

Hollin Busk 17/04673/OUT SRWT response 3 08/02/2019

We still object to this application for the reasons set out in our previous submissions of 21st Jan 2018 and 25th Jan 2018, namely the site is not currently allocated for housing – it is allocated as open space (see previous responses for more details on this)- and the wildlife concerns that we previously raised. One of our members has got in touch again about this site and listed an impressively large range of species using this site which we will encourage her to submit to you.

We disagree with the view of the consultant who has written the new planning statement who says that limited weight should be given to policies related to green networks and nature conservation (GE10 and GE11). We would also refer the applicant and case officer to policies G1 and G2 in the City Policies and Sites pre-submission document (emerging policy document 2013) and to policies 174 and 175 in the NPPF.

However, *if* the outline application is to be recommended for approval then we have the following additional comments to make.

We note that the design does incorporate a species rich grassland area, a buffer to Fox Glen LWS, a SUDS and a Landscape and Ecological Management Plan which are features that we would recommend in a scheme such as this. Saying that (if the application is to be recommended for approval) then we would like the following details to be included in a full application/details/reserved matters/conditions.

Buffer zone to Fox Glen – it is unclear from the ‘illustrative layout’ what size the buffer zone is between the proposed development and the LWS ? We are particularly concerned about the small road/driveway shown in the north west of the development near to the LWS as this could be a source of pollution very close to the LWS and Clough Dike watercourse. What is the distance and how could the LWS be protected here? As the proposed SUDS is on the eastern side.

Species-rich grassland – we would want to know the details of how this will be created as the ecology report suggests the grassland does not currently support a high level of species-richness. This may be due to the underlying soil, in which case creation of species-rich grassland will need careful planning and maintenance by suitability qualified and experienced people to ensure long-term success. Medium-long term monitoring, with any remedial action required, could be conditioned for example as part of the ecological management plan.

Management – Building on the point above, any management organisation would need to be suitably skilled and experienced in ecological management – including woodland, SUDS and species-rich grassland (i.e. not just a landscaping company) and be willing to work with Sheffield City Council, Steel Valley Project and the Sheffield and Rotherham Wildlife Trust (through the Sheffield Lakeland Landscape Partnership Project) who are all active in Fox Glen LWS. Or management could potentially be carried out by one of those existing organisations if there were interested. Due to the increased risk of garden waste dumping, dog fouling etc in Fox Glen LWS, we would expect any management company to also patrol the LWS/work in partnership with the organisations previously listed on this issue to help reduce the impact of the housing estate on the LWS (see CIEEM reference in our previous submission).

Play area – we would recommend any play area to be a ‘natural play area’ to fit with the surroundings. This is an area in which we have experience.

Landscape design – we note the detailed landscape design, including the selection of species would come through the reserved matters stage. We would like to see native species used throughout such a design such as the native hedgerows suggested.

Additional ecological features – we would expect bird and bat boxes, ideally in the fabric of the buildings. We would also like to see the avoidance of solid fences between gardens, but if they are to be included, then we would expect there to be holes for hedgehogs included (see for example of a hedgehog highway). Green roofs should also be considered.