to the communal hall facility and café also.

The layout of the buildings is arranged to avoid any significant overlooking between individual apartments. The buildings' shape and orientation enable all apartments to gain am and/or pm sunlight.

The outlook achieved from the apartments will be acceptable, giving views over adjacent open fields, the communal gardens or the activity found on neighbouring streets.

Existing Residents

Regarding impacts on existing residential properties a number of concerns have been raised within representations. However, the proposal is not considered to have adverse effects. The nearest properties on the opposite side of Blackstock Road would be separated by approximately 30 metres from the proposal. Whilst the relevant facing elevation features habitable windows and balconies, this separation distance along with the intervening highway, would prevent the generation of any harmful overlooking and resulting harms to privacy. Also, the separation distance is adequate to ensure that the proposed building, which includes a 4-storey portion at the Blackstock / Constable Road junction focal point would not have overbearing impacts, either visually or in regards to loss of sunlight to neighbours on the opposite side of Blackstock Road.

The nearest properties to the north (Ironside Walk) do not have a view directly out toward the end elevation of the proposal. The end elevation includes 3 non-habitable windows and 6 secondary windows to habitable spaces. It is separated from the nearest neighbour by approximately 27metres. Other Ironside Walk properties do have a more direct view of the proposal, but these are separated by approximately 35metres from the proposal. Whilst it is proposed to raise land levels by 600-700mm in this portion of the site, the absence of primary habitable windows, the respective separation distance and the communal open-space nature of the intervening area adjacent to the neighbouring properties means there is not considered to be any potential for detrimental effects caused by overlooking, overbearing or loss of light impacts.

The residences to the south (Constable Road) are separated by approximately 40 metres. This is considered adequate to prevent any detrimental impacts upon privacy, particularly with the intervening highway. The separation distance would also prevent the generation of overbearing impacts.

Overall, the proposal is considered to avoid leading to significant impacts of overlooking and overbearing, and to avoid any significant loss of light to existing neighbouring properties.

On this basis, it is considered that the proposed development will provide acceptable accommodation for future residents of the site. It is also considered that amenities of existing residents will not be adversely affected. As such, the proposal will accord with UDP Policy H14 and the relevant NPPF paragraphs.

Highways

UDP Policy H14 'Conditions on Development in Housing Areas' permits new development provided that (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.

The NPPF seeks to focus development in sustainable locations and make fullest possible use of public transport, walking and cycling. Paragraph 111 adds that development should only be prevented on highway grounds if there would be unacceptable impacts on highway safety, or the residual cumulative impacts on the road network would be severe.

The site is in a location which offers a high frequency bus route, giving good links to the city centre.

The proposal seeks to take access from Constable Road. This is because the site's topography does not enable taking access from Blackstock Road without excessive and prohibitive releveling works. Constable Road is considered to form an acceptable location for the primary access. The layout provides safe access/egress to all buildings, with adequate manoeuvring available for service and emergency vehicles.

The level of traffic generated by the proposal is estimated as 14 two-way trips in the AM peak (0800-0900) and 15 in the PM peak (1700-1800). The Highway Officer confirms that this level of additional vehicular movement can be accommodated on the highway network with no adverse impact on either capacity or safety.

The development comprises of 81 apartments for older people (Aged 60 yrs+). The current Sheffield City Council Parking Guidelines do not provide information specific to this type of use. Provision for similar types of use has been based on 1 space per 3 units. The proposed provision of 43 bays is higher than this, however this is considered prudent given that it is likely that the proposal will feature a degree of staffing and home-visits from care professionals depending on resident's requirements, and as it is vital to ensure that the development does not create any significant level of on-street parking demand. It is therefore considered that the proposed level of parking is acceptable.

Secure cycle parking and scooter parking provision will be made available as part of the development. Full details will be covered by condition.

Subject to conditions relating to a travel plan to encourage future occupants and staff towards more sustainable forms of transport and in relation to cycle/scooter storage, the proposed development is considered acceptable, with no adverse impact on the highway network. As such, the proposed development will accord with UDP Policy H14 and the NPPF.

Drainage

Core Strategy Policy CS67 requires developments to significantly reduce surface water run-off from the site.

A Drainage Strategy has been submitted and reviewed by Yorkshire Water. They confirm no objection to the proposed drainage strategy, and advise a condition is applied securing implementation of this. The strategy identifies that surface water will discharge to the nearby watercourse, with connections being subject to Environment Agency and Local Land Drainage Authority requirements.

Should the agreement of the Environment Agency/Drainage Authority not be secured alternative arrangements will need to be devised. This could potentially involve discharge to the public sewer, although further consultation with Yorkshire Water would be required around this.

Appropriate conditions will be applied to cover these circumstances.

Ecology

UDP Policy GE11 requires that the natural environment is protected and enhanced. The design, siting and landscaping of development should respect and promote nature conservation and include measures to reduce any potentially harmful effects of development on natural features of value.

Paragraph 174 of the NPPF states that development should minimise impacts on and provide net gains for biodiversity. The local policy requirement to protect and enhance the nature environment strongly reflects the relevant policy in the National Framework and so can be offered substantial weight.

The key principle of the NPPF is to conserve and enhance the natural environment. The planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

A Preliminary Ecological Assessment (PEA) was submitted at the outset of the application. This has been followed with an Ecological Impact Assessment document (EclA).

The PEA has been reviewed by the City's Ecologist. It is noted that it was completed in late October (which is a sub-optimal time of year) and that it is two years old and so is at the end of its shelf life. This is considered acceptable as it has been followed by further survey work through the summer of 2021, and the recent submission of a report detailing these surveys.

The Council's Ecologist agrees with the PEA's main recommendations, which are:

- Retain the block of woodland (NW corner of the site) and all boundary hedgerows. Enhance these where possible with additional native species planting.
- On-site lighting (during the construction phase and in the completed development) should avoid illuminating ecologically sensitive areas such as

the block of woodland, hedgerows and the strip of woodland (at the east of the site).

- Clearance of scrub vegetation to avoid the bird nesting season (March 1st – August 31st). If this is not possible, a check must be made by a suitably qualified ecologist.
- Best practice measures as per the PEA for the protection of terrestrial mammals during construction works.

In addition, a number of additional biodiversity enhancements are recommended, covering bat and bird boxes, native landscaping and bee/insect hotels.

As mentioned, the additional EclA has recently been submitted, making a number of recommendations. These are as follows and are also agreed with by the Council's Ecologist. The recommendations are as follows:

- Hedgerow to be reinforced with additional planting. A wildlife corridor to be formed by a 3-4m wide strip of unmanaged vegetation along the hedgerow.
- 8 bat boxes to be incorporated around the site.
- Provision of an artificial sett to compensate for the loss of the badger sett discovered as part of the EclA investigation works. To involve South Yorkshire Badger Group. Artificial sett to be within fenced, woodland area.
- 8 bird boxes to be incorporated into site, to compensate for the loss of the trees / shrubbery within the site and the loss of some nesting opportunities.

These suggested measures are considered appropriate by the Council's Ecologist, and as a result a Biodiversity Enhancement Management Plan will be required by condition as part of the approval.

Land Contamination

A Phase 1 Geo-Environmental Preliminary Risk Assessment and a Phase 2 Geo-Environmental Intrusive Investigation have been submitted with the application. The Environmental Protection Service (EPS) has reviewed the documentation and confirmed that it is satisfactory.

Conditions will be imposed to ensure a Remediation Strategy is prepared, approved and followed, and that such remediation measures are appropriately validated.

Archaeology

The main issue relevant to the site is the potential for as yet unknown archaeological evidence to survive in any undisturbed areas. The submitted archaeological desk-based assessment doesn't go into detail about the extent of disturbance that would have been caused by the construction and demolition of the school. However, the Phase 2 geo-environmental report on test pitting and boreholes provides additional useful information, saying "Made ground was encountered across the entire site... likely associated with the demolition of the former structures".

Therefore, it is indicated that the site has been disturbed, even outside the footprint of the former buildings, which indicates a low potential for archaeological evidence to survive. As a result, the South Yorkshire Archaeology Service do not have any comments to make in relation to the proposal.

Public Art

No details have been provided relating to public art, however UDP policy BE12 requires the provision of public art as an integral part of major developments. It is recommended that a condition is imposed upon any approval which requires the Applicant to put forward a strategy that includes a timetable for the design development, implementation on site and completion date etc. This would achieve compliance with Policy BE12.

Broadband

A strategy has been agreed across the region to secure broadband infrastructure/connections in new development, in order to promote connectivity. Currently this is being achieved through the planning system, and therefore a condition requiring the provision of full-fibre broadband capabilities will be incorporated into any approval.

Community Infrastructure Levy

The proposal will provide old persons independent living accommodation, which comes under retirement, assisted living accommodation, and as such will be exempt from a contribution under the Community Infrastructure Levy (which was introduced in July 2015).

RESPONSE TO REPRESENTATIONS

The majority of comments raised in representation have been addressed above. In regards to the remaining points, the additional feedback can is provided:

- The planning system does not give any protection of views, and as a result this issue does not form a material planning consideration.
- Reference is made to the '45 degree rule, which is understood to relate to an aspect of the Council's Designing House Extensions – Supplementary Planning Guidance and applies to 1st floor level extensions adjacent to boundaries. As such, it is not relevant to the current assessment.
- The Tree Survey contains accurate and adequate information. The additional ecological survey work has been included in an additional Ecological Impact Assessment document.
- Implications upon surrounding residents are considered as part of the general planning assessment, but there is no submission within the application that assesses these matters.
- It is identified that vehicle movements are not significant, and therefore the scheme would not lead to negligible implications in air quality terms.
- Impact of development on house prices does not form a material planning consideration.

- The application is required to be considered on its merits, and it is not possible to simply conclude that the site should instead be left for public access. However, it is worth noting that a portion of the site will continue to be available for public access.

SUMMARY AND RECOMMENDATION

The redevelopment of this site is welcomed, and it will make a significant contribution to the Council's 5-year housing supply and to the City's specific housing needs. It is considered that the proposal represents a well-considered sustainable scheme which responds well to the site context.

Having regard to all the key issues which have been addressed in this report, it is considered that the development is in accordance with the Development Plan and the National Planning Policy Framework and will provide wider public benefits which in this case is the significant contribution of affordable specialist older persons housing, which is currently in short supply given the ageing population, and the redevelopment of the site with a high-quality sustainable development.

As Sheffield cannot demonstrate a 5-year housing supply, the "tilted balance" applies in this case and the most important policies for determining the application are automatically considered to be out of date. It therefore follows that planning permission should be granted for this development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

The report demonstrates that the benefits in this case very clearly outweigh any minor harm. It is therefore recommended that planning permission be granted subject to the listed conditions.