
Case Number	21/04262/FUL (Formerly PP-10181041)
Application Type	Full Planning Application
Proposal	Erection of 14 dwellinghouses with associated works, parking and landscaping
Location	Land associated with Ingfield House 11 Bocking Hill Sheffield S36 2AL
Date Received	29/09/2021
Team	West and North
Applicant/Agent	Urbana Town Planning Limited
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:

Proposed Site Plan, Drawing Number QU-21-ST-001 published 11.05.22
Plot1 Elevations and Floor Plans published 10.03.22
Plot 2 Elevation published 03.05.22
Plot 2 Floor Plans published 03.02.22
Plot 3 Elevations and Floor Plans published 03.05.22
Plots 4 - 6 Elevations and Floor Plans published 03.02.22
Plot 7 Elevations and Floor Plans published 03.05.22
Plot 8 Elevations and Floor plans published 03.05.22
Plot 9 Elevations and Floor Plans published 10.05.22
Plot 10 Elevations and Floor Plans published 03.05.22
Plot 11 Elevations and Floor Plans published 03.05.22
Plot 12 Elevations and Floor Plans published 10.05.22
Plot 13 Elevations and Floor Plans published 10.05.22
plot 14 Elevations and Floor Plans published 03.02.22
Garage Block Details published 10.05.22

Site Section along Plots 2 and 4 published 10.05.22
Site Section along Plot 3 and Ingfield House published 10.05.22
Site Section along Plots 5 and 7 published 10.05.22
Site Section along Plots 6 and 7 published 10.05.22
Site Section along Listed Building and Plot 9 published 10.05.22
Site Section along Plot 8 and 12 Broomfield Court published 10.05.22
Site Section along Plot 8 and 16 Broomfield Court published 10.05.22
Site Section along Plot 10 Published 10.05.22
Site Section along Plot 11 Published 10.05.22
Site Section along Plot 12 Published 10.05.22
Site Section along Plot 13 and Lee Avenue published 11.05.22
Site Section plot 14 and Ingfield House published 11.05.22
Site Section along New Access Road published 03.02.22

Streetscene along 16 Broomfield Court, Site application extent and 15
Bocking Hill published 10.05.22
Streetscene along terraced houses and Listed Barn published 10.05.22
Streetscene along Broomfield Road published 10.05.22

Reason: For the avoidance of doubt.

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

3. Notwithstanding the details on the submitted plans, no development shall commence until the existing surface water drain crossing the site has been surveyed upstream to determine its legal status (dependent upon what they drain) and appropriate evidence has been submitted to and approved by the Local Planning Authority. This shall include the arrangements and details for continuing to manage this surface water infrastructure across the site (whether retained or diverted) for the lifetime of the development. The applicant shall evidence that the status has been established and any proposed works accepted by the appropriate authority (eg. Sewerage undertaker, Highway Authority, Lead Local Flood Authority or landowner). Should these drains be proven to be a watercourse, highway drain or public sewer, appropriate standoff distances will need to be agreed with the relevant authority.

Reason: In the interests of ensuring the development does not adversely impact adjacent properties drainage.

4. 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.

5. 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.

6. 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.

7. 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 114 of the National Planning Policy Framework.

8. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge which shall first be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The drainage arrangements shall be installed in accordance with the approved details.

Reason: In the interest of satisfactory and sustainable drainage.

9. No development shall commence until a Highways Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include:

- arrangements for wheel cleaning;
- on site parking / manoeuvring for construction vehicles;
- arrangements for contractor parking.

Thereafter, such facilities shall be provided to the satisfaction of the Local Planning Authority and in place for the period of construction.

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

10. Prior to the commencement of development full structural details of the proposed highway retaining works within the site shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety.

11. No development shall commence until full details of measures to protect the existing trees to be retained identified on the indicative planting strategy published 03.05.22, 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

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

12. Before the development is occupied the detailed lifetime management arrangements for the drainage system shall be submitted to and approved in writing by the Local Planning Authority. These arrangements shall demonstrate that there is in place a legally binding arrangement for the life time management of the drainage system including funding source/s. This shall include operation and maintenance manuals for regular and intermittent activities and as-built drawings.

Reason: To ensure satisfactory drainage arrangements are provided to serve the site in accordance with the National Planning Policy Framework it is essential for this agreement to be in place before the use commences.

13. Prior to the commencement of above ground works, details showing hard surfaced areas of the site being constructed of permeable/porous surfacing shall be submitted to and approved in writing by the Local Planning Authority. The approved porous / permeable paving shall be provided prior to the occupation of the development and retained thereafter.

Reason: In order to control surface water run off from the site and mitigate against the risk of flooding.

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 of the application site, including an approved method statement for the 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. 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 not be altered.

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

16. Gas protection measures and the watching brief for shallow coal impacted soils, as recommended in the approved Eastwood & Partners Trial Pit Investigation report (ref. CAT/DJ/45922-002; 20/09/2021) 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 current Land Contamination Risk Management guidance (LCRM; Environment Agency 2020) and Sheffield City Councils 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.

17. 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.

18. Notwithstanding the details on the approved plans, 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.

19. Notwithstanding the details on the approved plans, details of a suitable means of site boundary treatment (including the incorporation of hedgehog highways) 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 dwellings shall not be occupied 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.

20. Prior to above ground works commencing, full details of the management and maintenance plan for the landscaped area to the south east of the the access road forming the buffer to the Listed Barn, shall be submitted to the Local Planning Authority and approved in writing. The site shall be maintained thereafter in accordance with the approved plan.

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

21. Details of the siting of meter boxes shall be submitted to and approved in writing by the Local Planning Authority before above ground works commence. The meter boxes shall be installed in the agreed location.

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

22. A sample panel of the proposed masonry 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.

23. 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:

- Window reveals
- Entrances
- Eaves and parapets

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

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

24. 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.

25. Notwithstanding the details on the approved plans, prior to above ground works commencing, details of the height, finish and location of the retaining walls within the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason In the interests of the amenities of the locality.

26. There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:

- i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and
- ii) the means of discharging to the public sewer network at a rate to be agreed by the Local Planning Authority in consultation with the statutory sewerage undertaker.

Reason: To ensure that no surface water discharges take place until proper provision has been made for its disposal.

27. Prior to above ground works commencing full details of the ecological enhancements detailed within the Biodiversity Action Plan and Planting and Landscaping Strategy published 3.05.22 together with a strategy detailing how future occupiers will be provided within information on these biodiversity measures and how to maintain them, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be

installed on site prior to the first occupation and retained thereafter.

Reason: In the interests of protecting and enhancing biodiversity

Other Compliance Conditions

28. Prior to the construction works commencing on plot 14, or within an alternative time scale to be agreed with the Local Planning Authority, the alterations to layout of Ingfield House detailed in plan titled Ingfield House Redevelopment published 3.2.22 shall be carried out.

Reason: In the interests of the amenity of adjoining property

29. 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.

30. The development shall not be occupied 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.

31. The development shall not be used unless the visibility splays have been provided as indicated on drawing number QU-21-ST-001 published 11.5.22 and such splays shall thereafter be retained.

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

32. 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 new dwellings 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.

33. 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 shallow coal or any other 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.

34. No buildings/structures shall be erected within 3m of the watercourse.

Reason: To ensure no obstruction and maintenance access.

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. You are advised that this development is liable for the Community Infrastructure Levy (CIL) charge. A liability notice will be sent to you shortly informing you of the CIL charge payable and the next steps in the process.

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

3. You are required, as part of this development, to carry out works within the public highway. You must not start any of this work until you have received formal permission under the Highways Act 1980 in the form of an S278 Agreement. Highway Authority and Inspection fees will be payable and a Bond of Surety required as part of the S278 Agreement.

You should contact the S278 Officer for details of how to progress the S278 Agreement:

Mr J Burdett

Highways Development Management
Highways Maintenance Division
Howden House, 1 Union Street
Sheffield
S1 2SH

Tel: (0114) 273 6349

Email: james.burdett@sheffield.gov.uk

4. The applicant is advised that responsibility for the safe development and occupancy of the site rests with the developer. The Local Planning Authority has evaluated the risk assessment and remediation scheme on the basis of the information available to it, but there may be contamination within the land, which has not been discovered by the survey/assessment.
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 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.

6. 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:

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

Email: highwayadoptions@sheffield.gov.uk

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 is advised to have regard to the security advice contained within the correspondence received from South Yorkshire Police published 1.11.21 on the online file.

9. 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 attached Guidance Note and/or contact hello@superfastsouthyorkshire.co.uk

10. The applicant is advised to have regard to the information provided by Northern PowerGrid published on the online file 19.10.21
11. Applicants seeking to discharge planning conditions relating to the investigation, assessment and remediation/mitigation of potential or confirmed land contamination, including soils contamination and/or ground gases, should refer to the following resources;

- Land Contamination Risk Management (LCRM; EA 2020) published at; <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>;

- Sheffield City Council's, Environmental Protection Service; 'Supporting Guidance' issued for persons dealing with land affected by contamination, published at; <https://www.sheffield.gov.uk/content/sheffield/home/pollution- nuisance/contaminated-land-site-investigation.html>.

12. 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.

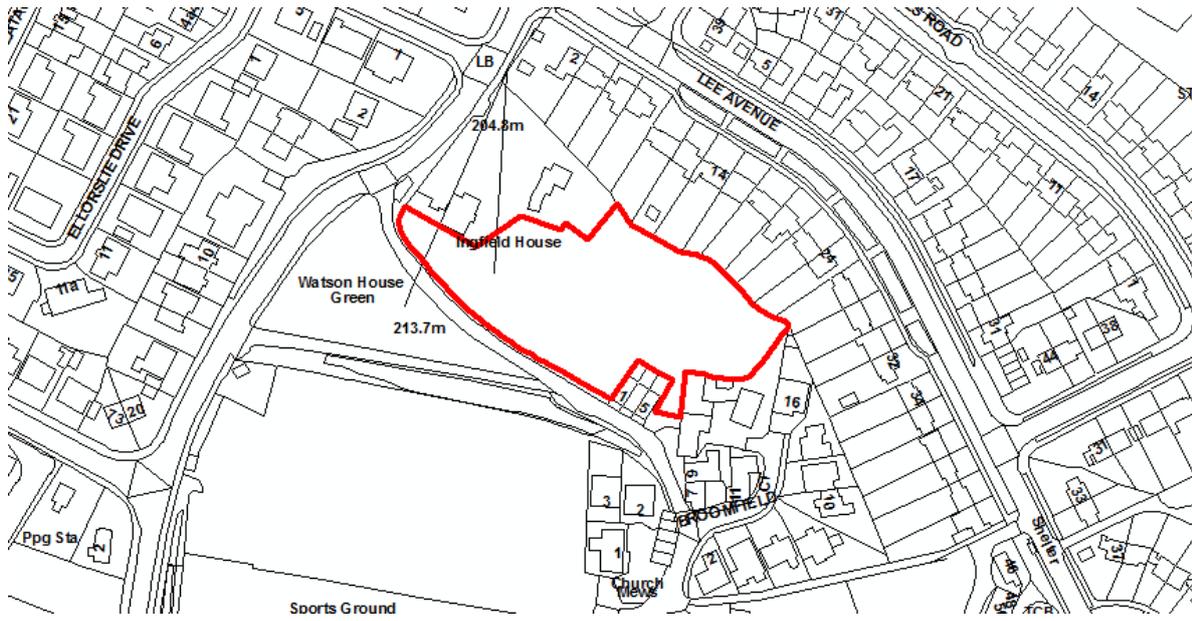
Further advice in relation to CEMP requirements can be obtained from SCC Environmental Protection Service; Commercial Team, Fifth Floor (North), Howden House, 1 Union Street, Sheffield, S1 2SH: Tel. (0114) 2734651, or by email at eps.commercial@sheffield.gov.uk.

13. 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.
14. The developer is advised that, in the event that any unexpected contamination or deep made ground is encountered at any stage of the development process, the Local Planning Authority should be notified immediately. This will enable consultation with the Environmental Protection Service to ensure that the site is developed appropriately for its intended use. Any necessary remedial measures will need to be identified and subsequently agreed in writing by the Local Planning Authority
15. A proposal by the developer to alter/divert, connect to or modify any nearby/onsite watercourses will require a Section 23, Land Drainage Act 1991 consent application for Works on an Ordinary Watercourse. This will have to be submitted to the LLFA. There is no cost for an application.
16. If the developer is looking to have new sewers included in a sewer adoption

agreement with Yorkshire Water (under Section 104 of the Water Industry Act 1991), they should contact (Developer Services Team (telephone 03451 208 482, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRc publication 'Codes for Adoption - a design and construction guide for developers' as supplemented by Yorkshire Water's requirements.

17. The applicant is advised that all birds, their nests, eggs and young are protected under the Wildlife & Countryside Act 1981 during the main nesting season (March 1st - August 31st). Any further clearance of the site should take place outside of this period, unless a check has been made by a suitably qualified ecologist.

Site Location



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LOCATION AND PROPOSAL

The site comprises approximately 0.43 hectares of land currently forming part of the garden to Ingfield House, a large detached dwelling on the corner of Bocking Hill and Broomfield Road.

The site has a frontage to Broomfield Road to the south and adjoins the side and rear gardens of houses off Broomfield Road, Broomfield Court, Lee Avenue and Bocking Hill.

An open space (known as Watson House Green) and the Stocksbridge sports ground are opposite the site. The sports ground is on a higher ground level to the south of Broomfield Road.

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

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

Outline consent was granted for up to 9 dwellings on part of this site in August 2000. This application involves an enlarged site area, taking in more land to the west, extending up to the junction with Bocking Hill. This current application seeks consent for 14 x 4 bedroomed dwellings, with access taken from Broomfield Road.

PLANNING HISTORY

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

In 1986 full planning permission was granted for the erection of a house within the curtilage of Ingfield House (application no. 86/1034P refers). This dwelling has since been built (no. 15 Bocking Hill) and is immediately to the northeast of Ingfield House.

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

Outline consent for the erection of up to 9 dwellings on the site was granted in August 2020 (application no. 19/02912/OUT refers). Access from Broomfield Road was approved with all other matters reserved for subsequent approval.

SUMMARY OF REPRESENTATIONS

Two rounds of neighbour notification have taken place, with the second being to make interested parties aware of changes to the layout of the scheme. 21 Letters of objection were received following the initial notification. The points raised are detailed below:

- None of the houses are affordable homes or social housing.
- Bungalows should be provided as there is a short supply of these.
- No need for further houses given other developments in the wider local area.
- The style of the houses are out of keeping, particularly the roof gardens.
- The garages would look unsightly.
- Objection to height of dwellings (3 storey).
- Original plans were more sympathetic.
- Overdevelopment – 14 dwellings is too much.
- Noise generation from use of garages (for purposes other than parking).
- Privacy issues, noise and light pollution from the roof terraces.
- Overshadowing to properties to the north.
- Increase in traffic on one way system with limited pavement and resulting implications on pedestrian safety.
- Concern drivers will shortcut to access the site rather than using the one way system.
- Parking problems resulting from insufficient parking within the development and use of garages for storage.
- Access should be off Bocking Hill.
- Intensification of access to Bocking Hill is a safety risk.
- No ecological statement has been provided and the site has been stripped of significant species to aid development. Loss of trees, birds, hedgehogs, bats, newts and squirrels are reported.
- Request for Wildlife Holes.
- The overdevelopment does not allow for sufficient green space to offset the previous tree removal, ecological damage and to soak up water.
- Destruction of remaining wildlife.
- Drainage issues exist on site, it becomes saturated and flooded.
- The development should be fitted with electrical charging points, air source heat pumps and solar panels to assist in meeting carbon neutral policies. Combi boilers should not be installed.
- There is no mention of using grey water in the buildings.
- Significant impact on the setting and curtilage of a listed building.
- Damage to historic barn during construction, the buffer zone is insufficient.
- Query about maintenance to land around the barn, which would be inaccessible due to retaining wall.
- Noise, disturbance and congestion during construction period.
- Query over information available / consultation.
- Request that the application goes to committee.

Stocksbridge Town Council raise concerns regarding access.

Following a second notification 8 further letters of objection were received. 1 from a neighbour who had not previously made representation and the remainder from residents who had previously responded to the initial notification.

Earlier comments were reiterated and raised again.

Further concerns were raised regarding:

- drainage, following recent heavy rainfall and the impacts of developing the site would exacerbate this.

- the strain the scheme would put on infrastructure.
- the depth of any excavations to be carried out for the installation of the water storage/ drainage tanks and their impact on the Grade II Listed Building.
- existing asbestos sheeting in relation to the watercourse.
- damage to third party property and increased drainage problems.

In addition, the following points raised are considered to be none planning issues:

- Fire Risk from garages (due to goods stored within)
- Damage to third party property
- Loss of View

PLANNING ASSESSMENT

Policy Context 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 Council's development plan comprises the Core Strategy which was adopted in 2009 and the saved policies of the Unitary Development Plan (UDP) which was adopted in 1998. The National Planning Policy Framework published in 2018 and revised in July 2021 (the NPPF) is a material consideration (paras 2 and 218 of the NPPF).

Paragraph 219 of the NPPF provides that existing policies in a development plan should not be considered out-of-date simply because they were adopted or made prior to the publication of the NPPF and that due weight should be given to existing policies in a development plan, according to their degree of consistency with the NPPF.

In all cases the assessment of a development proposal needs to be considered in light of paragraph 11 of the NPPF, which provides that when making decisions, a presumption in favour of sustainable development should be applied and that where there are no relevant development plan policies, or where the policies which are most important for determining the application are out of date (e.g. because they are inconsistent with the NPPF), this means that planning permission should be granted unless:

- the application of policies in the NPPF that protect areas or assets of particular importance (including SSSIs, Green Belt, certain heritage assets and areas at risk of flooding) provides a clear reason for refusing the development proposed;

Or

- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

This is referred to as the "tilted balance" and this assessment will have due regard to this.

In addition to the potential for a policy to be out of date by virtue of inconsistency with the NPPF, para 11 of the NPPF 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 (with the appropriate buffer) the policies which are most important for determining the application will automatically be considered to be out of date.

As of 1 April 2021, and in relation to the local housing need figure at that date taking account of the 35% urban centres uplift, Sheffield can only demonstrate a 4-year deliverable supply of housing land. Because the Council is currently unable to demonstrate a five-year supply of deliverable housing sites, the relevant policies for determining applications that include housing are considered to be out-of-date according to paragraph 11(d) (footnote 8) of the Framework.

The site is adjacent to a Grade II Listed Building, which is a designated heritage asset. In accordance with footnote 6 of paragraph 11 d) ii) the tilted balance will only apply if the application of policies in the Framework that protect areas or assets of particular importance (designated heritage assets), does not provide a clear reason for refusing the development.

The scheme must be assessed against relevant local heritage policy and (heritage balance) of the Framework before a decision can be reached on the application of the tilted balance under paragraph 11d) ii).

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

Land Use

The site lies in a Housing Area in the UDP. UDP Policy H10 (Development in Housing Areas) identifies C3 residential use as the 'preferred' land use in Housing Areas. Therefore, the proposed residential development is compatible with the UDP's designation and is an acceptable use.

Core Strategy Policy CS22 (Scale of the Requirement for New Housing) relates to the scale of the requirement for new housing and sets out Sheffield's housing targets until 2026; identifying that a 5-year supply of deliverable sites will be maintained. However, the NPPF now supersedes this, and the Council cannot demonstrate adequate Housing Land Supply at this point in time. Weight cannot therefore be afforded to the housing figures identified in Policy CS22.

Core Strategy Policy CS23 (Locations for New Housing) identifies that new housing will be concentrated where it would support urban regeneration and make efficient use of land and infrastructure, and in the urban area of Stocksbridge / Deepcar.

Core Strategy Policy CS24 'Maximising use of Previously Developed Land for New Housing' seeks to try and ensure that priority is given to developments on previously developed sites. The site would develop what was previously a garden, which is classed as greenfield land. The policy seeks that no more than 12 % of dwellings are completed on green field sites between 2004/05 – 2025/26. This would be the case

and the scheme would satisfy additional criteria within this policy that allows for the development of greenfield sites within existing urban areas where it can be justified on sustainability grounds. The site is regarded as being in a sustainable location, within an urban area, with access to amenities and public transport links.

The policy approaches of CS23 and CS24 in regard to prioritising brownfield sites are considered to broadly align with NPPF paragraphs 119 and 120, which promote the effective use of land and the need to make use of previously developed or 'brownfield land'. Furthermore, paragraph 120 c) gives substantial weight to the value of using brownfield land within settlements for homes and other identified needs. Given the strong alliance with the NPPF, in this regard it is concluded that these policies can be offered substantial weight.

Paragraph 69 of the revised NPPF sets out that 'Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should... support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes'. The site is medium-sized and being developed for 14 dwellings, would sit well with this aim.

Efficient Use of Land

Policy CS26 'Efficient Use of Housing Land and Accessibility' of the Core Strategy encourages making efficient use of land to deliver new homes at a density appropriate to location depending on relative accessibility. The density requirements are a gradation flowing from highest density in the most accessible locations down to lower densities in suburban locations with less accessibility. This is reflected in paragraph 125 of the NPPF and therefore Policy CS26 is considered to carry substantial weight in determination of this application.

Paragraph 124 of the NPPF promotes making efficient use of land taking account of a number of factors including identified housing needs; market conditions and viability; the availability of infrastructure; the desirability of maintaining the prevailing character of the area, or of promoting regeneration; and the importance of securing well designed places.

For a site such as this, CS26 part (d) is relevant and states that a range of 30-50 dwellings per hectares is appropriate where a development is within the remaining urban area.

The application site is approximately 0.43 hectares, and the 14 proposed units would give a density of approximately 33 dwellings per hectare which accords with the suggested range in CS26. Moreover the thrust of paragraph 125 of the NPPF is to avoid low density developments and secure optimal use of the potential of each site.

In this instance, the prevailing character of the immediately adjacent sites is family housing. The proposed density reflects the character of the area and is considered to be acceptable, providing that the resulting scheme would provide acceptable living standards which is assessed in the sections below. As such the proposal complies

Policy CS26 of the Core Strategy and paragraph 124 and 125 of the NPPF in relation to densities and efficient use of land.

Design and Heritage Implications

UDP Policies BE5 (Building Design and Siting) and H14 (Conditions on Development in Housing Areas) seek to secure high quality developments which are of an appropriate scale and which enhance the character and appearance of an area.

Core Strategy Policy CS74 (Design Principle) also expects high quality development that respects, takes advantage of and enhances the distinctive features of the city, its districts and neighbourhoods. It should create a healthy and sustainable environment and transform the character of physical environments that have become run down.

NPPF paragraph 126 promotes high quality and beautiful buildings with good design being a key aspect of sustainable development that creates better places to live, work and establish communities. Furthermore, NPPF paragraph 130 sets out a series of expectations including ensuring that developments add to the quality of the area, are visually attractive as a result of good architecture; layout and landscaping; are sympathetic to the local character and surrounding built environment; establish and maintain a strong sense of place; optimise the potential of a site and create places that are safe, inclusive and accessible. These NPPF principles align closely with the local policies described above and, therefore, it is considered that they can be afforded significant weight.

Along this section of Broomfield Road, the immediate context is made up of the three stone fronted cottages and Ingfield House which is a traditional double fronted, stone detached house. Ingfield House presents its frontage into the site and the rear, which has been altered and extended presents towards Bocking Hill. The removal of the trees within the site has resulted in the site being open and there being more visibility of the frontage of Ingfield House.

The layout has been developed with 3 detached properties fronting Broomfield Road, which reinforces this streetscene. Two further plots are proposed either side of the access road, which address the newly created streetscene. Plot 1 also addresses Broomfield Road, but plot 14 to a lesser degree. Internally the dwellings are arranged to front onto the access road.

The dwellings would have accommodation over 3 floors and be designed to appear as 2.5 storey. Streetscene plans have been provided which indicate that the ridge heights of the dwellings fronting Broomfield Road would step down in height from the ridge height of the existing terraced row of cottages.

The dwellings would step down in height from Broomfield Road. Whilst plot 14 would sit higher than Ingfield House, the siting of this unit is stepped back from the frontage of Ingfield House so that this existing house would assimilate well within the newly created streetscene. The houses within the plot would generally step down in height from east to west.

The site is on the south side of the valley with the land falling to the north. The plots on the north side of the newly formed external access road would be significantly higher than the existing properties on Lee Avenue, owing to the topography which is characteristic of this area. The scale of the proposed housing is appropriate to the context and would not cause visual harm in this respect.

Plots 4-6 along the Broomfield Road frontage are of traditional form with contemporary details. A screened roof garden is incorporated to the rear elevation. The design would sit comfortably in the existing streetscape.

Plots 1 and 14 either side of the access road present a traditional form to Broomfield Road. These units are to be finished in natural stone which is appropriate given that this is the predominant material within the immediate context.

The units within the development vary in design, which adds visual interest to the development. The pallet of materials changes within the site with the houses which do not front Broomfield Road being predominantly faced in buff brick with rendered elements. The materials have been subject to discussion during the course of the application and Officers feel that the approach now presented is appropriate.

Overall the resulting visual impact would be acceptable.

Impact on Heritage Assets

There is a listed building in the group of buildings on adjacent land to the southeast of the site. The listed building, addressed in the listing as 'barn at number 17, Broomfield Court', is sited between the houses at no. 17 and nos. 3 and 9 Broomfield Road.

'The barn' is listed as grade II and its list description states: 'barn now partly workshop, probably early C17, right part rebuilt C18, partly cruck-framed, dry wall gritstone, rebuilding in coursed squared gritstone, stone slate roof, elongated single range with partial outshot to front centre and left part retains 1 cruck pair set on padstones, rest of roof has C18 king-post trusses'.

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

UDP Policy BE15 states that buildings and areas of special architectural or historic interest which are an important part of Sheffield's heritage will be preserved or enhanced and that development which would harm the character or appearance of Listed Buildings ... will not be permitted.

UDP Policy BE19 relating to development affecting listed buildings states that ... proposals for development within the curtilage of a [listed] building or affecting its setting, will be expected to preserve the character and appearance of the building and its setting.

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

Chapter 16 of the Framework sets out the Government's approach to 'Conserving and enhancing the historic environment' and states that great weight should be given to an asset's conservation, the more important the asset, the greater the weight should be (Framework paragraph 199). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm.

Paragraphs 194 to 208 identify how proposals affecting heritage assets (designated and non-designated) and their potential impacts should be considered.

To some extent the protection objectives of the UDP policies are consistent with the aim to conserve heritage assets. However, the UDP heritage policies lack the requirement to balance harm against benefits. This renders them largely inconsistent with the Framework, substantially reducing the weight they can be afforded. In this instance greater weight will be afforded to the aims of NPPF.

In addition, the statutory presumption in section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the "Act") is applicable and it requires the LPA to have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses when considering whether to grant planning permission for development which affects a listed building or its setting.

The applicant's submissions include a recognition of the listed building and its significance. The site layout has taken the presence of the listed building into account in the positioning of plot 8 to provide a good degree of clearance between this and the Listed Building. A landscaped buffer zone is also incorporated.

The submission notes that the setting of the listed barn has been eroded and evolved by the presence of historic development on three sides of the barn. The proposed scheme incorporates a garage block at the head of the cul-de-sac, north-west of the barn, which would have very limited impact on the setting of the listed building given it will sit on a lower level, with some landscaping between. The provision of the access road would also allow for greater public visibility of the barn, which would be of benefit.

The impact of the proposal on the retained building at Ingfield House, and the removal of a section of the low boundary wall alongside Broomfield Road and reconstruction of another section would not significantly harm the historic environment. The development gives Ingfield House greater presence in the new streetscene, which is supported.

South Yorkshire Archaeology Service has no objections to the proposed development. In the previous application the potential for early mining activity was noted. A trial trench evaluation has taken place and a report supplied. The results of the evaluation do not indicate that fieldwork will be required as mitigation.

Amenity Issues

Policy H14 (Conditions on Development in Housing Areas) part (c) seeks to ensure that sites are not overdeveloped or deprive residents of light, privacy or security. H15 b) requires the design of new developments to provide adequate private gardens or community space to ensure that basic standards of daylight, privacy, security and outlook are met for all residents.

Supplementary Planning Guidance on Designing House Extensions sets out specific amenity standards that are applied to house extensions, whilst this is not directly applicable, the principles are used as a gauge to assess residential amenity.

Paragraph 130(f) of The Framework identifies that development should create places with a high standard of amenity for existing and future users. Development should also be appropriate for its location taking account of the effects of pollution on health and living conditions, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development (paragraph 185). Local policies align with the Framework and are therefore afforded substantial weight.

Amenity for Existing Residents

The scheme has been amended during the course of the application to seek to address concerns raised regarding overlooking of neighbouring properties. This has resulted in changes to the positioning of the dwellings and also the enclosure of the roof gardens. These were originally partially glazed, however have subsequently been amended so that they are fully enclosed by 1.8 m high solid walls which would prevent outlook from these spaces. Additionally, the single storey off shots to the rear of plots 12 and 13 have been removed.

The properties to the north on Lee Avenue are located at a lower level and have long gardens. The separation distance from the rear elevations to these properties is over 29 metres. The distance from the main 2.5 storey rear elevations to the rear site boundary generally meets the 10m requirement. In some areas this is reduced to 9m owing to the irregular route of the rear site boundary. Plots 12 and 13 have narrow paved area at the same level as the finished floor level, the depth of this is minimised and the gardens slope down, to minimise overlooking. The resulting implications of this would not generate unacceptable privacy implications.

The separation distance between plots 9 – 13 and surrounding properties is such that overdominance and overshadowing implications would not arise.

No 17 Broomfield Court has windows in the north elevation. Plot 8 would be to the north of this, presented at a splayed angle. The site is lower than No 17. The relationship would be such that the closest ground floor window would be approximately 10.7m away. This falls short of the 12 metre separation usually sought to prevent overbearing implications. The design of the proposed dwelling is such that the roof slopes away from the shared boundary and to the rear of the proposed dwelling, this reduces to a single storey in height. This level difference and the presence of some intervening vegetation would limit the amenity impacts. A cross section has been provided which demonstrates the relationship would not result in unacceptable overbearing and, due to the proposed dwelling being to the north,

unacceptable overshadowing implications would not arise.

A row of 4 garages would be positioned immediately beyond the rear boundaries of the existing terraced properties at Nos 3-5 Broomfield Lane. The rear gardens of these are approximately 6 metres in length. The site level is currently lower and is proposed to be lowered further. Consequently, the bulk of the garages to the eaves level would be screened by the existing rear boundary wall of the cottages with the height to the apex of the garages sloping away from these neighbours. The finished floor level of the terraced cottages is elevated above the garden level. The resulting impact of the garages would not lead to unacceptable overshadowing or overbearing implications.

In order for the development to have an acceptable impact on the amenities of future occupiers of Ingfield House, some reconfiguration would be required to the internal layout. A plan has been submitted demonstrating how a revised room layout would see the windows facing plot 14 being blocked up or obscured to ensure that Ingfield House would not be overshadowed or over dominated. This can be secured by condition. Adequate amenity space is shown to be retained for Ingfield House.

The access road would come within close proximity of the side elevation of 15 Bocking Hill. This dwelling has windows in the side elevation, which would face the access road, these rooms are also served by further windows in the east elevation. Whilst there would be some disamenity resulting from the use of the access road, this is shown to be mitigated by boundary treatment. Three visitor parking spaces are proposed to the south of the boundary with the garden of No 15. Whilst these would be located at a higher level, intervening boundary treatment and vegetation would maintain suitable levels of amenity.

Amenity for Future Occupiers

Each unit has an acceptable sized garden, although the depths of the gardens on a number of plots fall short of 10 metres usually sought. The implications of the configuration of the plots is such that it would be necessary to remove permitted development rights across the development to protect residential amenity in the future.

There are level changes across the site and the resulting scheme incorporates retaining structures between plots, which once privacy screening is introduced results in higher than average boundaries at 2.8 m high. This would compromise the quality of the proposed garden spaces to a degree, although they are generally only present at that height along one boundary of the plot. It is recognised that this is a constraint of the site and the resulting quality of the gardens and internal amenity would be adequate. Transitions in materials and planting would reduce the impact of these higher boundaries.

The scheme seeks to make optimum use of the site in terms of density. There is some concern that the garden of plot 7 would have compromised amenity as a result of its proximity to the rear of plot 6 and its elevated position. There would be a substandard distance from the rear elevation of plot 6 to the boundary at 8.7 metres.

The applicant has provided a cross section to demonstrate the relationship. Officers are satisfied that on balance boundary screening and the level difference would limit views to some extent and whilst there would be a perception of overlooking this would not be to an unacceptable degree.

Similarly there would also be some limited overlooking to plot 7 from the new units on the opposite side of the new access road of both the garden and between accommodation within plots 12 and 7. The presence of windows in the front of plot 12 and the side of plot 7 are required to achieve acceptable visual impact in the streetscene and provide surveillance of the street. Whilst there would be some compromise to the privacy on these units, greater weight is given to the need to achieve a suitable streetscene and on balance the amenity for the occupiers of these plots would not be unacceptable.

The substandard depth of gardens on plots 4 - 6 would have some adverse impact to the outlook from the rear of plot No 5 as the side elevation on plot 7 would be separated by 10 m rather than the required 12. The internal space, facing the rear is open plan, and this substandard distance primarily affects one of the ground floor openings. Furthermore the level difference reduces the impact. The resulting living conditions of this unit would be adequate.

There is some concern about the impact of the garage of plot 4 on plot 2. Owing to the separation distance, level change and orientation this would cause some overbearing and overshadowing to the rear. A cross section has been provided which demonstrates that the resulting impact would be adequate.

The plots to the rear of the site have acceptable living conditions in terms of outlook and privacy.

NPPF paragraph 125 sets out the importance of using land efficiently and emphasises that where there is a shortage of land for meeting identified housing needs, as is the case in Sheffield, it is important that planning decisions avoid homes being built at too low densities and ensure that developments make optimal use of each site. Paragraph 125 (c) states that authorities should take a flexible approach to applying policies relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

The above assessment indicates that there are some minor compromises in terms of overbearing impacts due to the heights of boundaries and also privacy. It is recognised that this must be balanced with the need to use land efficiently, particularly where there is a shortage of land to meet housing requirements. Overall it is considered that living conditions would not be unacceptable. This may affect the desirability of the scheme from a future occupiers perspective, but this would be an issue for the developer.

Highway Safety

UDP Policy H14 relates to conditions on development in housing areas and states that in Housing Areas new development or change of use will be permitted provided

that, amongst other matters, (b) new development would be well laid out with all new roads serving more than five dwellings being of an adoptable standard; and (d) it would provide safe access to the highway network and appropriate off-street parking and not endanger pedestrians.

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

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 including applying maximum parking standards to all new developments to manage the provision of private parking spaces.

Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

It is considered that the aims and objectives of these local plan policies reflect those of the Framework and can be considered to have substantial weight in this context.

Broomfield Road, alongside the site, is a one-way road running between Broomfield Lane to the south and Bracken Moor Lane/Bocking Hill with the direction of traffic being from S.E to SW across the site frontage.

Broomfield Road serves several existing residential properties along its frontage and a group of detached dwellings off Broomfield Court, a short cul de sac to the southeast of the site.

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

The proposed access to the site would be positioned to the north west of where it was approved in the previous application. The access would be adequate width and configuration to allow a two-way flow of traffic into and out of the site whilst maintaining the one-way routing of traffic on Broomfield Road and appropriate sight lines.

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

The scheme is an intensification of the previous approval, however Officers are satisfied that the resulting impact on highway safety remains acceptable.

The site is close to local shops at the Lee Avenue/Knowles Avenue junction. There are nearby bus stops on Lee Avenue approximately 190 metres from the site access served by bus routes 23 (a very limited service) and 57 (an hourly service) and the

Supertram link bus SL1 (generally providing 2 buses an hour) which run through Stocksbridge town centre. The site is considered to be in a relatively sustainable location which would in turn have potential to remove reliance on car travel and associated parking demand.

Parking is proposed within each plot for 10 of the units, with the remaining four having access to a garage and external parking space, located opposite or adjacent to their plot. All units have access to at least 2 spaces, which includes the garage and some plots have 3 spaces. The scheme has been amended during the course of the application to increase the size of the garages so that they are of a suitable size to make them practical and attractive to park in. Three visitor spaces are also incorporated within the site. Given the location of the site and the amount of parking proposed, Officers are satisfied that the development would not result in any unacceptable highway safety implications. The scheme is compliant with the above mentioned highway related policies and the NPPF.

Landscaping

Policy GE15 'Trees and Woodlands' within the UDP states that trees and woodlands will be encouraged and protected. This is supported by UDP Policy BE6 (Landscape Design) which expects good quality design in new developments in order to provide interesting and attractive environments, integrate existing landscape features, and enhance nature conservation.

Paragraph 131 of the NPPF recognises the important contribution trees make to the character and quality of urban environments, and their role in helping to mitigate climate change. It sets out that existing trees should be retained where possible. The aims of policies GE15 and BE6 are considered to align with the Framework and continue to carry substantial weight.

Officers are aware that the site, particularly the perimeter, was occupied by substantial trees which have been cleared in recent years. Few trees now remain within the site and at the perimeter. These are category C trees and are not considered worthy of preservation.

The applicant has provided an indicative landscaping and planting strategy which details new tree planting along the north eastern boundary, the junction of Bocking Hill and Broomfield Road and also elsewhere within the site frontage and to address the internal access road. These would soften the scheme and also bring back some planting to the Broomfield Road frontage. The detail are acceptable in principle and would be secured via condition. The existing trees which are detailed to be retained will be protected during construction.

Ecology

UDP Policy GE11 (Nature Conservation and Development) states that the natural environment should be protected and enhanced and that the design, siting and landscaping of development needs to respect and promote nature conservation and include measures to reduce any potentially harmful effects of development on natural features of value.

NPPF paragraph 180 sets out principles to ensure that biodiversity and habitats are protected. The aims of the local and national policies broadly align and the local policy can be afforded significant weight.

The submission includes a Preliminary Ecological Appraisal (PEA). This identifies that there is limited ecological interest on site. The report recommends that vegetation is cleared outside breeding and nesting season and lighting within the development is installed to be sensitive to the south western boundary, to reduce any potential impacts on bat populations within the area. Ecological enhancement is also recommended.

Officers note the applicant has cleared a site that might previously have been considered to have a moderate level of biodiversity interest. Officers requested more information to ascertain how the development might deliver 'net gain' in line with the requirements of the NPPF (para 175). Additional information was provided in the form of a landscape plan and biodiversity enhancement plan. This details the incorporation of 9 habitat boxes, which would be a mixture of bat and swift boxes.

These would be integrated into the proposed buildings and a plan has been supplied to detail the optimum siting of these. The report also details a lighting strategy and hedgehog highways. The tree and shrub planting is proposed to be a mix of mixed natives of high biodiversity value. A flowering lawn mixture is proposed.

According to the Ecologists calculations, the scheme will deliver a small 'net gain' in biodiversity, although Officers are mindful that this was based on an assessment of the site after it had been mostly cleared of vegetation. Had the applicant commissioned the baseline ecology survey before opting to clear the site, the BNG calculations could have been considerably different. The net gain calculations show a 2.9% net gain in habitat units and a 100% net gain in hedgerow units, as no hedgerows were previously present on site.

Overall, the scheme does deliver a net gain in biodiversity as required by the NPPF (which does not specify a minimum figure). In the near future, the new Environment Act will require a minimum net gain of 10%, but this is not yet a legislative requirement (expected winter 2023).

Sustainability Issues

Core Strategy Policy CS65 (Renewable Energy and Carbon Reduction) states that all significant development will be required to provide a minimum of 10% of their predicted energy needs from decentralised and renewable or low carbon energy, if feasible and viable. An equivalent 10% reduction in a development's energy needs from a fabric first approach is also acceptable Framework.

Sustainability is also a key theme in the NPPF and paragraph 157 confirms that new development should comply with any development plan policies or local requirements for decentralised energy supply unless this is demonstrated to be not feasible or viable. Local policies are compatible with the NPPF and therefore significant weight can be given to these.

The submission outlines that a fabric first approach will be taken in construction. It sets out that this will reduce the energy demand from non-renewable sources and in turn will save a greater amount of CO2 and keep residents bills to a minimum. The feasibility of incorporating renewables has been explored but there are site constraints including site size and roof form and orientation. Therefore the strategy seeks to meet the policy requirement via a fabric first approach. Home owners would have the option to fit renewable solutions at a later date.

This approach is acceptable in principle and would be secured by condition.

Drainage

Core Strategy Policy CS67 seeks to limit surface run off and ensure developments are protected from flooding and minimise their impact elsewhere.

The Framework seeks to ensure that development does not increase flood risks elsewhere and that the most vulnerable development is located in areas at the lowest risk of flooding.

Paragraph 169 requires major development to incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. In doing so the systems used should take account of the advice of the Lead Local Flood Authority.

The local and national policies align and the local policy can be given significant weight.

The site lies in a surface water flow route and is potentially vulnerable to surface water flood risk. The route follows the flow of two culverted watercourses which cross the site. The flow of the watercourses needs to be retained, but the proposed layout results in them having to be diverted.

The applicant has accepted the need to divert the watercourses and has provided a drainage plan detailing a diversion route along Broomfield Road and down the new internal access road. Further details, including flow rates and details of the management of the surface water infrastructure, will be secured by condition.

Part d) of Policy CS67 states that the extent and impact of flooding will be reduced by not culverting and not building over watercourses where practicable, and at e) encourages the removal of existing culverting. The scheme would replace existing culverting with new and whilst this is not within the spirit of the policy, the impact would be neutral.

No detailed SUDs statement has been prepared for the site at this stage, however there is potential for the use of permeable paving in parking areas and driveways for flow storing into attenuation spaces. An attenuation tank has been indicated on the drainage plans. A suitable condition would require details of such drainage measures.

Subject to the attached conditions, the scheme can be designed to adequately cater for the existing surface water infrastructure and surface water arising from the development so that adverse drainage implications would not arise.

Contaminated Land

UDP Policy GE25 seeks to ensure that any contaminated land is identified and effectively treated.

The Framework (paragraph 183) identifies that a site should be suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or previous activities such as mining. The aims of policy GE25 and the NPPF closely align, in this respect and significant weight can be afforded to the local policy.

A report has been submitted with the application detailing the findings of some trial pit investigations. The report was of an appropriate standard and the findings result in the need to attach contamination conditions

A Coal Mining Risk Assessment has been carried out and assessed by the Coal Authority. They concur with the findings identified, in that the site is safe and stable to accommodate the proposed development.

Noise Implications

UDP Policy GE24 is concerned with noise pollution and seeks to ensure noise nuisance does not arise as a result of development and also seeks to ensure sensitive uses are suitably located so they are not subject to noise pollution.

This policy aligns with the aims of paragraphs 185 and 130 of the NPPF. Significant weight can therefore be afforded to this local policy.

No nearby environmental noise sources of concern are noted. However, Stocksbridge/Deepcar still retains significant industrial activity, some of which persists throughout the night time. A standard condition will be attached to require a noise survey and that the dwellings are designed to an appropriate standard following the results of this.

Given the proximity of the site to existing houses, a Construction Environmental Management Plan condition will be added to ensure acceptable amenity standards for residents during construction.

Community Infrastructure Levy

The site falls within CIL Charging Zone 3 and a CIL charge of £30 per square metre applies. There is an additional charge associated with the national All-in Tender Price Index for the calendar year in which the relevant planning permission is granted. All charges accord with Schedule 1 of The Community Infrastructure Levy Regulations 2010.

Response to Representations

Many of the issues raised in representations have been discussed within the above assessment. The remaining issues are discussed below:

It has been raised that none of the houses are affordable homes or social housing - The policy requirement for affordable housing relates to developments of 15 or more units.

It has been suggested that bungalows should be provided as they are in short supply - a mix of housing types is required on larger developments but there are no policy requirements in this case.

Comment has been made regarding the extent of sustainability measures to be incorporated. In particular it is highlighted that the scheme will not use grey water or fit electrical charging points - Whilst a commitment to such sustainability measures would be welcomed, the scheme achieves the policy requirement as assessed above. For this reason it would be unjustifiable to add a condition specifically requiring these features.

Concern has been raised about damage to the historic barn during construction - Officers are satisfied that an adequate buffer zone is provided and damage to private property is a private issue.

Concern is raised over information availability and consultation – Consultation has been carried out via 2 rounds of neighbour notification, press advert and site notice. The submission is available on the Council's Website. The Council has met the aims set out in the Statement of Community Involvement.

Concern is raised regarding existing asbestos sheeting in relation to the watercourse - Contamination issues will be controlled by condition and an appropriate directive can be included.

SUMMARY AND CONCLUSION

This application seeks planning permission to construct 14 new 4 bedroomed detached dwellings in the previous garden area of Ingfield House.

In the absence of a 5-year supply of housing land the tilted balance is engaged in accordance with Paragraph 11 of the NPPF and the positive and negative aspects of the scheme must be carefully weighed.

Based on the content of this report, it is considered that there would be a number of benefits that will arise from this application including:

- The scheme would deliver 14 residential units which would contribute to the City's housing land supply, at a time when it has been identified that there is a deficiency.
- The site is in a sustainable location and would constitute efficient use of land which is currently under utilised.

- The development would be within an established housing area and therefore compatible with surrounding land uses.
- The development will trigger financial contributions through the Community Infrastructure Levy which would be invested in infrastructure and the provision of services within the city. Once occupied there would be increased Council Tax revenue.
- Future residents would generate local spend within the economy.

The scheme would have an acceptable visual impact on the locality, an acceptable impact on heritage assets, and on the amenities of surrounding occupiers and highway safety.

The disbenefits of the scheme relate to the slightly compromised amenity of some units within the development owing to the depth of gardens, heights of boundary structures and perception of privacy. To some extent level changes within the site contribute to these as does the amount of development proposed. However, living conditions are considered to be acceptable.

The site has been cleared of vegetation which would have removed biodiversity within the site. This was carried out prior to the ecological survey being carried out and the small amount of biodiversity net gain is based on calculations from the cleared site. This approach is undesirable and goes against the spirit of the NPPF. The scheme does however incorporate some measures which would improve on the existing situation.

In applying the titled balance in favour of sustainable development in NPPF Paragraph 11 (d), on balance greater weight is given to the benefits of the scheme in terms of housing delivery in a sustainable location, with a scheme which integrates suitably within the existing locality, particularly in terms of design, impact on existing residents amenity and highway safety. It is concluded, that in this instance the balance falls in favour of the scheme, which would be compliant with the above mentioned policies.

It is therefore recommended that permission be granted subject to the proposed conditions.

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