

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

Respondent details

Comment ID number: PDSP.385.001

What is your Name: springres

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: 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:

I want to lodge my objections to the proposed development of a show peoples and industrial site on site S2S03 in the local plan.

- Developing this site as an industrial area and traveller site contradicts both local and national government policy on preserving open areas and countryside. Developing this site counters and negates council decisions to prioritise the redevelopment of the extensive brownfield sites within Sheffield. From the Councils Greenbelt review, the land proposed for this site appears to be included within the adjacent and accepted greenbelt area SE-4-b; the proposed site has exactly the same matrix scores, SE-4-b so, appears on the document to have been assessed as part of the green belt.

- The site has previously been used as agricultural land. The proposed site is valuable grade 3 and potentially, 3a 'Best and Most Versatile' agricultural land. If the planned proposal goes ahead this valuable land cannot ever be reclaimed as agricultural land. The site is a wildlife corridor between adjacent local nature reserves and sites. The proposed uses of this site will break or impede its use as a wildlife corridor.
- This greenfield site has no utility infrastructure; so, the financial impact of developing this site will obviously be higher than that of a brownfield site, where these facilities may already be available.
- Due to the continuing development on Drakehouse and neighbouring sites, the increased level of traffic both at peak times and weekends is already a significant and growing issue. Levels of NO₂, particulates and noise will only increase with more development. The development and subsequent increased activity and will also increase light pollution and use of the adjacent residential area for parking vehicles. The proposed development site is higher and overlooks the adjacent residential area, as a consequence there would be an expected loss of privacy.
- The proposed plan does not seem to have taken into consideration the adverse impact of more development, (noise, pollution etc.) on the neighbouring Becton Centre's vulnerable clients/patients as well as NHS staff that work there.
- This development offers no benefit to local people. The negative impact on local people of this proposal does not seem to have been taken into consideration. There has been a lack of essential and purposeful consultation with local residents.
- A travellers' site has been provided less than a mile away at Halfway/Holbrook. This area already has provision for local travellers. In addition, there appears to be land available close by the site at Holbrook to provide additional facilities if they are deemed necessary. There is also further land available on the Holbrook site for further industrial development/employment use.
- Evidence that an objective, auditable and recorded assessment process has taken place to determine which is the best site in Sheffield and including Beighton, for the show people site and industrial site, appears not to have been made available to local people. Surely, this information is necessary as part of a transparent and fair consultation process.

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:

As an interim measure, remove the proposed development from the plan.
 Clarify and confirm Greenbelt/Greenfield status of site in reference to the Greenbelt Review and Impact Assessment. This will enable a more accurate assessment and appraisal when objectively considering the suitability of the site in the first instance, as the most appropriate site available in Sheffield for the proposed plan.
 Reconsider, objectively assess, formally record and make readily accessible findings on a range of the most appropriate sites, (including brownfield sites) in Sheffield for the proposed traveller/showpeople site and for the industrial development taking into account the following:
 Compliance with government and council policies on preserving green spaces and prioritisation of brownfield site use;
 Preservation of greenbelt and grade 3 farmland for agricultural use;

Financial impact of selecting greenfield/brownfield re: services and utility provision;
Environmental/wildlife impact and impact on wildlife corridors;
In consultation with Travellers and Showpeople, assessment of the suitability of site as living accommodation, the availability of existing local facilities and the suitability of the site for storing/maintenance of large plant/fairground rides etc.;

Noise and light pollution from proposed development;
Consideration and wishes of local community, including the Becton Centre stakeholders and NHS;

This will demonstrate that all pertinent factors have been taken into account in the selection of the site for this development.
Current and potential levels of traffic pollution. Review traffic pollution and flow issues around the potential new site; consider what measures need to be taken to reduce pollution and congestion before considering increasing the traffic burden in this already heavily congested area. This will demonstrate that proper assessment and planning has taken place to manage existing and potential future traffic issues.

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:

I think this proposal for SES03 is unjustified and I am confident there are more appropriate sites in the Sheffield area which would be less impactful on the environment, could be properly justified, deliverable and could cost less. I wish to be present