



URBANA
TOWN PLANNING

Planning, Design and Access
Statement

Mansfield Road, Sheffield



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Client: Hockley Developments Ltd
Date: November 2023
Submission to: Sheffield City Council
Revision A dated 5/11/2023



STATEMENT IN SUPPORT OF AN APPLICATION FOR FULL PLANNING PERMISSION FOR THE DEMOLITION OF EXISTING PUBLIC HOUSE AND ERECTION OF RESIDENTIAL DWELLINGS (C3) AND SUPPORTED LIVING ACCOMMODATION (C2)

1. Introduction

- 1.1 This Statement has been prepared by Urbana on behalf of the applicant, Hockley Developments Ltd, in support of a full planning application pertaining to the development proposal aforementioned in the title.
- 1.2 The proposal seeks full planning permission for the erection of 5 residential dwellinghouses and the erection of a two-storey supported living accommodation complex, including their respective parking amenities and associated landscaping.
- 1.3 Subsequently, this statement describes the application site and demonstrates its accordance with relevant local and national policy. This statement should be read in conjunction with the supporting plans and drawings; collectively they aim to establish the principle of the development to secure a positive decision from the Local Planning Authority. As such, the forthcoming sections of this application are purposed for the justification of the proposals and the suitability of residential development at the former Embassy and the former Foxwood Pub, Mansfield Road.

2. Site & Location

- 2.1. Below is a Site Location Plan which approximately outlines the site area, denoted by the red boundary.



- 2.2. The Foxwood and Embassy site and its entire curtilage cover approximately 0.26ha of brownfield land which presents on to Mansfield Road from the north. The site is situated at the eastern boundary of the Intake Local Shopping Centre, as specified in the Unitary Development Plan. The site is located approximately 2.5 miles from Sheffield City Centre (measured to Sheffield Town Hall) and 2.9 miles from Crystal Peaks shopping centre; both locations are accessible by the high-frequency bus service 120. Further services including the 50, 50A, 53, 41, and 8 bus routes

connect the site to Sheffield Interchange, Eckington, Chesterfield and Mansfield, amongst many other areas.

- 2.3. Presently, the site comprises a vacant former public house (The Foxwood Pub) and function suite (The Embassy), and an expanse of hardstanding which forms the car park associated with the existing land use. The site is void of any intentional and meaningful vegetation or landscaping, being completely defined by hardstanding and built structures. Vehicular access to the site is achievable by the existing Bagshaw's Road, which directly leads to the Mansfield Road thoroughfare with significant visibility splays afforded by the spacious pedestrian footpath which sits before the site's frontage. This footpath additionally enhances accessible to and from the site.
- 2.4. Beyond the site, the Intake suburb is largely characterised by 1950's semi-detached dwellings, as well as a range of other dwellinghouses of varying age and appearance. Being situated besides a node of retail and services, the site enjoys immediate access to a local supermarket, public house, hairdressers and a multitude of eateries and takeaway restaurants, all of which are within a walkable distance. Additionally, the site lies within a walkable distance to Intake Primary School and Intake Pre School, which shelter the Intake cricket pitch and playing fields from Mansfield Road.

3. Planning History

- 3.1. Review of the LPA's public access planning service identifies that there are no historic planning applications on the site of relevance to the current proposals.

4. Proposals

- 4.1. The proposals, as shown in the accompanying plans prepared by Hockley Developments, comprise the demolition of the existing public house/function suite and the erection of 5 residential dwellings and supported living accommodation with associated parking and landscaping. The proposals seek to contribute a considerate and meaningful contribution to the local housing stock, while additionally providing supported living accommodation to the supported housing supply.
- 4.2. The proposed scheme includes a car park with 11 spaces and driveways to serve residents of the dwellings. Parking is private and designed to be distinct from the public realm.
- 4.3. The proposals for the site include the following:
 - Demolition of existing public house and associated hardstanding
 - Erection of 5 residential dwellings and two-storey supported living accommodation
 - Construction of a new on-site access road within the property to appropriately provide access to the proposed properties
 - Landscaping and provision of associated parking
- 4.4. Following the pre-application enquiry with Sheffield City Council pertaining to the site subject of this application, alterations and improvements relating to matters of design and layout have been made in accordance with the planning officer's comments and suggestions in order to ensure the scheme aligns with the LPA's policy requirements for the site.



- 4.5. Below is a table, highlighting the LPA's comments on matters of design and layout, and how they have been responded to:

Officers' pre-application response	Response to officer comments
<p><i>"concerns about the scale and layout of the proposal. It reads as overdevelopment"</i></p> <p><i>"the layout of the houses looks cramped"</i></p>	<p>In alignment with the feedback provided by the planning officer, significant changes have been made in terms of the overall scale of the proposals compared to the form as originally submitted. Furthermore, alterations have been made concerning the scale of the supported living accommodation. The building has been revised and reduced from three to two storeys to reflect the concerns raised by the officer pertaining to this matter. Additionally, the layout of the proposals has changed significantly; there has been a reduction in the quantity of dwellinghouses suggested for the site, from 9 to 5, acting to reduce the LPA's concerns of overdevelopment and a 'cramped' layout.</p>
<p><i>"there appears to have been a fundamental lack of consideration about how it relates to neighbouring development or the locality"</i></p> <p><i>"is likely to be overbearing and overshadowing"</i></p>	<p>Great consideration has been given to the siting of each element of the proposals to ensure concerns of overlooking and overbearing are alleviated, to improve amenity for adjacent properties.</p> <p>The forefront property now emulates the semi-detached 1950's properties which largely define the northern boundary of Mansfield Road, relating the development to the existing grain and streetscene.</p>
<p><i>"The plans show a very narrow footway along Bagshaw's Road which would provide a poor pedestrian link to Mansfield Road."</i></p>	<p>This footpath has been widened for a better and safer pedestrian link to Mansfield Road from the site.</p>



5. Planning Assessment

5.1. In determining the application, it is considered that the most relevant planning policy documents include, but are not limited to, the following.

- National Planning Policy Framework (NPPF)(revised September 2023)
- Sheffield Adopted Core Strategy (March 2009)
- Sheffield Unitary Development Plan (March 1998)
- Sheffield Pre-Submission Draft City Policies and Sites (Withdrawn – very limited weight)
- Submission Draft Sheffield Plan (growing weight)

5.1 Whilst the Sheffield Plan is an emerging document and is not yet adopted, it is considered the weight which is attributed to it justifies its inclusion in the above list, given its advanced position in the plan-making process. Paragraph 49 of the NPPF establishes that *“in the context of the Framework – and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than in limited circumstances where both:*

- a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and*
- b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.”*

5.2 Additionally, Paragraph 38 states that *“local planning authorities should approach decisions on proposed development in a positive and creative way. They should [...] work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”*

5.3 Additional reports produced by SCC that are of relevance to the application include:

- 5-Year Housing Land Supply Monitoring Report (December, 2022)

6 Sustainable Development

6.1 One of the underpinning priorities of the NPPF is a presumption in favour of proposals which promote sustainable development, which the Framework states should always be a fundamental consideration in the process of both plan-making and decision-taking. Sustainable development is defined by 3 core dimensions: economic, social and environmental. It is established that: *“For decision taking this means: approving development proposals that accord with an up-to-date development plan without delay”* (Paragraph 11 c)“.

6.2 Paragraph 119 further states that planning decisions should promote effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

6.3 This document demonstrates that the development proposals set out in the proceeding sections accord with the local development plan, so it can therefore be asserted that, in line with the NPPF’s presumption in favour of sustainable development, they should be approved.



Economic and Social Benefits

- 6.4 Beginning with the economic and social benefits of the scheme, the most substantial of these is undoubtedly the stimulation of economic activity in the locale through the employment of local building contractors. Government guidance establishes that construction underpins the UK economy, with few sectors having the same potential to provide large numbers of highly skilled, well-paid jobs.
- 6.5 Construction projects require a diverse workforce, including engineers, laborers, and skilled tradespeople. The industry provides employment opportunities within the locale, reducing unemployment rates and boosting household incomes. Additionally, developers often source materials and services from local suppliers and businesses which leads to increased revenue for local businesses, supporting the growth and sustainability of businesses within the local economy.
- 6.6 The workforce will spend time and money in the locality during the construction of the scheme and this will benefit the local economy by boosting sales of nearby vendors, particularly considering the site's proximity to Intake's local shopping centre which serves the existing workforce of the area. This economic activity provides significant associated social and economic benefits for the duration of the scheme's construction period and will contribute to creating a more prosperous local economy.
- 6.7 It is well recognised that the UK is currently amid a housing crisis, with the UK House Price Index stating that in the 12 months to March 2023, house prices increased by 4.1%. This is during a period where wage inflation is relatively stagnant, and a cost-of living crisis is currently ensuing. As such, it is considered a scheme which will supply a generous quantity of housing and supported living accommodation to the local supply should be supported by the LPA.
- 6.8 With regard to the social sustainability of the proposals it is evident that they will have significant associated benefits. It is asserted that the erection of 5 residential dwellings on a brownfield site such as this will enhance the vibrancy and vitality of the locality by producing a visually superior and more congruent streetscene while supplementing homes which are suitable for families in a high demand area of Sheffield. By integrating supported living in the proposals, the scheme supports the ambition to create a holistic environment which supports a diverse and representative community. Collectively, the proposals are composed by a mix of residential properties which are anticipated to achieve the social objective of the NPPF by enhancing the community through the provision of diverse accommodation.
- 6.9 The relative lack of such mixed communities in Sheffield -as well as nationwide- is a substantial social ill resulting from the wider housing crisis, limiting the ability for families and wider social support networks from living near to each other. This in turn has wider economic impacts, for example restricting the ability of parents to be fully economically active due to more challenging childcare arrangements.
- 6.10 There are many notable issues cascading from the wider housing crisis that cause numerous social and economic problems, and as such the benefits in these respects that will be derived from the proposed dwellings cannot be overstated.

Environmental Benefits

- 6.11 The proposal site is situated in a highly sustainable location in Sheffield. As such, it naturally benefits from being highly accessible from public transport options and is immediately accessible from nearby services and facilities. In the case of this planning application, the



proposals represent redevelopment that will make a substantial contribution towards achieving greater environmental sustainability in the city.

- 6.12 The proposed scheme benefits greatly from the site's excellent accessibility and its immediate proximity to the local shopping centre. Additionally, public transportation services are accessible and within walking distance, which significantly enhances the sustainability credentials of the development. Regular services run through Mansfield Road, connecting the site to Sheffield City Centre, Crystal Peaks shopping centre and other suburban neighbourhoods and townships within the wider vicinity, reducing the reliability of prospective residents on private transportation. It is additionally noted that the sustainable proximity to local services and amenities will likely result in frequent trips being made by active travel, supporting Sheffield City Council and their active travel agenda.
- 6.13 In evaluating the environmental sustainability of the proposed scheme, one of the fundamental aims of sustainable development is to locate new development on previously developed land (NPPF, Paragraph 85). Core Strategy policy CS24 makes clear the priority of Sheffield City Council to maximise the use of previously developed land for new housing developments. The re-use of brownfield land is an important consideration to which the proposed development adheres. Further to this, Policy CS63 states that in order to reduce the impact of development on climate change, preference will be given to the development of sustainably located previously developed land. The emerging Sheffield Plan further states in Policy H1 that the target for homes delivered on previously developed land is 85%; as such, it is anticipated the LPA will accept the proposals on grounds of environmental sustainability to achieve this figure. It is anticipated the compliance of the scheme with these policies adds to its favourability and therefore should be afforded positive weight.
- 6.14 Beyond this, as set out in paragraph 159 of the NPPF, development should be avoided in areas at high risk of flooding. In adherence, the subject site is in Flood Zone 1, and it can be asserted that the site represents an appropriate and suitable opportunity for residential development, which should be safe for its lifetime and should not cause increased flood risk elsewhere. In relation to this matter, the proposals seek to incorporate soft landscaping and increase the total area of permeable surface on site for the better capture and storage of rainwater, mitigating the unlikely possibility of flood risk. Additionally, the proposed landscaping will enable the site to capture carbon from the atmosphere. All in all, it is anticipated the environmental sustainability of the site will be greatly improved by the proposals.
- 6.15 As a result, it is asserted that, at a high level, the proposals represent a scheme that fulfils underlying sustainable development requirements in terms of its specific economic, social, and environmental impacts. Therefore, it is believed the proposals accord with relevant local and national policy pertaining to the NPPF's presumption in favour of sustainable development, and subsequently should be viewed favourably.
- 6.16 In more direct response to the LPA's particular requirements for understanding the sustainability aspirations of applications of this scale, and in order to articulate the way in which the proposals comply with Core Strategy policies CS 64 and CS 65,, the following is set out:
- a) Measures are proposed to limit the carbon consumed through the construction phase, including the re-use of materials on site where possible (for instance the breaking up and re-use of existing hardstanding to form aggregate used in groundworks), and the sourcing of proposed materials from local producers/suppliers.



- b) Measures are proposed to utilise low carbon energy sources for the ‘operational’ stage/post-occupation of the new dwellings. These are based on the first ‘be lean’ stage of the Energy Hierarchy, with a fabric-first approach intended to reduce the level of energy required in the operation and inhabitation of the dwellings. This will allow for the achievement of CS65’s 10% requirement through the fabric-first approach reducing the amount of energy used. Details as to how this will be achieved are anticipated to be secured by condition.
- c) Measures are proposed to reduce potential impact of flooding associated with the proposals. These are set out in more detail in section 13 of this statement.
- d) Measures are proposed to promote biodiversity in the proposals. These are set out in the accompanying Biodiversity Net Gain assessment and in section 12 of this statement.

6.17 Overall the above section is considered to have thoroughly outlined how the proposals address the five key questions in Sheffield’s sustainability toolkit, in that it has been shown that the proposals:

- Will support and help to revitalise the local economy through direct investment and indirect contributions from future residents/users of the proposals.
- Will reinforce this particular neighbourhood and community in Sheffield through the delivery of a mix of new homes.
- Will provide for a range of transport options and inclusive access, with a suitable level of car parking being provided for but also ample opportunities for sustainable and active transport modes to be used by residents/users of the proposals.
- Will protect and enhance Sheffield’s natural environment and resources through the reuse of a brownfield site and the achievement of biodiversity net gain.
- Will integrate high quality design and construction in the form of the new homes that are proposed.

7 Supply of Homes

7.1 One of the core aims of the NPPF is to significantly boost the supply of homes across the country. In this context, SCC’s most recent 5-year Housing Land Supply Monitoring Report (December, 2022) confirms that the council are presently only able to demonstrate a 3.63-year supply of homes. This is derived from a 5-year requirement of 15,845 dwellings (including a 5% buffer) and a supply of 11,506 dwellings. The recent appeal decision (Ref: APP/J4423/W/21/3267168) asserted that Sheffield City Council must acknowledge the 35% uplift in housing supply that the updated Planning Policy Guidance has imposed and found that the council is not currently accounting for this. It is therefore paramount that deliverable and achievable sites come forward for the development of residential accommodation of all types.

7.2 The report also acknowledges the shortfall of family housing across the city. This is evident in the Sheffield and Rotherham Strategic Housing Market Assessment (SHMA July 2019) which identifies a lack of family supportive homes within Sheffield when considered against demand.



- 7.3 The provision of such homes will also have a knock-on effect; as identified in Table 4.18 of the SHMA, the second most popular reason for moving, amongst Sheffield residents, is to 'up-size', freeing up suitable homes for other individuals across the city.
- 7.4 It is asserted that bringing this site forward in the manner proposed makes a small, but nevertheless positive contribution to Sheffield's 5YHLS. The development of the proposals will make a meaningful contribution towards achieving Sheffield's housing requirement, and it is therefore believed the proposals should be viewed favourably in this respect
- 7.5 Because the Council is currently unable to demonstrate a five-year supply of deliverable housing sites, the so called 'tilted balance' is triggered, and planning permission for housing should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. As per the overall discussion within this Statement, it is asserted that these reasons do not exist and that therefore the proposals should be approved in line with this requirement of national planning policy.

8 Principle of Proposed Uses

- 8.1 To justify the principle of development, a number of factors contribute to what is considered to be a clear acceptability of the proposals at the site. As established in Section 6, one of the most pertinent factors is that the site and the proposals represent sustainable development in all three of the elements defined by the NPPF. This helps to demonstrate that this specific location is suitable for development and that the benefits of this from a social, economic and environmental perspective are significant.
- 8.2 Firstly, it is important to address the fact that according to the UDP, the site lies within a Local Shopping Centre, within which housing can be an acceptable land use providing ground floor frontages contribute an element of retail to support the primacy of such uses in the LSC. While the proposals do not achieve this provision, there are a number of reasons why the principle of the proposals is nevertheless acceptable. It is considered that relationship between the site, the physical context of the area, the adjacent boundary of the Local Shopping Centre, and the age of the UDP are such that when taken holistically, they highlight the inappropriateness of viewing the proposal site as part of the LSC. As such, it is asserted that sufficient material considerations exist to justify the principle of the scheme as proposed.
- 8.3 As stated above, the surrounding physical context of the site puts the suitability of its LSC designation into question. It is asserted that the boundary of the LSC and the proposal sites' position within it (as shown below), can be described as somewhat physically detached from the centre of gravity of the LSC, which is primarily formed around the Mansfield Road/Woodhouse Road junction. Moreover, Bagshaw's Road additionally acts to emphasise this separation with the result being that the site is an outlier, being physically detached from the shopping centre, relating much more strongly to the residential nature of Mansfield Road as it moves away from the LSC. Indeed, it is understood that within pre-application discussion, officers acknowledged that Bagshaw's Road acts as a 'natural break' in this respect, influencing the legibility of the streetscene as described above. Consideration should therefore be afforded to the proposed design of the semi-detached dwellings fronting Mansfield Road; they continue the existing design and character of residential properties along the throughfare and as such, are considered principally acceptable for the location.





8.4 Additionally, it is considered that the existing lawful use of the site being a public house/drinking establishment is one that does not make a meaningful contribution to the wider retail or shopping offer within the LSC and as such cannot be seen to particularly support these uses which policy is geared to protect. Furthermore, the presence of several other drinking establishments nearby ensures that the locality would not be absent of a community facility of this nature; this point will be discussed in greater detail in the following discussion.

8.5 Beyond this, certain additional key considerations are stressed. UDP Policy S7 *Development in District and Local Shopping Centres* identifies that such residential uses as those proposed 'will normally' be considered as 'Acceptable'.

8.6 Qualifying the above, UDP Policy S10 *Conditions on Development in Shopping Areas* states that new development will be permitted subject to various conditions. Of most relevance in this case, one of these conditions' states:

'New development will be permitted provided that it would (a) not lead to a concentration of uses which would prejudice the dominance of preferred uses in the Area or its principal role as a Shopping Centre'.

8.7 Assessing in turn the components of this condition, it is firstly asserted that the proposals would not lead to a concentration of residential uses in the LSC at all, rather they will introduce a single instance of residential uses at the edge of the Shopping Centre in a manner and a location that is appropriate to the contemporary context, bearing in mind the extreme age of the UDP, which in other circumstances the LPA recognises as not necessarily representing an accurate picture of how the city has developed in recent years (decades) since the adoption of the Plan.

8.8 It is secondly asserted in this respect that the introduction of this element of residential use would not prejudice the dominance of preferred uses in the area. It is understood that officers' consideration of this policy point is hinged on 'dominance' being defined as preferred uses maintaining a 50% use coverage. Given that the 'Preferred' use for the area as defined by Policy S7 is for A1 retail, now Class E(a), and that both the existing and proposed uses in question are not this use, the proposals would not make any difference to its relative dominance. If a broader view on the 'Preferred' uses in the area were to include all sub-classifications of Use Class E, then

it is considered similarly clear from an assessment of the area that the proposals would not diminish this dominance.

- 8.9 In any case it should be considered that the existing lawful use of the proposal site as a pub/drinking establishment is Sui Generis, formerly Use Class A4, and therefore not a Preferred use as defined in the policy that the LPA has referred to.
- 8.10 Taking the above into consideration, it is therefore also the case that the proposals would not prejudice the principal role of the area as a Shopping Centre. As such, the proposed residential scheme is considered to comply with this planning policy.
- 8.11 With the above in mind, it is suggested that the LPA consider that a residential scheme at Foxwood and Embassy would strengthen the LSC, rather than undermine it. This is principally due to the contribution that the proposed dwellings would make in bringing new residents into immediate walking proximity of the existing shops and services within the LSC, offering new custom, with the proposals therefore overall allowing for consolidation and strengthening of the retail and amenity offer that remains in the Centre.
- 8.12 Further to the above, in accordance with Policy CF2 of the UDP, it is also necessary to consider the acceptability of the 'loss' of the Embassy public house, which may be categorised as a community facility in its form as a drinking establishment/public house. Policy CF2 sets out that development which would result in the loss of community facilities will be permitted if:
- a) The loss is unavoidable and equivalent facilities would be provided in the same area; or
 - b) The facilities are no longer required; or
 - c) Where a change of use of a building is involved, equivalent accommodation would be readily available elsewhere.
- 8.13 In this case a combination of all of these scenarios exists. An important aspect to consider during the decision-making process is that the community facility in question has remained vacant for a substantial period. This vacancy provides valuable evidence that should be taken into account when assessing the lack of need or demand for the site to be used in its present use, alongside the (lack of) viability of this use and the presence of surplus facilities in the surrounding area.
- 8.14 Below is a table of public houses within a 1-mile radius of the application site:

Name	Address	Distance from Site
The Ball Inn	43 Mansfield Rd	0.1 miles
The Noah's Ark	197 Mansfield Rd	0.5 miles
The Hollin Bush	108 Hollinsend Rd	0.7 miles
The Punchbowl	95 Hurlfield Rd	0.5 miles
Steelers Sports Bar	2A Birley Moor Rd	0.7 miles
New Inn	282 Hollinsend Rd	1.0 miles
Centre Spot	56 Jaunty Ln	1.0 miles

- 8.15 In terms of alternatives in the area, various public houses exist in close proximity to the site, for example The Ball Inn, which is located very close to the site, just 0.1 miles away. The table above outlines the various public houses within a mile of the Site, but many more are present just slightly beyond this example radius. In setting these out, it is acknowledged that there exist a



wide range of different establishments within the locality which are accessible and serve to provide the same services as the Foxwood formerly did. These alternatives exist within a close proximity to the site, and importantly serve to ensure that the change of use on the site will not unduly harm or detract from the social and community elements of such a use, given the substantial identified presence in the area.

- 8.16 Furthermore, and as previously indicated, the existing premises have been out of use for some time owing to the lack of viability of their ongoing function, which is a local example of a longstanding nationwide economic and social trend that has been particularly exacerbated by the Covid-19 pandemic. This situation on the site is considered to demonstrate clearly that the current lawful use is no longer demanded or required by the local community.
- 8.17 As such, in accordance with the context and evidence set out above, it is considered that the policy test established within Policy CF2 is passed and that the 'loss' of the former use of the site may be permitted.
- 8.18 It is asserted that the above reasoning provides valid justification of the principle of development. Consequently, it is considered the LPA will afford significant weight to the proposals, given their small, but valuable contribution to the local housing stock.

9 Design and Layout

- 9.1 Assessing the proposals in a logical order, from demolition to construction, the demolition of the existing buildings on the Site represents an opportunity to improve the townscape on this main road through the south-east of Sheffield, in turn, enhancing the streetscene and character of Intake. Given the surroundings of the site, it is strongly considered that a residential-led development would be highly appropriate for the site, in accordance with Section 11 of the NPPF which seeks that proposals make the most effective use of land.
- 9.2 Policy CS26 seeks that the scheme makes efficient use out of housing and asserts that housing development will be required to make efficient use of land, but the density of new developments should be in keeping with the character of the area and support the development of sustainable, balanced communities. CS26 (c) specifies that the suitable density for development near to Supertram stops and high-frequency bus routes in urban areas is '40 to 60 dwellings'. Based on the total dwellings proposed within this application (being 17 dwellings within a 0.26ha site), the cumulative quantity per hectare equates to 68 dwellings. Whilst this is slightly above the parameters set through local policy for well-connected sites, by virtue of the scheme comprising a supported living block, the density is naturally slightly higher than it would for a scheme comprising houses, although accommodated very comfortably, as shown by the accompanying plans.
- 9.3 Notwithstanding this, the design and layout of the site is asserted to be a significant improvement from what presently exists, particularly in respect to the existing urban grain and physical context of Mansfield Road. As highlighted previously, pre-application discussion produced a broad agreement that Bagshaw's Road acts as a 'natural break' between the LSC and the adjacent frontage of semi-detached houses continuing away from the Centre. This 'natural break' helps to creates a literal and perceived distinction between residential and retail, which is considered to be the appropriate point to separate the two. Approaching this from the perspective of design, it is suggested that the proposed continuation of residential properties on both sides of Mansfield Road in alignment, is a suitable point to define the boundary between residential and retail uses. Accordingly, the complementary design proposed to address



Mansfield Road is asserted to present significant benefit to both the legibility of and the quality of the townscape.

- 9.4 The positioning of each residential element across the site is purposeful. As a result of pre-application discussion, the supported living accommodation is now to the rear of the site, allowing for siting of the semi-detached dwellinghouses to the south, representative of those that largely define the northern boundary of Mansfield Road, conforming to the established aesthetic of the streetscape.
- 9.5 Correspondingly, this allows for the introduction of the accommodation block to the rear of the site instead, in a position in which it is sheltered from the highway and its slightly different built form can be better accommodated within the site, as opposed to being position adjacent to the more established character of Mansfield Road.
- 9.6 With further respect to the supporting living accommodation, some concerns were discussed during pre-application pertaining to its relationship with neighbouring properties to the rear of the site and potential impacts on their amenity. As such, the block has been repositioned further away from the site's northern boundary, with ample room both for the necessary level of residential amenity space for the new dwellings, and to preserve the existing amenity of neighbours.
- 9.7 As implied in the pre-app summary within Section 4, the overlooking and overbearing of the supported living block is considered to have been mitigated by its repositioning and the earlier reduction in its height. As existing vegetated border exists along much of this northern site boundary, and the orientation of the existing dwellings to the north is such that no direct intervisibility between habitable windows will occur. The proposals will significantly improve the appearance of the proposal site to improve the setting of these adjacent dwellings, including in terms of their ability for 'quiet enjoyment', given the existing lawful use of the site and its potential for noise and disturbance. Overall, it is asserted that the proposals represent an entirely positive alteration which is much more responsive to and appropriate for its setting.

10 Highways and Access

- 10.1 Policy H14 (d) of the Sheffield UDP establishes that development should provide safe access to the highway network, provide appropriate off-street parking, and not endanger pedestrians.
- 10.2 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."*
- 10.3 Furthermore, the NPPF expresses for future development to *"give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport"* (Paragraph 112a).
- 10.4 Firstly, in terms of parking, the proposals include provision for 11 car parking spaces (including 2 accessible spaces) in the proposed car parking area, in addition to separate driveways for the proposed dwellinghouses, which is cumulatively in line with the standards as set out in the Council's Car Parking Guidelines. Additionally, cycle storage is provided to encourage active travel.
- 10.5 It is apparent that the existing access has the ability to serve a large number of vehicle movements that may once have related to the former public house use; the LPA should take



further satisfaction at this baseline condition and conclude that no harm would arise to the highway network as a result of the proposed development. Suitable visibility is afforded for both vehicles and pedestrians accessing the site, as well as for those crossing the access road.

- 10.6 It is considered the LPA will recognise the site is safe for pedestrian movements, given the dedicated pedestrian footpath leading into the site and the permeability towards Bagshaw's Road and Mansfield Road when crossing at the junction. It is therefore asserted that the proposed development will not cause any adverse effects on the surrounding transport network, nor the safety of pedestrians.

11 Affordable Housing Statement

- 11.1 Core Strategy Policy CS40 mandates that developers of new housing developments must contribute to the provision of affordable housing where necessary, if it is practical and financially feasible. As per zone boundaries given in the 2014 Affordable Housing Interim Planning Guidance, the site sits just within the South East area with a 10% affordable housing requirement.
- 11.2 Accordingly, if the proposals were for entirely standard C3(a) residential dwellings, it would be expected that the LPA will seek the provision of on-site affordable housing. However, as our proposal would result in the creation of 12 specialist supported living apartments (C3(b)) with staff and communal areas, while this is a form of residential accommodation, due to its specialised nature, paragraph 65 of the NPPF, point (b) exempts this type of C3 accommodation from triggering a requirement for affordable housing contributions. See below:

“Exemptions to this 10% requirement should also be made where the site or proposed development:

- a) provides solely for Build to Rent homes;*
- b) **provides specialist accommodation for a group of people with specific needs** (such as purpose-built accommodation for the elderly or students)*
- c) is proposed to be developed by people who wish to build or commission their own homes; or*
- d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.”*

As such, it is the case that owing to the specialist supported living comprising 12 of the 17 dwellings proposed, an affordable housing contribution is not triggered in this case.

12 Ecology

- 12.1 The application is accompanied by a Preliminary Ecological Appraisal that confirms that no protected species records exist that are specific to the site, nor has the presence of protected species on the site been determined. In particular, no trees on the site were deemed to have suitability for roosting bats, nor were the existing buildings assessed as providing anything other than negligible potential to support roosting. As a result, the PEA makes recommendations as to standard construction practices that should be followed in the development of the site, and suggests indicative actions to secure biodiversity net gain.



- 12.2 Accordingly, the PEA is accompanied by a Biodiversity Net Gain Report which makes more specific recommendations for ecological enhancement. This document identifies an overall habitat area unit change of +1.26, and a hedgerow unit change of +1.88, with all trading rules being satisfied. Owing to the current state of the site in habitat terms this results in an extremely high % gain. As such it is considered that all local and national relevant ecology and biodiversity policy is satisfied and the proposals should be considered favourably in this respect.

13 Drainage

- 13.1 The Site is located within Flood Zone 1 (low risk of flooding) and is therefore not considered to be at risk of flooding from fluvial or other sources. The application is accordingly accompanied by a surface water technical note that explains the approach to drainage proposed to be taken in line with the SuDS hierarchy.
- 13.2 This identifies that infiltration is not likely to be appropriate for the site and so discharge into a nearby combined sewer is proposed. In order to comply with SuDS requirements this rate of discharge will be attenuation through the use of permeable surfaces and on-site drainage to capture surface water runoff and restrict the rate at which it discharges to the combined sewer. Attenuation storage will be provided for rainfall events up to the return period of 1 in 100 years plus 40% to account for climate change.



14 Conclusions

- 14.1 This Statement has been produced in support of a planning application for the redevelopment of brownfield land at the former 'Foxwood and Embassy' site on Mansfield Road in Sheffield.
- 14.2 It has also been shown that this proposal is acceptable when assessed against relevant planning policy, and in particular in light of the discussion relating to the existing land use designation of the site and its role within the adjacent Local Shopping Centre.
- 14.3 It is therefore demonstrated that the associated benefits of adding a number of new homes to the housing market in a sustainable location, and in an area of the city which experiences high demand, should be looked upon favourably by the LPA when considering the benefits of this proposal. This should especially be the case at a time where the Local Authority are unable to demonstrate a 5-Year Housing Land Supply. It is proposed that the 'tilted balance' should be applied in the applicant's favour.
- 14.4 Furthermore, considering the 5YHLS currently stands at 3.6 years, the weight applied to certain policies contained within the Core Strategy should be balanced against the weight applied to the delivery of the proposed housing. In many instances these policies should take more limited weight in the decision-making process given the councils current position being unable to demonstrate sufficient housing land supply.
- 14.5 In accordance with the above justification, it is asserted that the proposed development described complies with all relevant national and local planning policy in respect to the development of 5 dwellinghouses and supported living accommodation at Foxwood and Embassy. It is further asserted that the public benefits of this development will be significant, and only serve to create betterment on the site. Consequently, it is respectfully requested that planning permission is approved.

