

## Representation on the Sheffield Plan Publication (Pre-Submission) Draft

### Respondent details

**Comment ID number:** PDSP.141.001

**What is your Name:** Chris Hill

**If you are making this representation as a member of an organisation, what is the name of your organisation:**

Sheffield Historic Buildings Trust

**If you or your organisation are making a representation on behalf of another person, organisation or group, please tell us who it is and its role:**

South Yorkshire Industrial History Society

### Document

**Which document to you wish to make a representation on:**

Annex A: Site Allocations

**Which section of the document is your representation on:**

Policy CA3: St Vincent's, Cathedral, St George's and University of Sheffield

**Which paragraph/site/map layer of the document is representation on:**

SU30

### Representation

**Do you consider the Local Plan is legally compliant:** Yes

**Do you consider the Local Plan is sound:** No

**Do you consider the Local Plan complies with the duty to co-operate:** Yes

**Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate:**

The site allocation SU30 includes the site of a scheduled ancient monument, the Bower Spring Cementation Furnace. The Monument is an important and rare structure, and significant to Sheffield's steel-making history. We consider the site allocation in terms of its use and density as inappropriate and unfeasible in relation to significance of the monument and surrounding archeological remains.

We strongly agree with the conditions of the allocation to repair the furnace, and we are currently actively working on a scheme for repairs on the monument. We would like to have ongoing communication with the council on how our proposals for the site can be integrated into any development.

We note that extensive archeological work was already undertaken on the site during the construction work for the inner relief ring road, but the results for this remain unpublished. We would welcome the publication of this work to help further inform any development proposals.

We also strongly agree that 'due consideration should be given to the impact of any proposal at the planning application stage.'

However, we object to the allocated use exclusively for housing, and would propose a mixed-use or employment use scheme on the site. The area lacks any significant employment use, and given the proximity to the businesses on Gibraltar Street, and the good transport connections, the site could form a key role in defining a new neighbourhood centre with a vibrant mix of employment and amenities.

**Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above:**

Our hope is that the site can become a strong local landmark. The site has good connectivity (bus / cycle / road), and is nestled between to ongoing public realm improvements and regeneration:

- The new cycle crossing joining with Russell Street
- Grey to Green scheme
- West Bar development
- Kelham Island development

This provides a unique opportunity; to combine heritage, ecology, open-space, sustainable transport, employment, and regeneration.

We seek to actively work with the council to develop plans for this site, with the hope of creating a new open space / pocket park on part of the site. And to suggest an employment use for the site that would compliment the existing businesses and grow the area into a neighbourhood centre.

**If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s):**

Yes, I wish to participate in hearing session(s)

**If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:**

We are a charitable trust working to safeguard Sheffield's historic architecture, and we are working closely with the landowner of the monument. Our organisation also has expert skills in surveying, structural engineering, architecture, and project manage