

**Place Directorate**  
**City Growth Department**  
Planning Services  
Howden House · 1 Union Street · Sheffield · S1 2SH  
howard.baxter@sheffield.gov.uk



Officer: Howard Baxter  
Ref: 19/03143/FUL (Formerly PP-  
08037032)

Tel: (0114) 20 39689  
Date: 5 June 2020

DLP Planning Ltd  
Ms Clare Plant  
Ground Floor  
V1 Velocity  
2 Tenter Street  
Sheffield  
S1 4BY

**TOWN AND COUNTRY PLANNING ACT 1990**  
**PLANNING PERMISSION**

**Proposal:** Erection of 74no. dwellings, formation of access road, associated landscaping works, open space works and flood storage works  
**Location:** Land Off Moorthorpe Way, Sheffield, S20 6PD  
**Applicant:** Mr Luke Herring - Avant Homes

Planning permission is hereby **REFUSED** for the above-mentioned development in accordance with the application deposited with the Council on 6 September 2019 together with the relevant plans, including any amendments now agreed, for the following reason(s):-

1. This standalone proposal relating to the site known as "Owthorpe site E" is prejudicial to the proper planning of the wider area, contrary to paragraph 3.2.6 of the "Housing Sites (C, D, E), Moorthorpe Way, Owthorpe Planning and Design Brief" (July 2014; Updated November 2017), which supports a comprehensive scheme for the application site together with neighbouring sites C and D. The proposal does not respond sufficiently to the area's prevailing character of abundant green infrastructure and open space, contrary to paragraphs 122 and 127 of the National Planning Policy Framework. In addition the proposal fails to make efficient use of land due to the low housing density proposed and fails to adequately integrate the affordable housing into the proposed layout, contrary to paragraphs 8, 122 and 123 of the National Planning Policy Framework, Core Strategy Policies CS26 and CS40 as well as policy GAH5 of the CIL and Planning Obligations Supplementary Planning Document and is not considered to be sustainable development.

**Date of Decision made by the Council's Planning & Highways Committee**

5 June 2020

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