

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

Respondent details

Comment ID number: PDSP.361.001

What is your Name: Robert

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

N/A

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:

N/A

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 SA5: Southeast Sheffield

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

SES03

Representation

Do you consider the Local Plan is legally compliant: No

Do you consider the Local Plan is sound: No

Do you consider the Local Plan complies with the duty to co-operate: No

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 proposed plan would only add to the traffic (number of vehicles) and pollution from these additional vehicles in the area. The only access/egress from this site would be on Eckington Way, which is already bumper to bumper with traffic for most parts of the day from Crystal Peaks retail centre to the A57 Mosborough Parkway. Add to this the recent increase of traffic in the area generated by the new Papas fish and chip restaurant, the continuing and seemingly growing popularity of the Scarsdale Hundred public house, and the soon to be Burger King restaurant on the same site, I fear for emergency service vehicles trying to access Crystal Peaks and beyond. Eckington Way is a single carriage roadway and cannot cope at most times now with the level of traffic, without adding to it substantially with this plan. Also,

there are the recent additions of UPS, Tesla, and Amazon at Drakehouse, all contributing to the traffic, noise and pollution on Eckington Way.

The proposed site is totally unsuitable due to several other factors.

1 - The site is on sloping ground, and any development will have the impact of overlooking residential properties, who would not have the privacy they should have.

2 -The properties will have the impact of noise, dirt, water etc pollution if the plans go ahead.

3 - There is a high pressure gas mains that runs across the site. I understand that this pipe is 18” underground, so that would limit the depth of excavation to provide any footings for the proposed industrial units.

4 - There are high voltage electricity cables, and a pylon, running across the site.

This would, I assume, render part of the site unusable in the intended plan as building industrial units too close to overhead electric cables would not be ideal.

Also, there is the fear that any children of the travellers/show people (or any animals they might have) might try and climb the pylon, with potentially horrific circumstances.

5 - I do not think it is a good idea to tempt fate by sanctioning this plan as any industrial units, or travellers/show people would introduce water to the site. As seen only a few weeks ago, in another part of Sheffield, water got into the gas mains and left a considerable number of properties without power for several days, at a particularly cold time of the year.

6 - There is already a travellers site at Holbrook, less than one mile away from this proposed site. Why does this area need two sites for these people?. Surely there are sites in other parts of Sheffield, which would be better placed and more cost effective in making these fit for purpose.

7 - Any development on this site would potentially destroy wildlife habitats, and impact on the ability to use this area for recreational use, for which it is used regularly now. Several species of wildlife can be seen in the hedgerows, including some species not seen for a long time.

8 - The proposals of this plan would affect local resources. The situation at local schools, doctors, dentists, and the hospitals, for example, and for the emergency services etc, would become even more acute than it is now. I consider that the situation is bad enough now, without compounding the status quo, as this proposal would.

In conclusion, I think that this part of South East Sheffield has had more than its fair share of development, and cannot take any more unless local resources and infrastructure are substantially improved. I therefore think that Sheffield City Council should find a better site for these people and the proposed industrial units, more in keeping with what the people concerned need, and at a more cost effective solution to the Council and the tax payers of Sheffield.

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:

Not completed by respondent

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

No, I do not 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:

N/A