

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Sheffield Plan Consultation Representations - Crystal Peaks District Centre
Date: 17 February 2023 10:38:24
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Sheffield Plan Consultation Representation Form 2023 16.02.2023 - Albany Courtyard Investments.pdf](#)
[Crystal Peaks - Local Plan Representations Report 16.02.2023 - V2.0 App.pdf](#)
[Crystal Peaks Development Opportunity REV L \(2\) Compressed.pdf](#)

Dear Strategic Planning,

On behalf of our client Albany Courtyard Investments Limited, please find attached representations to the current Regulation 19 consultation on the Draft Sheffield Plan.

As owners of Crystal Peaks, our client has provided representations to the approach taken in the Draft Local Plan to the Crystal Peaks District Centre.

Please find attached the following supporting documents;

- Completed Representations Form.
- Local Plan Representations Report (Tetra Tech) – This provides further detail on the representations being provided.
- Crystal Peaks 'Maximising the Potential' Report (PRC) (low resolution version) – This document sets out the intended future development strategy for Crystal Peaks, and helps inform the representations.

A high resolution version of the 'Maximising the Potential' report can be downloaded via the WeTransfer link provided below.

<https://we.tl/t-Jfqh4wRNbc>

Our client would be keen to engage further with the Council on the content of these representations. Should any further information be of assistance, please feel free to get in touch.

Best regards

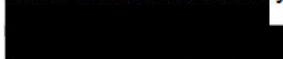
Peter Campbell BA(Hons) MPlan MRTPI

Associate Planner

Pronouns: he/him/his

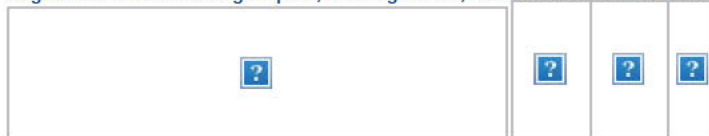
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Sheffield Plan Consultation Representation Form January – February 2023

Please use this form to provide representations on the Sheffield Local Plan. Sheffield City Council must receive representations by **5pm on 20th February 2023**. Only those representations received by that time have the statutory right to be considered by the inspector at the subsequent examination.

Responses can be submitted via

- the electronic version of the comment form which can be found on the Council's web site at: <https://haveyoursaysheffield.uk.engagementhq.com/draft-local-plan>
- an e-mail attachment: sheffieldplan@sheffield.gov.uk
- post to: **Strategic Planning Team, Planning Service, 4th Floor, Howden House, Sheffield S1 2SH**

Please note:

- Representations must only be made on the basis of the legal compliance, compliance with the Duty to Co-operate and/or soundness of the Plan.

Please read the guidance note, attached or available on the Council's webpage###, before you make your representations. The Local Plan and the proposed submission documents, and the evidence base are also available to view and download from the Council's Local Plan webpage:

Data Protection Notice:

Under the General Data Protection Regulation 2016 (GDPR) and Data Protection Act 2018 (DPA) Sheffield City Council is a Data Controller for the information it holds about you. The lawful basis under which the Council uses personal data for this purpose is consent.

All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan, including the Planning Inspectorate. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at: <https://www.sheffield.gov.uk/utilities/footer-links/privacy-notice>

Due to the Data Protection Act 2018, Sheffield City Council now needs your consent to hold your personal data for use as part of the Sheffield Plan process. If you would like the Council to keep you informed about the Sheffield Plan, we need to hold your data on file. Please tick the box below to confirm if you would like to 'opt in' to receive information about the Sheffield Plan. Note that choosing to 'opt in' will mean that the Council will hold your information for 2 years from the 'opt in' date. At this time we will contact you to review if you wish to 'opt in' again. You can opt-out at any time by emailing sheffieldplan@sheffield.gov.uk or by calling 0114 2735897.

Please tick/ delete as appropriate:

Please confirm you have read and understood the terms and conditions relating to GDPR.

Yes

No

Please tick as appropriate to confirm your consent for Sheffield City Council to publish and share your name/ organisation and comments regarding the Sheffield Plan.

I confirm my consent for Sheffield City Council to share my name/ organisation and comments regarding the Sheffield Plan including with the Planning Inspectorate.

Yes

No

Please tick as appropriate below if you wish to 'opt in' and receive updates and information about the Sheffield Plan.

I would like to opt in to receive information about the Sheffield Plan.

Yes

No

Printed Name: Peter Campbell

Signature: Peter Campbell

Date: 16.02.2023


This form has two parts:

Part A - Personal details – need only to complete once.



Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name: Christina Holland (on behalf of Federated Hermes Limited)
Organisation (if applicable): Albany Courtyard Investments Limited
Address: 150 Cheapside, London
Postcode: EC2V 6ET
Tel: -
Fax: -
Email: 

2. Agent Details (if applicable)

Agent: Peter Campbell
Organisation (if applicable): Tetra Tech
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Park, Manchester
Postcode: M17 1HH
Tel: 
Fax: -
Email: 

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Albany Courtyard Investments Limited

3. To which part of the Sheffield Plan does your representation relate?

Policy Number: NC10 and EC3

Paragraph Number: N/A – District Centre Boundary

Policies Map: Yes – Crystal Peaks District Centre Boundary

4. Do you consider the Sheffield Plan is:

Tick all that apply, please refer to the guidance note for an explanation of these terms.

4.(1) **Legally Compliant** Yes

No

4.(2) **Sound** Yes

No

4.(3) **Complies with the Duty to Cooperate** Yes

No

5. Please give details of why you consider the Sheffield Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Sheffield Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Plan is unsound – The District Centre Boundary for Crystal Peaks has not determined in a manner which meets the tests of soundness within the NPPF.

Please refer to the following supporting documents provided for full details;

-Representation Report “Draft Local Plan, Regulation 19 Consultation – Crystal Peaks Representations (Tetra Tech, February 2023).

-“Crystal Peaks, Sheffield - Maximising the Potential” (PRC, February 2023)

Continue on a separate sheet if necessary

6. Please set out the modification(s) you consider necessary to make the Sheffield Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in Question 5 above.

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Sheffield Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

For suggested modifications to the District Centre Boundary for Crystal Peaks and the rationale, please refer to the following supporting documents provided for full details;

-Representation Report “Draft Local Plan, Regulation 19 Consultation – Crystal Peaks Representations (Tetra Tech, February 2023).

-“Crystal Peaks, Sheffield - Maximising the Potential” (PRC, February 2023).

Continue on a separate sheet if necessary

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues they identify for examination.

7. 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)

Yes

No, I do not wish to participate in hearing session(s)

No

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

To provide detailed comments on the required modifications and the rationale on behalf of the landowner. It will also be important to explain the future development strategy for Crystal Peaks on behalf of the landowner.

Please note that the inspector will make the final decision as to who is necessary to participate in hearing sessions, and to which hearing session(s) they should attend, and they will determine the most appropriate procedure to adopt to hear those who wish to participate at the examination hearings.

Crystal Peaks, Sheffield

784-B041451

Draft Local Plan, Regulation 19 Consultation – Crystal Peaks Representations

Albany Courtyard Investments

February 2023

**Document prepared on behalf of Tetra Tech Environment Planning Transport Limited.
Registered in England number: 03050297**

DOCUMENT CONTROL

Document:	Draft Local Plan, Regulation 19 Consultation – Crystal Peaks Representations
Project:	Crystal Peaks, Sheffield
Client:	Albany Courtyard Investments
Project Number:	784-B041451
File Origin:	784-B041451_Crystal Peaks_Masterplan_LP

Revision:	A	Prepared by:	Peter Campbell
Date:	16/02/2022	Checked by:	Phil Brock
Status:		Approved By:	Phil Brock
Description of Revision:			

Revision:		Prepared by:	
Date:		Checked by:	
Status:		Approved By:	
Description of Revision:			

Revision:		Prepared by:	
Date:		Checked by:	
Status:		Approved By:	
Description of Revision:			

Revision:		Prepared by:	
Date:		Checked by:	
Status:		Approved By:	
Description of Revision:			

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APPENDICES

Appendix A: District Centre Boundary Maps - Crystal Peaks

- Adopted Unitary Development Plan District Centre Boundary
- Publication Draft of the Sheffield Plan, District Centre Boundary
- Suggested Modified District Centre Boundary

Appendix B: Planning History, Units in Northern Half of Crystal Peaks

1.0 INTRODUCTION

- 1.1.1 This report provides representations to the Regulation 19 consultation being undertaken for the Pre-submission Draft of the Sheffield Plan (the Draft Local Plan) completed on behalf of Albany Courtyard Investments as owners of the Crystal Peaks Shopping Centre and its estate.
- 1.1.2 These representations build upon those previously submitted on behalf of our client to an earlier round of consultation in January 2020, with specific regard to the Crystal Peaks District Centre.
- 1.1.3 The report considers the requirements of the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) for the formulation of Local Plans and the approach required in planning for town centres.
- 1.1.4 The Draft Local Plan proposes a contraction to the District Centre boundary for Crystal Peaks, when compared to the existing adopted boundary within the Unitary Development Plan (UDP). This report sets out why modifications are required to the Draft Local Plan in respect to the details for the allocation of the Crystal Peaks District Centre and its boundary. Most notably, the report establishes the need to retain further land at the Crystal Peaks estate within the District Centre Boundary.
- 1.1.5 In order to meet the NPPF’s tests of soundness for plan making with regard to being appropriately “*Positively Prepared*”, “*Justified*”, “*Effective*” and “*Consistent with national policy*”, the case is presented that modifications are required to the approach taken by the Draft Local Plan for the Crystal Peaks District Centre.
- 1.1.6 Alongside this report, the following documents have also been provided, which together form our representations
- Completed Sheffield Plan Consultation Representation Form;
 - ‘Maximising the Potential’ – Crystal Peaks Master Plan Document (PRC, February 2023)

2.0 BACKGROUND AND PLANNING POLICY POSITION

2.1 CONTEXT AND LOCATION

- 2.1.1 Crystal Peaks District Centre is located on the eastern side of the Sheffield City Council local authority area, approximately 12km to the south-east of Sheffield City Centre. The Centre serves an important and well-established shopping destination for the local authority area, as well as for communities in parts of the neighbouring authorities, attracting an average of circa 200,000 visitors per week.
- 2.1.2 The District Centre as presently defined by the adopted UDP Proposals Map encompasses land almost exclusively held under the ownership of Albany Courtyard Investments at their Crystal Peaks estate, with the exception of highways land present within the Centre.
- 2.1.3 The Crystal Peaks estate encompasses a covered shopping mall with adjacent designated customer car parks and a designated bus interchange. Adjacent to the north, on the opposite side of Waterthorpe Greenway, Crystal Peaks also includes a concentration of larger box retail units arranged in a retail park type design with adjacent customer parking. This environment is linked to the Shopping Mall by a designated pedestrian underpass.
- 2.1.4 For the purposes of this report, the Shopping Mall and its directly surrounding infrastructure is referred to as the **'southern'** part of Crystal Peaks, with the larger box retail offering and its adjacent infrastructure to the north of Waterthorpe Greenway referred to as the **'northern'** part of Crystal Peaks.
- 2.1.5 In terms of its offering, Crystal Peaks District Centre combines a range of town centre uses including retail, leisure and service uses, accommodating circa 63,000 sq.m of floorspace.
- 2.1.6 The bus interchange at the Centre provides links to many parts of Sheffield. Additionally, there are two Supertram stops which serve the Centre, providing links to Sheffield City Centre and the surrounding housing areas, these are Beighton – Drake House Lane and Crystal Peaks. Consequently, the Centre is evidently highly accessible by a range of modes of transport.
- 2.1.7 The Centre has residential development to its east, south and south-west. To the west, the District Centre is adjoined by open space. To the north-west is 'Drakehouse Retail Park' and to the north is Crystal Peaks Shopping Village (a small retail park anchored by a freestanding Aldi supermarket) which is under separate ownership. To the north-east is Beighton Community Hospital.

2.2 ADOPTED LOCAL PLAN POLICY POSITION

2.2.1 Both the southern and northern halves of the Crystal Peaks estate are identified as being within the Crystal Peaks District Centre as set out in the Sheffield Core Strategy (March 2009), the Sheffield Unitary Development Plan (March 1998) and its supporting ‘Proposals Map’. An extract of the Proposals Map is provided at Figure 1 below with the District Centre shown in blue and marked with a D. Both the southern and northern parts of the Crystal Peak estate were also described as forming the District Centre within the Sheffield Local Plan Pre-Submission Proposals Map (February 2013), which was not subject to consultation and was not progressed.

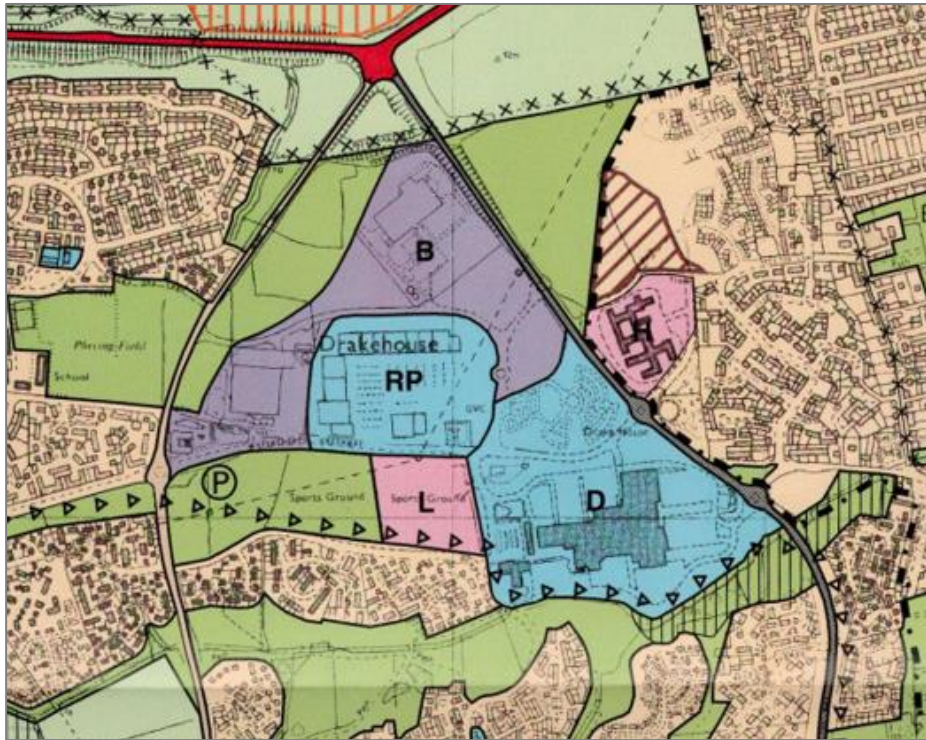


Figure 1: UDP Proposals Map Extract – Crystal Peaks

2.3 PRE-SUBMISSION DRAFT LOCAL PLAN POLICY POSITION

2.3.1 The Pre-Submission Draft of the Local Plan and its accompanying ‘Policies Map’ proposes significant changes to the boundary of the District Centre. The key proposed changes relevant to these representations are summarised as follows;

- The District Centre boundary is proposed to be contracted, with the main terrace of commercial units and the Halfords unit in the northern part of the Crystal Peaks estate being shown as removed from being within the District Centre. The northern boundary for the centre is scaled back to only extend up to the Waterthorpe Greenway highway.
- The northern part of the Crystal Peaks estate and the neighbouring land to the north and west are proposed to be allocated as a “General Employment Zone”, for which development proposals would be assessed against Draft Policy EC3.

2.3.2 Figure 2 below includes an extract from the ‘Policies Map’ which accompanies the Pre-Submission Draft of the Local Plan, showing the proposed revised District Centre boundary.

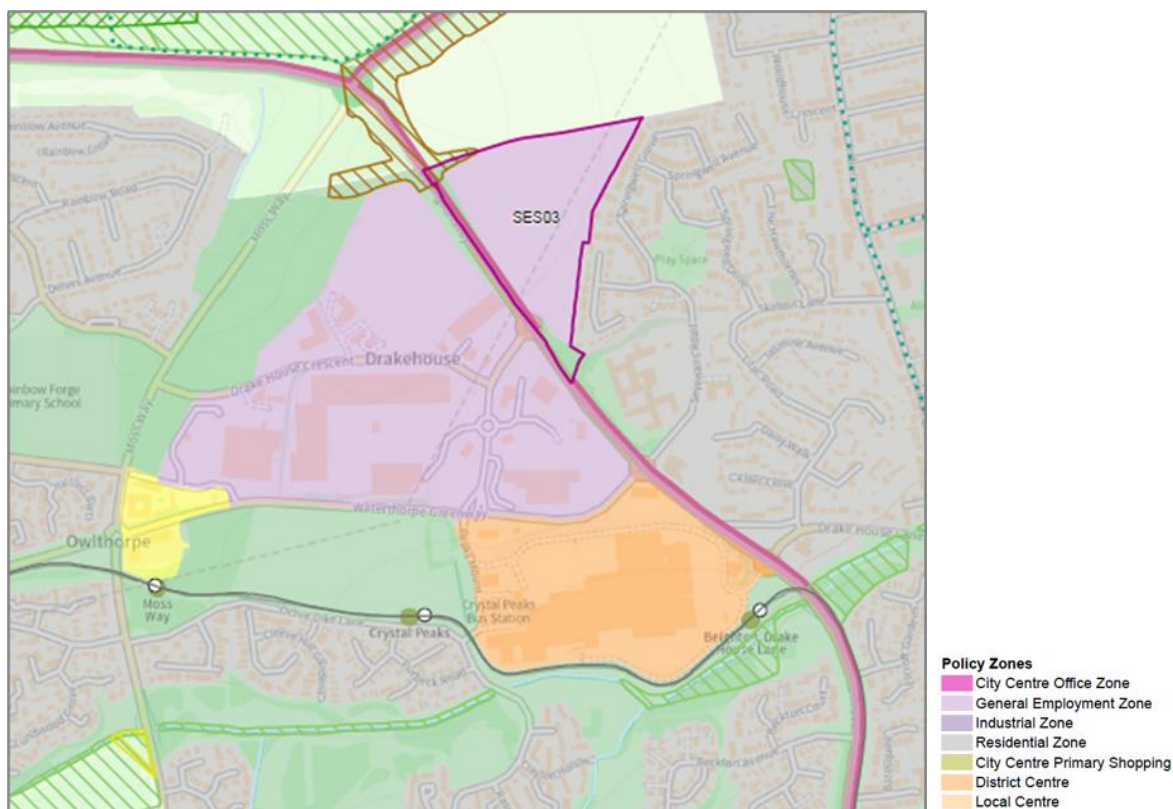


Figure 2: Publication (Pre-Submission) Draft Local Plan Policies Map Extract, January 2023

3.0 DISTRICT CENTRE BOUNDARY MODIFICATIONS

- 3.1.1 We are of the view that a number of modifications are required to the draft Publication version of the Local Plan's Policies Map in order to make the plan sound. The specific modifications required are as follows;
1. Land at the northern half of the Crystal Peaks estate, to the north of Waterthorpe Greenway, which is currently within the District Centre boundary as defined by the UDP should be retained within the new Local Plan's boundary for the District Centre. This relates to the main terrace of commercial units and the standalone Halfords unit.
 2. In the northern half of the Crystal Peaks estate, existing commercial units sited to the north of the main terrace of retail units, (Places Gym, KFC and the Drakehouse Mill public house) should be included within the new District Centre Boundary.
 3. The Crystal Peaks staff car park, located immediately to the west of the Peaks Mount highway, to the west of the Shopping Mall should be included within the new District Centre boundary.
- 3.1.2 To help illustrate these modifications, **Appendix 1** of this report provides plans illustrating the current adopted District Centre boundary, the boundary as illustrated in the Publication Draft of the Local Plan, and the modified boundary which these representations support being taken forward for adoption.

4.0 NATIONAL PLANNING POLICY

- 4.1.1 It is firstly important to understand the national planning policy requirements for the preparation of local plans, and also the relevant policy and guidance as to how town centres should be defined. Key policy requirements are set out below.
- 4.1.2 The NPPF at paragraph 35 identifies four tests which local plans must meet in order to be found “sound”. These are as follows;
- “(a) **Positively prepared** – providing a strategy which as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- (b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- (c) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- (d) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with policies in this Framework and other statements of national planning policy, where relevant.”
- 4.1.3 The NPPF at paragraph 86 sets out the requirements for planning policies to; “support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaption.” (Emphasis added).
- 4.1.4 Paragraph 86 goes on to set out that planning polices should;
- “(a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters;”
- “(b) define the extent of town centre and primary shopping areas, and make clear the range of uses permitted in such location, as part of a positive strategy for the future of each centre”; and
- “(f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.” (Emphasis added).
- 4.1.5 The Glossary at Annex 2 of the NPPF defines a Town Centres as;
- 4.1.6 “Area defined on the local authority’s policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area.”

5.0 MODIFICATIONS TO DISTRICT CENTRE BOUNDARY – RETENTION OF LAND IN THE NORTHERN PART OF THE CRYSTAL PEAKS ESTATE

- 5.1.1 The following sections sets out the reasonings as to why modifications are required to the District Centre Boundary as shown in the Draft Local Plan for Crystal Peaks, specifically for the retention of land in the northern part of the Crystal Peaks estate within the centre boundary.
- 5.1.2 The reasoning below is provided with reference to requirements of the NPPF, and specifically the tests of soundness required by paragraph 35.

5.2 ROLE AND FUNCTIONALITY OF THE NORTHERN PART OF CRYSTAL PEAKS

- 5.2.1 In defining the extent of town centres, and in turn their boundaries as required by part (b) of paragraph 86 of the NPPF, it is important to consider how town centres are described in national planning policy and guidance. As noted above, town centres are defined in the NPPF within Annex 2 as “*areas predominantly occupied by main town centre uses.*” National Planning Practice Guidance (NPPG) also describes town centres as “*locations where main town centre uses are concentrated*”.
- 5.2.2 In terms of land uses located in the northern part of the Crystal Peaks estate, the site evidently provides a location whose principal purpose and function is to offer a concentration of “main town centre uses”. The site provides 11no. units which are principally in retail, leisure and restaurant uses. The location therefore unquestionably presents the defining characteristics of a town centre as set out by the NPPF.
- 5.2.3 The main retail terrace as well the restaurant units and gym unit in the northern part of the Crystal Peaks estate all benefit from open Class E use as their lawful planning uses, following amendments to the Use Class Order in 2020. The units are not subject to any restrictive planning conditions such as to the range of retail goods which can be sold from the premises, as would typically found to be the case at many ‘out-of-centre’ retail parks. Such restrictions are often put in place by local planning authorities in order to help protect the vitality and viability of defined centres. However, in the case of the units at Crystal Peaks this was not considered by the Council to be necessary. This is evidence that the location has been judged as actively functioning as part of the District Centre and therefore plays a role in contributing to the centre’s vitality and viability. (Evidence in the form of the planning permission decision notices for the units in the northern half of the Crystal Peaks estate are presented at **Appendix 2** of this letter to support this point).
- 5.2.4 From an analysis of the centre, it can be demonstrated that the units in the northern part of the shopping estate actively functions as an important component part of the District Centre. Firstly, the Shopping Mall and the larger format units to the north benefit from a direct pedestrian underpass connection beneath Waterthorpe Greenway which links the pedestrian environments. A public lift is also in place which provides a level access route of connection. This direct pedestrian connection helps to overcomes the physical barrier which would otherwise be presented by the Waterthorpe Greenway highway which intersects the southern and northern parts of the shopping park estate.

5.2.5 The existing connecting pedestrian routes between the southern and northern parts of the shopping park are also signposted at strategic points to aid legibility. It is accepted that the existing supporting signposting could be improved, with an improvement strategy being planned by the site’s owners, as is discussed later in this document and within the supporting ‘Maximising the Potential’ masterplan document.

5.2.6 The interrelationship between the southern and northern parts of Crystal Peaks has also been evidenced through shopper surveys undertaken by the site’s owner. Research undertaken in October 2018 found that over 25% of shoppers surveyed visited both the Shopping Mall and larger format units in the northern part of the estate when shopping at Crystal Peaks. This rose to 36% among those interviewed in the northern part of the Crystal Peaks estate, as illustrated in figure 3 below. This demonstrated level of linked trips between the two component parts of Crystal Peaks is strong empirical evidence that the retail units to the north of Waterthorpe Greenway actively functions as part of the District Centre alongside the Shopping Mall, with the two locations both helping to support the vitality of each other.

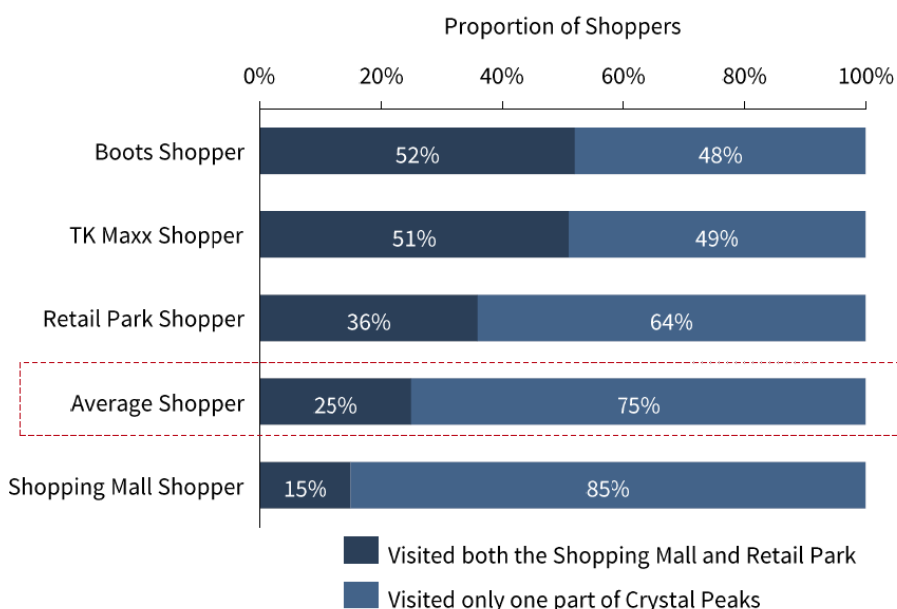


Figure 3: Shopper Survey Data, October 2018, Pragma Consulting Limited

5.2.7 The points and evidence set out above all support the notion that the northern part of Crystal Peaks continues to function as part of the District Centre and therefore that the District Centre boundary should appropriately reflect this.

5.2.8 In proposing a more contracted District Centre boundary, the Draft Local Plan ignores the fact that the offering in the northern part of Crystal Peaks meets the NPPF’s definition for a town centre in providing a destination “predominantly occupied by main town centre uses”. It also overlooks the existing interrelationship for shoppers between the southern and northern parts of Crystal Peaks. The Draft Local Plan therefore as currently drafted fails to satisfy the NPPF’s test of soundness in respect to plans being “Consistent with national policy”. It also fails the test for plans to be “Justified”, which required for “an appropriate strategy...based on proportionate evidence”.

5.3 CRYSTAL PEAKS DEVELOPMENT STRATEGY

- 5.3.1 Albany Courtyard Investments, as owners of the Crystal Peaks estate have progressed a detailed development strategy to deliver a scheme of enhancements at Crystal Peaks, both in the short and longer term. These plans were shared with the Council in representations submitted in 2020 to support the progression of the Draft Local Plan. The ‘Maximising the Potential’ (February 2023) masterplan document presented with these representations reflects an update to the earlier masterplan document presented to the Council in 2020. This earlier submission was prior to the Covid-19 pandemic, which resultantly put a pause on taking forward the development aspirations. However, the development strategy has now been refreshed to reflect the post-pandemic aspirations and to pick-up taking forward the development priorities.
- 5.3.2 The development strategy has been developed in recognition that town centres need to continue to adapt in order to reflect changing consumer demands. The strategy has a principal focus on improving connectivity between the southern and northern parts of the estate, delivered through a series initiatives and development phases. This focus recognised that there are opportunities for the District Centre to be better integrated and to more comprehensively address some of the existing connectivity constraints. The plans also seek to facilitate a diversification of the District Centre’s offering to provide an expanded role for leisure uses and to provide opportunities for the introduction of residential uses.
- 5.3.3 The development strategy is detailed within the supporting ‘Maximising the Potential’ document provided. A summary of the key stages is provided below;
- 5.3.4 **An Improved Customer Offering:** Crystal Peak’s management team are presently actively pursuing securing a number of new tenants for the units in the northern part of the estate which will strengthen and diversify the customer offering. A new restaurant tenant (“Papa’s”) has as recently as December 2022 opened in the unit at 200 Waterthorpe Way. Adjacent to the northern part of the estate, Weatherspoons opened The Scarsdale Hundred public house in December 2021. In addition to these new additions, the management for Crystal Peaks are in advanced negotiations with a number of further new tenants for the units in the northern part of the estate which they hope to conclude in the first half of 2023.
- 5.3.5 These new strategic additions will strengthen the draw for the northern part of the shopping park estate, targeted to complement the offering at the Shopping Mall and supporting linked trips.
- 5.3.6 **Connectivity Enhancements Enabling Works:** To more comprehensively address the connectivity constraints within the District Centre, a preliminary phase of enabling works is being promoted which would immediately strengthen key pedestrian connection points. This would broadly consist of;
- Improvements to the existing pedestrian underpass connection between the southern and northern parts of Crystal Peaks, including a refurbishment and recladding of the existing stair tower and ramp access.
 - A partial roof cover over the pedestrian route between the Shopping Mall and the retail terrace to the north’s respective main entrances, alongside upgrades to the landscaping to create a more attractive pedestrian link.

- A new at grade pedestrian crossing over Waterthorpe Greenway, combined with a new thoroughfare/piazza for the northern part of Crystal Peaks. This will connect to existing footpaths to the north of the Shopping Mall.
- A new building to define the eastern side of the new thoroughfare/piazza, providing opportunities for pop-up retail and food and beverage units.

- 5.3.7 **New Signage, Wayfinding and Landmarking Strategy:** A comprehensive new signage and wayfinding strategy is planned to be implemented across Crystal Peaks. New signage would improve visitor orientation and legibility of the District Centre.
- 5.3.8 Opportunity has been identified to introduce commonality across a new signage strategy to both improve place making and to present an enhanced sense of identity within the District Centre. The use of landmarking features or public art is also being explored to further enhance the sense of identity for the District Centre.
- 5.3.9 **Development Masterplan:** The development masterplan represents the longer-term strategy for Crystal Peaks. In terms of physical changes, a key component of the masterplan is for the enablement of a new and improved connection across Waterthorpe Greenway through the creating of a new town square comprehensively linking the existing southern and northern parts of the District Centre.
- 5.3.10 The masterplan would be achieved through the delivery of a number of phases. The early phases would begin with enabling works to initially improve connectivity between the southern and northern land parcels alongside the early development works to strengthen and diversify the leisure and food and beverage offering within the northern part of the estate. The enabling works phase would in turn allow for the early mixed-use phases to take place, with a residential element to come forward on the land parcels to the north of Waterthorpe Greenway. Further phases would see the completion of the new town centre square and leisure box bridging across Waterthorpe Greenway alongside replacement car parking provision. Later stages of the development strategy would see the more outlying land parcels developed with a residential focus. Utilising under-developed plots around the centre and the air space above is identified as an opportunity to introduce a resident community, improving evening activity and the customer base.
- 5.3.11 While the sketch proposals shown in the masterplan document are not definitive, consideration has been given to their delivery. The key conclusion is that from initial analysis there are no underlying physical constraints that would preclude development of the scale and extent envisaged. Advice from local commercial agents has indicated that there is significant market interest for residential use in the area. Major schemes have been, and continue to be brought forward in the area, and the signs are that the combination of the tram links into the City Centre and the facilities at Crystal Peaks itself would provide an attractive proposition in the housing market.
- 5.3.12 Albany Courtyard Investments have been advised that the proposed leisure elements, enhanced food and beverage offer and limited additional retail space would all attract commercial interest and so could be delivered over time.

- 5.3.13 **Development Strategy Overview:** As a whole, the development strategy has the potential to deliver significant enhancements for Crystal Peaks to create a truly sustainable and vital centre for the future. Alongside a diversified leisure and night-time economy offering, the masterplan as envisaged if built-out in full has potential to deliver in the order of 600 residential units.
- 5.3.14 The development strategy focuses on both short and longer-term actions. The enabling works to provide the connectivity enhancements, alongside a new signage and wayfinding strategy can be delivered in the relative short term, and early within the plan period. The longer-term development proposals within the masterplan, whilst aspirational, reflect the realistic potential for Crystal Peaks which all could be achieved within the plan period up to 2039.
- 5.3.15 The fact that the full extent of the masterplan area (with the exception of highways land) is held within a single ownership, removes a significant potential barrier for the masterplan’s delivery. It is also evidently in the site owner’s interests for both the southern and northern parts of Crystal Peaks to continue to operate successfully together, rather than providing competing offerings.
- 5.3.16 These plans for the future of Crystal Peaks should be supported through the Local Plan process, as is required by the NPPF to provide a sound plan which is “*positively prepared*” (as required by paragraph 35) and which for the District Centre takes “*a positive approach*” for its “*growth, management and adaptation*”, (as required by paragraph 86).

5.4 NPPF REQUIREMENTS TO SUPPORT TOWN CENTRES

- 5.4.1 In order for the Local Plan to be sound, paragraph 35 of the NPPF establishes that it must be both “*Effective*” and “*Consistent with national policy*”. In failing to support the future development aspirations for Crystal Peaks, we believe that the current draft does not fulfil these requirements.
- 5.4.2 National planning policy at Section 7 of the NPPF designates a whole chapter to ‘Ensuring the vitality of town centres’. Within this, paragraph 86 at the outset of the chapter makes clear that; “*Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.*” (Emphasis added).
- 5.4.3 Part (a) and (b) of paragraph 86 go on to state that planning policies should; “*(a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters.*
- “*(b) define the extent of town centres..., as part of a positive strategy for the future of each centre.*” (Emphasis added).
- 5.4.4 The above policy directions are clear, in that planning policies, and therefore Local Plans should;
- Take a positive approach to a town centre’s growth, management and adaptation;
 - Allow town centres to diversify to respond to market changes; and

- In defining town centre boundaries, this should be part of a positive strategy looking towards the future for the centre.

- 5.4.5 The Draft Local Plan in proposing a contraction to the boundary of the District Centre, and the reallocation of the existing northern part of the Centre to a ‘General Employment Zone’ allocation under draft Policy EC3 would wholly run contrary to the future development strategy for Crystal Peaks. It would also in-turn fail to implement the above identified requirements of the NPPF for plans to positively support town centres and their futures.
- 5.4.6 Draft Policy EC3 if applied to the northern part of the existing District Centre would be harmful for the centre in two critical ways. Firstly, it would require all development proposals for new floorspace for retail or other main town centre uses, such as food and beverage uses, to be subject to the additional planning controls applied by draft Policy EC5. Most notably this would include the need to satisfy the sequential and impact policy tests. It would also establish a presumption against residential development, which draft Policy EC3 identifies as “*unacceptable*” within ‘General Employment Zones’. The combination of these policy restrictions would likely irreparably hinder the potential for Crystal Peaks’ development strategy to be progressed. The delivery of the development strategy would be dependent on a supportive planning policy designation for the southern and northern parts of Crystal Peaks estate together, in order to take forward a joined-up strategy with a level of certainty that in-principle policy support would be provided to the key main town centre and residential uses.
- 5.4.7 The allocation of the northern part of Crystal Peaks as part of a ‘General Employment Zone’ would hinder a diversification of uses at the centre. The northern part of the shopping park estate represents the obvious location to facilitate an improved leisure, food and beverage and night-time economy offering for the District Centre. Over the past 12 months the majority of interest from potential new tenants has been from leisure/food and beverage operators, highlighting the importance of this sector for the future of the Centre.
- 5.4.8 Expanding the leisure and night-time economy offering is specifically advised for Crystal Peaks in the Council’s November 2022 Retail and Leisure Study in order to help support the vitality and viability of the centre. The Retail and Leisure Study in this regard points to an over reliance on ‘day-time’ uses presently at the centre. The NPPG for ‘Town Centres and Retail’ similarly identifies the benefits which evening and night-time uses achieve in increase economic activity and in turn supporting town centres to diversify. To not allocate the northern part of Crystal Peaks as part of the District Centre would be contrary to the Council’s evidence base which advises on the need to support a diversified range of uses for the Crystal Peaks Centre.
- 5.4.9 It also needs to be highlighted how the allocation of the northern part of the Crystal Peaks estate under Draft Policy EC3 as a ‘General Employment Zone’ is wholly inappropriate. As previously identified, the northern part of the estate provides a concentration of ‘main town centre uses’. It does not accommodate any storage and distribution (B8), hotels (C10), learning and non-residential institutions (F1) or local community uses (Class F2), each of which are identified as uses to be located within General Employment Zones. Draft Policy EC3 is not reflective of the role, functionality or existing uses found at this site.

- 5.4.10 The Local Plan should provide a mechanism to help support the potential of Crystal Peaks to be realised and maximised, rather than serving to stifle its development potential. Aiding the potential of Crystal Peaks to be realised can only be of benefit for the local community and for supporting the future vitality and viability of the District Centre at this highly sustainable location. Any planning policy position which would restrict opportunities to progress the improvement strategy for Crystal Peaks would run contrary to national planning policy and the principles of encouraging sustainable development.
- 5.4.11 These identified failing of the Draft Local Plan can be easily rectified through a redrawing of the District Centre boundary to retain the northern part of the Crystal Peaks estate within the Centre’s boundary. Were the northern part of the estate to be retained as an ‘in-centre’ location and therefore allocated under Policy NC10 which is planned to be applies to ‘Development in District and Local Centres’, then appropriate policy support would be provided to the range of uses required to deliver the development strategy for the centre, including support for main town centre and residential uses.

5.5 NPPF REQUIREMENT TO SUPPORT HOUSING DELIVERY IN THE TOWN CENTRE

- 5.5.1 The NPPF at para 86 part (f) indicates that planning policies should;
“recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites”.
- 5.5.2 This is further backed-up in the NPPG at paragraph 001 of ‘Town Centres and Retail’ which states that;
“Residential development in particular can play an important role in ensuring the vitality of town centres.”
- 5.5.3 In order for the Local Plan to meet the test of soundness to be consistent with national policy, consideration in the plan making process needs to be given to the contribution which residential development could make to ensuring the vitality and viability of the centre. As outlined by the points made earlier in this report, the development strategy and its residential components can only realistically be realised if a supportive policy position is provided for the land at both the southern and northern parts of the Crystal Peaks estate to provide in-principle support for main town centre and residential uses.
- 5.5.4 Crystal Peaks represents a highly sustainable location. It is capable of making an important contribution to the delivery of the local planning authority’s housing requirements during the plan period if its future development strategy is appropriately supported. Alongside the development strategy presented, this is also evidenced through the Council’s own Housing and Economic Land Availability Assessment (2020) which specifically identifies Crystal Peaks as ‘suitable’ site for residential development, with a rating of ‘possible’ in terms of its achievability. The policy constraints for the site are noted in the report. The Local Plan should therefore be reconsidered and modified to support the achievement of incorporating residential uses into the centre.

5.6 RETAIL STUDIES AND LOCAL PLAN EVIDENCE BASE

- 5.6.1 The tests of soundness for Local Plans to be “*Justified*” requires for strategies “*taking into account the reasonable alternatives, and based on proportionate evidence*”.
- 5.6.2 This is further expanded upon by paragraph 31 which states;
“The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals.”
- 5.6.3 From a review of the evidence base which supports the Draft Local Plan, we are of the view that that the decision for the District Centre’s boundary to be contracted, has not been fully considered or evidenced, as required by the NPPF.
- 5.6.4 The Council’s latest Retail and Leisure Study was published in November 2022, prepared by Nexus Planning. The report does not recommend any changes to the boundaries for the District Centres. Paragraph 9.29 of the report stating;
“...we have reviewed the current boundaries of the 17 district centres, which are considered to be appropriate”.
- 5.6.5 Whilst detailed changes for the City Centre boundary, Primary Shopping Area and Central Area boundaries are discussed in detail and supported by illustrative plans, no such consideration is provided to any amendments to the boundary for the Crystal Peaks District Centre.
- 5.6.6 The Nexus 2022 Retail and Leisure Study does not seek to draw or define a district centre boundary for Crystal Peaks. The health check assessment undertaken, and its supporting survey map of the centre have been based on a boundary as defined by Experian GOAD boundary, (this is confirmed in the report). It is important to highlight the distinction that Experian Goad provides a data source for land uses, it does not seek to or intend to define town centre boundaries for the purpose of the planning system. From our reading of the publicly available information, it appears that this boundary has been simply taken forward and incorporated into the Draft Local Plan.
- 5.6.7 The prior Sheffield and Rotherham Joint Retail and Leisure Study undertaken by GVA and published in February 2017 did provide recommendations for the Crystal Peaks District Centre Boundary. These were as follows;
“Crystal Peaks. We recommend that SCC considers reducing the size of the town centre boundary at Crystal Peaks district centre to exclude the large retail units to the north of Waterthorpe Greenway. These units (and their adjacent car parking area) are physically separated from the main part of the district centre and linkages between these two areas require a journey through an underpass. We therefore consider that the retail units to the north of Waterthorpe Greenway are best described as an edge of centre location. On this basis, the plan attached at Appendix X shows the revised recommended town centre boundary (which is the same as the primary shopping area). However, if SCC do not agree with our recommendation (and wish to keep the retail park within the boundary) then the main part of the district centre (to the south of Waterthorpe Greenway) should receive a primary shopping area designation.” (paragraph 10.39).

- 5.6.8 The GVA recommendation does suggest the omission of the northern part of Crystal Peaks from the District Centre boundary. However, we would challenge the validity of this recommendation. Firstly, the 2017 study has been superseded by the 2022 Nexus study and it is therefore out of date. The latest study does not make a similar recommendation for the omission of the northern part of Crystal Peaks.
- 5.6.9 Secondly, the sole reasoning for GVA’s recommendation is that the retail units to the north of Waterthorpe Greenway in GVA’s view are considered to be physically separated from the main part of the shopping centre, with the required use of the underpass connection cited in their reasoning. The development strategy presented has shown the landowner’s plans to comprehensively improve connectivity between the southern and northern parts of Crystal Peaks, addressing the existing physical constraints to provide a more joined up and welcoming pedestrian environment. With the GVA report published in 2017, this is prior to Albany Courtyard Investments presenting their original development strategy to the City Council in 2020 and therefore the future strategy for the Centre could not have been considered in GVA’s recommendation.
- 5.6.10 Thirdly, GVA’s recommendation is not based on any empirical evidence as to how the Centre functions in practice. As presented earlier in these representations, customer survey data undertaken on behalf of the Centre’s owners has evidenced that in the order of 25% of shoppers at Crystal Peaks visit both the Shopping Mall and units to the north of Waterthorpe Greenway, with this rising to 36% among those interviewed in the northern part of the estate. This data suggests a significant proportion of linked trips and customer interaction with both parts of the Centre.
- 5.6.11 Fourthly, GVA’s recommendation offers a potential alternative approach to retain the northern part of Crystal Peaks within the District Centre boundary, with the incorporation of a Primary Shopping Area covering the Shopping Mall. This alternative approach is a clear acceptance that there is justified reasoning to consider retaining the northern part of the estate within the District Centre boundary.
- 5.6.12 In the absence of any other evidence, it is assumed that the proposed changes to the District Centre boundary have at least in part been informed by the recommendations provided in the Council’s Retail and Leisure Studies, including the now out-of-date 2017 study. It is our view that the process for defining the District Centre boundary for Crystal Peaks has been flawed and has not been given due consideration in the Plan making process in terms of being “*underpinned by up-to-date evidence*” or fully justified, “*taking into account reasonable alternatives*”, which are the steps required by the NPPF.
- 5.6.13 Finally, we note that the 2002 Retail and Leisure Study refers to Crystal Peaks as being one of the authority’s town centres with a vacancy rate above that of the national average. The vacancy rate quoted is that calculated as a proportion of the total number of units at the centre. Whilst the figure quoted of 14.4% was fractionally above the national average of 14.1%, a more significant indicator is the centre’s vacancy rate as a proportion of its total floorspace. Across the Crystal Peaks estate the vacancy rate as a proportion of total floorspace as of February 2023 was just 6.4%, compared to a national average of 13.9%. This is a clear benchmark of the centre’s current health, and does not support any need to apply a contracted District Centre boundary.

5.7 INCLUSION OF ADDITIONAL EXISTING UNITS WITHIN THE NORTHERN PART OF THE CRYSTAL PEAK ESTATE

- 5.7.1 Within the adopted UDP, three existing units within the northern part of the shopping park estate presently fall outside the defined District Centre boundary. These are the units located furthest to the north, presents occupied by Places Gym, KFC and the Drakehouse Mill public house. These units also fall within the land ownership of Albany Courtyard Investments.
- 5.7.2 These units pre-date the development of the large format units which form the main retail terrace. However, since the completion of this part of the Crystal Peaks estate, these units are now managed and indeed function as part of the northern component of the Centre and in-turn the District Centre.
- 5.7.3 Each of these three units presently has an active ‘main town centre use’. They also lawfully benefit from open Class E use following amendments to the Use Class Order in 2020, in a similar vein to the other units within the main retail terrace in the northern part of the estate. Appendix 2 provides the planning history for these units which establishes the unrestricted nature of their original planning permission.
- 5.7.4 The connectivity and interaction of this part of the site with the neighbouring retail uses to the south is to be strengthened under the landowner’s development strategy for Crystal Peaks, as set out within the ‘Maximising the Potential’ masterplan document. These units represent an important part of northern half of the estate, and also for the long-term development strategy for Crystal Peaks in being key to fulfil the full development potential for the area.
- 5.7.5 Whilst the inclusion of this land within the District Centre would represent a small extension to the existing UDP boundary, we consider this justified when appropriate consideration is provided to the NPPF’s requirements for policies to support town centres by “*taking a positive approach to their growth, management and adaption*” (paragraph 86).

5.8 INCLUSION OF CRYSTAL PEAKS STAFF CAR PARK

- 5.8.1 A designated staff car park for Crystal Peaks is located adjacent to the Shopping Mall to the west. This barrier-controlled surface car park is located to the west of Peaks Mount and amounts to circa 150 parking spaces.
- 5.8.2 The car park by its very nature forms part of the District Centre, with its use being intrinsically linked to the functions of the District Centre as part of its supporting infrastructure.
- 5.8.3 The Draft Local Plan has failed to incorporate the staff car park within the District Centre Boundary. The boundary needs to be modified to include this land in order to appropriately reflect the full extent and functionality of the District Centre.
- 5.8.4 In the Draft Local Plan revisions to the Proposals Map would see the staff car park identified as ‘Urban Green Space’, grouped together with an expansive area of open greenspace which neighbours the car park to the west. Draft Policy GS1 which addresses ‘Development in Urban Green Space Zones’ broadly seek to protect the loss of open spaces and provides protection for green spaces within the local authority area. This policy allocation is wholly inappropriate for the

car park, which as a tarmacked surface which is in active use as a car park does not present the characteristics of 'Urban Greenspace' or warrant protection from development. The land would be better served in being allocated as part of the District Centre. Not only would this allocation be more accurate for the existing land use, but it would also align with the NPPF's requirements to provide a positive approach to the management of town centres in helping to support the development strategy for Crystal Peaks.

6.0 MODIFICATIONS TO ALLOCATION SES03 – RELOCATION OF PROPOSED GYPSY AND TRAVELLER/TRAVELLING SHOWPEOPLE SITE

- 6.1.1 Site Allocation SES03 described as ‘Land to the East of Eckington Way’ is located to the north of Crystal Peaks. The site is identified in the Draft Local Plan as a ‘General Employment Zone’ allocation under Draft Policy EC3. The Site Allocations Site Schedule also identifies that 1.5 hectares of this 6.85 hectare site is earmarked to provide a 12 pitch site for the Travelling Showpeople community.
- 6.1.2 Draft Policy NC7 within Part 2 of the Draft Local Plan seeks to establish the criteria for assessing new Gypsy and Traveller and Travelling Showpeople sites. The policy states;
- “All permanent sites for Gypsies and Travellers and Travelling Showpeople should:*
- a) *be located in Policy Zones where housing (Use Class C3) is an acceptable or preferred use but, exceptionally, in other areas where neighbouring uses would not harm living conditions for residents of the site”.*
- 6.1.3 This policy creates a contradiction in the Council’s approach, as Draft Policy EC3 which would guide development in ‘General Employment Zones’ which site allocation SES03 would be located within, identifies residential uses as *“unacceptable”*. The allocation of part of site SES03 to provide a resident Travelling Showpeople site would therefore be contrary to the Council’s own policy for General Employment Zones.
- 6.1.4 Providing a resident Travelling Showpeople site as part of a wider employment allocation would inevitably cause amenity conflicts both for the new residents and for successfully promoting employment uses in a location which would need to be shared with a sensitive residential use. Co-locating these two uses would be a significant limiting factor for the successful delivery of the proposed employment uses at the site, and undermine the policy allocation.
- 6.1.5 The required Travelling Showpeople site would be better located at an alternative site, more befitting of the requirements of its occupants. Site Allocation SES03 should therefore be modified to reflect this.

7.0 CONCLUSIONS

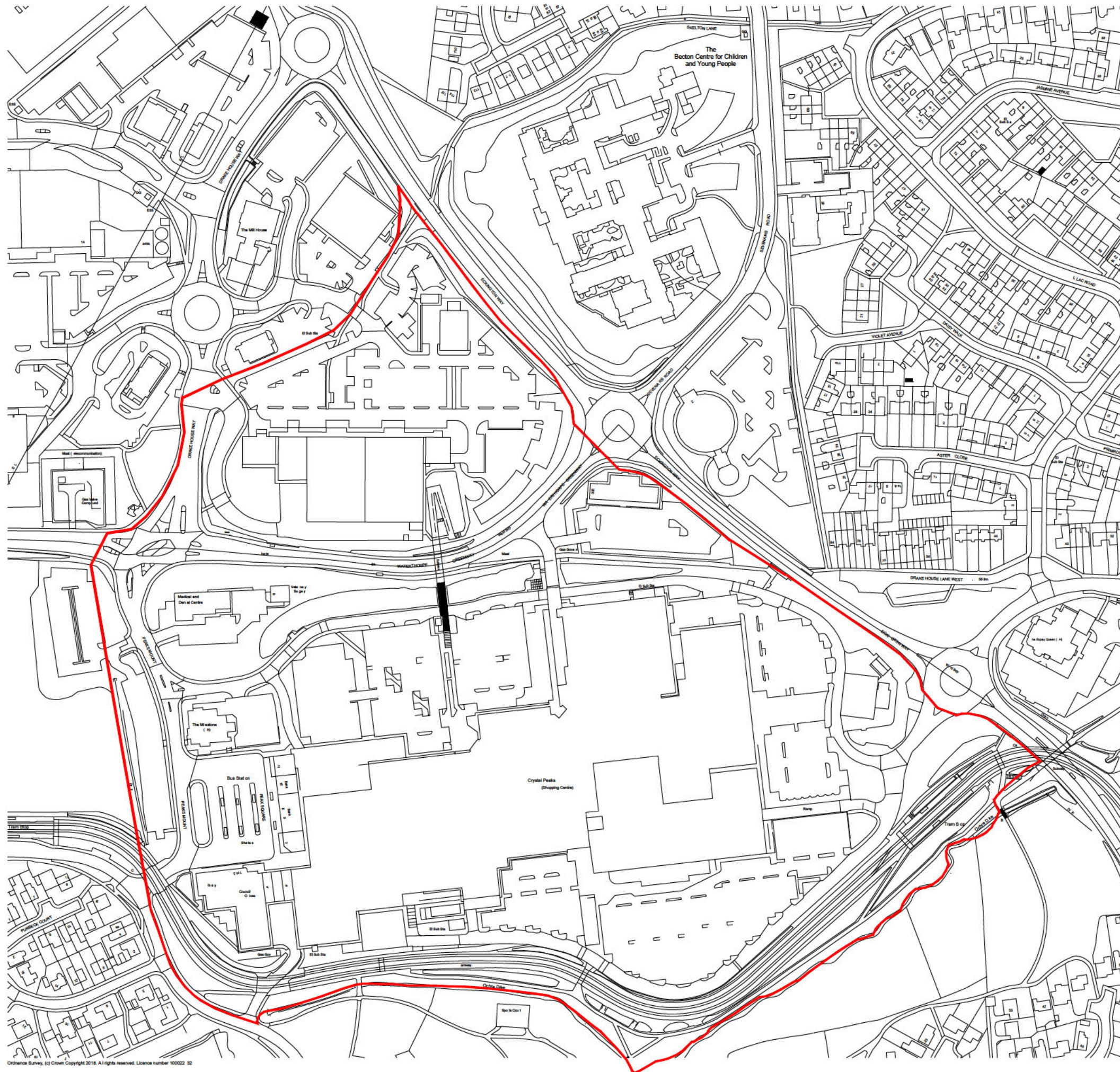
7.1 REQUIRED MODIFICATIONS

- 7.1.1 A number of modifications are required to the Publication Draft version of the Local Plan in order to make it sound, specifically in relation to the Crystal Peaks District Centre boundary to be taken forward.
- 7.1.2 The specific boundary modifications required can be described as follows;
1. Land at the northern half of the Crystal Peaks estate, to the north of Waterthorpe Greenway, which is currently within the District Centre boundary as defined by the UDP should be retained within the new Local Plan's boundary for the District Centre. This relates to the main terrace of commercial units and the standalone Halfords unit.
 2. In the northern half of the Crystal Peaks estates, existing commercial units sited to the north of the main terrace of retail units, (Place Gym, KFC and the Drakehouse Mill public house) should be included within the new District Centre Boundary.
 3. The Crystal Peaks staff car park to the west of the Shopping Mall should be included within the new District Centre boundary.
- 7.1.3 This report has presented justification as to why modifications are required to District Centre boundary. Albany Courtyard Investments have progressed a future development strategy for Crystal Peaks as presented within the 'Maximising the Potential' masterplan document. This sets out the landowner's plans for the improvement of connectivity between the southern and northern parts of Crystal Peaks, and over the longer-term for a development programme which would deliver the wider potential for the Centre.
- 7.1.4 In order for the Local Plan to be sound, the NPPF establishes that it must be "*Positively Prepared*", "*Justified*", "*Effective*" and "*Consistent with national policy*". In failing to support the future vitality, viability and diversification of the District Centre through an appropriate town centre boundary, the current Draft Local Plan does not fulfil these requirements.
- 7.1.5 It is our view that defining the District Centre boundary for Crystal Peaks has not been given due consideration in the plan making process to suitably meet the tests of soundness. However, the identified failing of the Draft Local Plan can be easily rectified through a redrawing of the District Centre boundary to retain the northern part of the Crystal Peaks estates and to include the staff car park within the Centre's boundary, as discussed in this report.
- 7.1.6 Finally, a modification to Draft Site Allocation SES03 is required to omit the proposed Travelling Showpersons site from the allocation. A more appropriate location should be found to accommodate this housing need. This is in view of the Council's own selection criteria presented in Draft Policy NC7 for assessing such sites, and the amenity conflicts which would arise for promoting employment uses in this location, co-locating directly alongside this sensitive residential use.
- 7.1.7 We request that the modifications identified are incorporated into the new Local Plan.

7.2 NEXT STEPS

- 7.1 We would be keen to discuss the content of these representations and the supporting ‘Maximising the Potential’ masterplan document for Crystal Peaks with the Council. We would therefore welcome opportunity for a meeting with officers from the Strategic Planning Team to discuss how the early phases of the development strategy and its enhancements can be taken forward, as well as the approach for Crystal Peaks in the new Local Plan.
- 7.2 We look forward to discussing further with the Local Planning Authority in due course.

APPENDIX A: DISTRICT CENTRE BOUNDARY MAPS

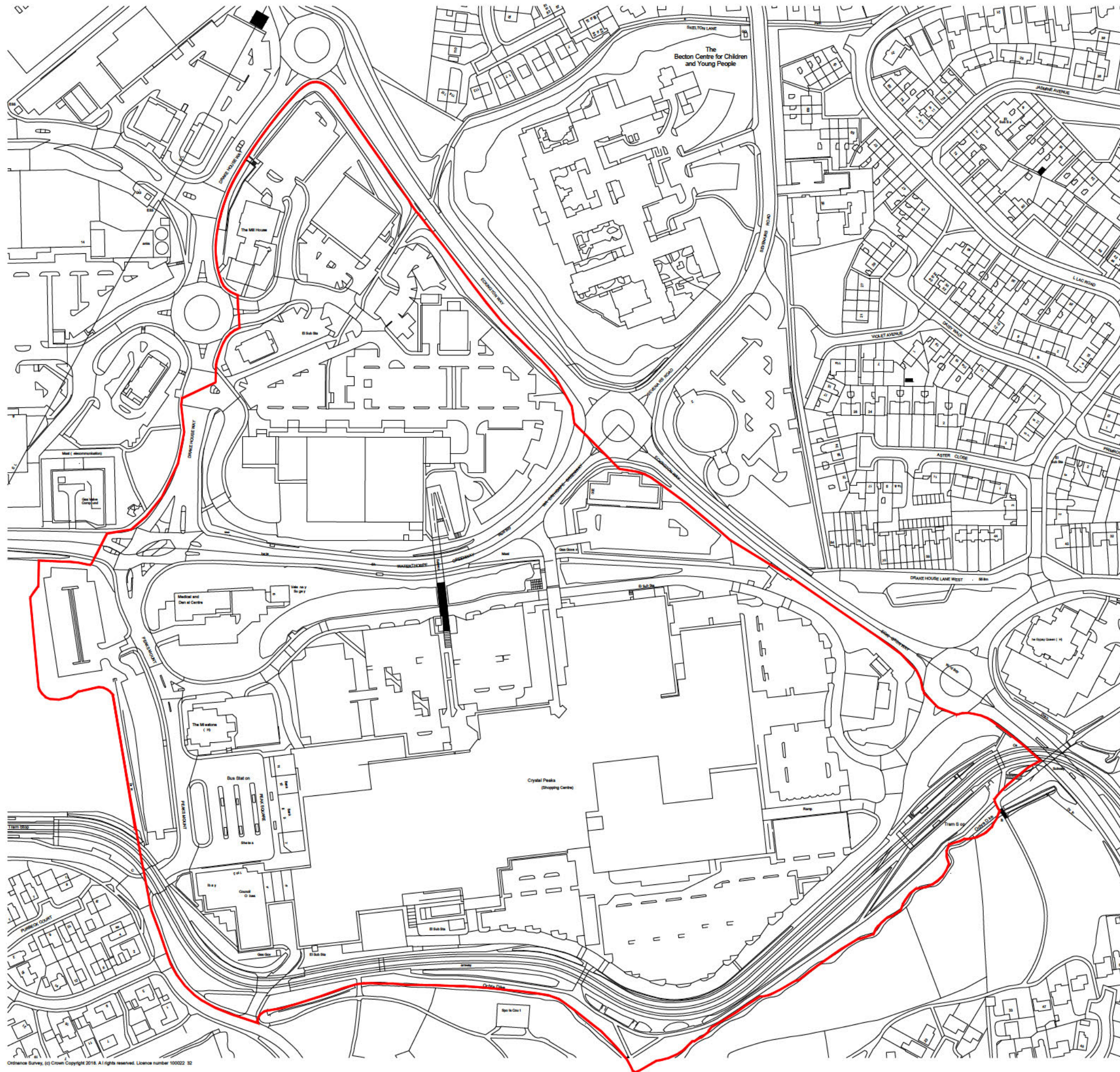


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Adopted Unitary Development Plan District Centre Boundary - Crystal Peaks



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Suggested Modified District Centre Boundary - Crystal Peaks

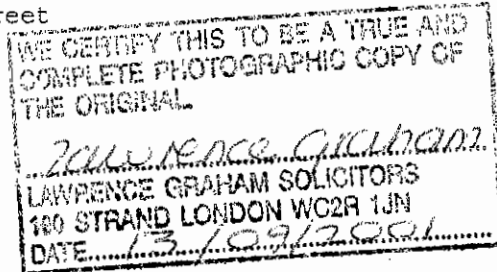
**APPENDIX B: PLANNING HISTORY,
UNITS IN NORTHERN HALF OF CRYSTAL PEAKS**



9B/0511P

28th August 2001

A P P Architects
3 Wimpole Street
LONDON
W1G 9SQ



Planning, Transport & Highways
Howden House
1 Union Street
SHEFFIELD
S1 2SH

TOWN AND COUNTRY PLANNING ACT 1990
APPROVAL OF RESERVED MATTERS

Proposed: ERECTION OF 6 UNITS COMPRISING A1 (RETAIL USE) AND A3
(FOOD AND DRINK USE) AND PROVISION OF ANCILLARY CAR
PARKING ACC, LANDSCAPING AND SERVICING FACILITIES

At: CRYSTAL PEAKS OVERSPILL CAR PARK, DRAKEHOUSE WAY,
ECKINGTON WAY AND WATERTHORPE GREENWAY, 20

Planning approval is hereby GRANTED for the above-mentioned development in accordance with the application deposited with the Council on 08/06/2001 together with the relevant plans, including any amendments now agreed, subject to the outstanding condition(s) imposed by Planning Permission No. CA 99/0956P outline application and to the following condition(s), in each case followed by the relevant reason:-

- 01 Before the development is commenced, full details of the proposed external materials shall have been submitted to and approved by the Local Planning Authority.
- 01 In the interests of the visual amenities of the locality.
- 02 The landscaping scheme shown on the plans shall be carried out to the satisfaction of the Local Planning Authority by the end of the first planting season following the occupation of the buildings and thereafter the landscaped areas shall be retained. The landscaped areas shall be cultivated and maintained for 5 years from the date of implementation and any failures within that 5 year period shall be replaced to the satisfaction of the Local Planning Authority.
- 02 In the interests of the amenities of the locality.
- 03 Before any work on site is commenced full details of the measures to be taken to protect the existing trees within and/or adjoining the site of the development during development other than the trees indicated for removal on the plans, shall be submitted to and approved by the Local Planning Authority. These measures should include means of preventing the ground beneath the canopy of such trees from being disturbed or used for storing materials of any kind.

INVESTOR IN PEOPLE

- 03 In the interests of the amenities of the locality.
- 04 Before any development commences, details of a method statement for carrying out any works under the canopies of trees which are to be retained, shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 04 In the interests of the amenities of the locality.
- 05 The buildings shall not be used unless the car parking accommodation for 342 cars, as shown on the approved plans, has been provided in accordance with those plans and thereafter such car parking accommodation shall be retained.
- 05 In the interests of traffic safety and the amenities of the locality.
- 06 The gradient of the new service road shall not exceed 1 in 40 for the first 20 m from Drakehouse Way and not exceed 1 in 12 thereafter.
- 06 In the interests of traffic safety.
- 07 At all times that construction works are being carried out, equipment shall be provided to the satisfaction of the Local Planning Authority for the effective cleaning of the wheels and bodies of vehicles leaving the site so as to prevent the depositing of mud and waste on the highway but before the development is commenced full details of such equipment shall have been submitted to and approved by the Local Planning Authority. When the above-mentioned equipment has been provided, thereafter such equipment shall be properly maintained.
- 07 In the interests of traffic safety.
- 08 The development shall not be begun until improvements consisting of the provision of 2 bus shelters to the bus stops adjoining the site on Waterthorpe Greenway have either
- a) been carried out, or
 - b) arrangements have been entered into which will ensure they are carried out prior to the buildings being brought into use.
- 08 In the interests of encouraging access to the site by means other than the private car.
- 09 Before the development is first occupied, the prospective occupant or occupants shall submit to and agree in writing with the Local Planning Authority, a "Travel Plan". The provision contained within this agreed "Travel Plan" shall be implemented within the agreed timescale and any provisions contained within the "Travel Plan" for periodic review and improvement of the "Travel Plan" shall be undertaken and implemented in accordance with the agreed timescales, such monitoring and any subsequent changes to the "Travel Plan" shall be submitted to and agreed in writing with the Local Planning Authority prior to the changes being introduced. Any subsequent occupant or occupants shall adhere to the agreed "Travel Plan", unless otherwise agreed in writing with the Local

Planning Authority.

- 09 In the interests of encouraging access to the site by means other than the private car.
- 10 Before any development commences, details of the following matters shall be submitted to and approved by the Local Planning Authority. The approved details shall be implemented before the buildings are occupied.
 - 1) The number, design and means of providing weather protection to the cycle stands.
 - 2) The design of the screen fence and piers to the service yard.
 - 3) Details of the improvements to the pedestrian ramp and subway leading to Crystal Peaks, including:
 - gradients of the ramps and cross sections
 - repairing works
 - improving lighting
 - repainting
 - new planters and the retaining wall
 - new feature staircase
 - 4) Details of the 'Per Cent for Art' contribution.
 - 5) Proposals for relocating the existing sculpture, including hard and soft paving works, seating and lighting to create a satisfactory setting for the sculpture.
 - 6) Details of the hard and soft landscaping works associated with the the public space adjoining the top of the ramp and steps to the Waterthorpe Greenway subway.
 - 7) Details of lighting and street furniture.
- 10 In the interests of the amenities of the locality.
- 11 Notwithstanding Condition 2 above, an amended landscape scheme shall be submitted to and approved by the Local Planning Authority, taking into account the changes to the layout adjoining Unit 2.
- 11 In the interests of the amenities of the locality.
- 12 Surface water and foul drainage shall drain to separate systems.
- 12 To ensure satisfactory drainage arrangements.
- 13 Prior to being discharged into any watercourse, surface water sewer or soakaway system all surface water drainage from parking areas and hardstandings shall be passed through a petrol/oil interceptor designed and constructed in accordance with details to be approved by the Local Planning Authority.
- 13 To prevent pollution of the water environment.
- 14 The Pedestrian routes crossing the site between Eckington Way and the Waterthorpe Greenway/Drakehouse Way junction and the subway to Crystal Peaks beneath Waterthorpe Greenway shall remain open for public use at all times unless otherwise agreed in writing by the Local Planning Authority.
- 14 In the interests of providing convenient and attractive pedestrian

routes to public transport facilities and shopping/leisure facilities.

15 Before any development commences, details of the speed table adjacent to the main vehicular entrance, shall be submitted to and approved by the Local Planning Authority.

15 In the interests of traffic safety.

Date of decision 28th August 2001

Signed



The following matters should be taken into account :-

01 The developer's attention is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act 1970, as amended, and to that code or any such prescribed document replacing it. Section 8A sets requirements for access to and facilities at offices and other premises. Section 7 requires a notice or sign to be displayed, indicating that provision is made for the disabled. (If you require any further information please contact Mr A Rylands on disabled issues on Sheffield (0114) 2734197.)

02 It is noted that your planning application involves the construction or alteration of an access crossing to a highway maintained at public expense.

This planning permission DOES NOT automatically permit the layout or construction of the access crossing in question, this being a matter which is covered by Section 184 of the Highways Act, 1980, and dealt with by:

The Chief Engineer (Highways and Traffic Division)
Planning, Transport and Highways
Howden House
1 Union Street
Sheffield S1 2SH

For access crossing approval you should contact the Highway Co-ordinator in that Department on Sheffield (0114) 2736136, quoting your planning permission reference number.

03 As the proposed development will abut the public highway are advised to contact the Highways Co-ordinator (Tel: Sheffield (0114) 2736736 as soon as possible with a view to discussing the proposed threshold levels and the obtaining of all necessary consents relating to the public highway.

For notes regarding this decision please see attached sheet.

**DEVELOPMENT, ENVIRONMENT AND LEISURE
Development Services**

Head of Service: D. Curtis, BA, Dip.TP, MRTPI, FIHT
Howden House · 1 Union Street · Sheffield · S1 2SH
howard.baxter@sheffield.gov.uk Fax No. (0114) 273 5002



Officer: Howard Baxter
Ref: 03/03234/OUT

Tel: (0114) 273 4556
Date: 2 December 2003

Comprehensive Design Architects
3 Wimpole Street
London
W1G 9SQ

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

- Proposal:** Crystal Peaks overspill carpark - Erection of retail development (A1) and food & drink (A3) uses (renewal of outline planning permission - application under Section 73 to vary condition 11 (highway improvements imposed by 99/0956P))
- Location:** Crystal Peaks Drakehouse Way, Eckington Way And Waterthorpe Greenway Westfield Sheffield
- Applicant:** Argent Group Investments Plc

Planning permission is hereby **GRANTED** for the above-mentioned development in accordance with the application deposited with the Council on 16 September 2003 together with the relevant plans, including any amendments now agreed, subject to the following condition(s), in each case followed by the relevant reason:-

- 1 The development shall not be commenced unless and until full particulars and plans thereof shall have been submitted to the Local Planning Authority and planning approval in respect thereof including details of (a) siting, (b) design, (c) external appearance, (d) access and (e) landscaping (matters reserved by the permission) shall have been obtained from the Local Planning Authority.

Until full particulars and plans of the development (including details of the matters hereby reserved) are submitted to and approved by the Local Planning Authority they cannot agree to the development proceeding.

- 2 Application for approval in respect of any matter reserved by this permission must be made not later than the expiration of three years from the date of this decision.

In order to comply with the requirements of the Town and Country Planning Act.

- 3 The development shall be begun not later than whichever is the later of the following dates:- (i) the expiration of five years from the date of this decision; or (ii) the expiration of two years from the final approval



of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

In order to comply with the requirements of the Town and Country Planning Act.

- 4 No trees, shrubs or hedges existing within the site of the development shall be destroyed or otherwise removed and no tree shall be lopped or topped, without the prior written agreement of the Local Planning Authority, but if notwithstanding this condition any tree, hedge, part of a hedge or shrub is removed or destroyed or damaged to such a degree that in the opinion of the Local Planning Authority its removal is necessary, then a replacement shall be planted of a species and size to be approved by the Local Planning Authority prior to planting. Any such replacement shall be cultivated and maintained for 5 years and any failure within that 5 year period shall be replaced with like species unless otherwise agreed in writing by the Local Planning Authority.

In the interests of the visual amenities of the locality.

- 5 Before the development is commenced, details of a contribution to the Council's 'Per Cent for Art' initiative shall have been submitted to and approved in writing by the Local Planning Authority. Prior to the use commencing the contribution shall be implemented unless otherwise agreed in writing by the Local Planning Authority.

In the interests of the visual amenities of the locality.

- 6 The indicative layout shown on Drawing No. OCP03, Rev A, is not approved.

In the interests of traffic safety and the amenities of the locality.

- 7 The on-site parking facilities provided shall at all times be available for use by the public whilst any part of Crystal Peaks District Centre remains open.

In the interests of traffic safety and the amenities of the locality.

- 8 The pedestrian ramp, lift and link beneath Waterthorpe Greenway shall be available for use by the public at all times unless otherwise authorised in writing by the Local Planning Authority.

In the interests of pedestrian safety and ensuring that access to modes of transport other than the private car are kept available.

- 9 The location of the pedestrian ramp shown on the indicative layout is not approved. Before the development is commenced, details of the pedestrian ramp shall have been submitted to and approved in writing by the Local Planning Authority. Prior to the commencement of the use such ramp shall be available on the site and thereafter retained.

In the interests of pedestrian safety and ensuring that access to modes of transport other than the private car are kept available.

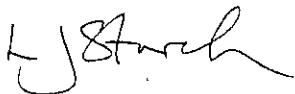
- 10 Any Reserved Matters application for the siting, design, laying out and landscaping of the approved development shall include:- (i) details of safe and attractive pedestrian routes providing direct pedestrian links between Crystal Peaks and the Drakehouse retail and leisure development with Beighton beyond, as well as serving the approved development; (ii) cycle parking accommodation; and, (iii) close circuit television surveillance of the ramp and lift beneath Waterthorpe Greenway.

In the interests of pedestrian safety and ensuring that access to modes of transport other than the private car are kept available.

- 11 The development shall not be begun, until variable message signs to the following highways have either:- (a) been provided (details of which shall have been submitted to the Local Planning Authority for prior approval); or, (b) details have been submitted to and approved by the Local Planning Authority of arrangements which have been entered into which will secure that such improvements works will be carried out to a time scale approved by the Local Planning Authority. Highway Improvements:- (1) Eckington Way; and, (2) Waterthorpe Greenway.

To enable the above mentioned highways to accommodate the increase in traffic, which in the opinion of the Local Planning Authority, will be generated by the development, by managing the use of available car parks more efficiently and preventing queueing back onto the highway.

Date of Decision 2 December 2003



Head of Planning

15.

Developers attention is drawn to the following directive(s):

1. The developer's attention is drawn to:

(i) Sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970, as amended; and

(ii) the code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 8300) or any prescribed document replacing that code.

Section 4 sets requirements for access to, and facilities at, premises. Section 7 requires a notice or sign to be displayed, indicating that provision is made for the disabled.

If you require any further information please contact Mr A Rylands on Sheffield 2734197.

2. It is noted that your planning application involves the construction or alteration of an access crossing to a highway maintained at public expense.

This planning permission DOES NOT automatically permit the layout or construction of the access crossing in question, this being a matter which is covered by Section 184 of the Highways Act 1980, and dealt with by:

Assistant Head of Highways
Development Services
Howden House
1 Union Street
Sheffield S1 2SH

For access crossing approval you should contact the Highway Co-ordinator in that Department of Sheffield (0114) 2736136, quoting your planning permission reference number.

3. To ensure that the road and/or footpaths on this development are constructed in accordance with the approved plans and specifications, the work will be inspected by representatives of the City Council. An inspection fee will be payable on commencement of the works. The fee is based on the rates used by the City Council, under the Advance Payments Code of the Highways Act 1980.

If you require any further information please contact Mr S A Turner on Sheffield (0114) 2734383.

Please see attached notes regarding this decision.

Officer
with this
reference is:

Telephone: (0114)

Fax: (0114) 273 5002

Your reference:

96/0526P

Our reference:

Date: 16th January 1997

Littman & Robeson
14 Buckingham Street
LONDON
W1M 8EF



**Directorate of Planning and
Economic Development**

General Manager

Jenny Johnson BA, DipT&RP, DipM, DMS, MIMgt

Planning Division

Environmental Planning Officer

Narendra P. Bajuria BArch, M&STP, MRPI

Town Hall
Sheffield

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

Proposed: ERECTION OF BLDGS - FOR PUB/RESTAURANTS (CLASS A3 USE)
AND LEISURE (CLASS D2 USE) & ASSOCIATED CAR PARKING
ACCOMMODATION

At: DRAKENHOUSE CRESCENT AND ECKINGTON WAY, 9

Planning permission is hereby GRANTED for the above-mentioned development in accordance with the application deposited with the Council on 13/06/1996 together with the relevant plans, including any amendments now agreed, subject to the following condition(s), in each case followed by the relevant reason :-

- 01 The development shall not be commenced unless and until full particulars and plans thereof shall have been submitted to the Local Planning Authority and planning approval in respect thereof including details of (a) siting, (b) design, (c) external appearance, (d) access and (e) landscaping (matters reserved by this permission) shall have been obtained from the Local Planning Authority.
- 02 Until full particulars and plans of the development (including details of the matters hereby reserved) are submitted to and approved by the Local Planning Authority they cannot agree to the development proceeding.
- 02 Application for approval in respect of any matter reserved by this permission must be made not later than the expiration of three years from the 16th day of January 1997.
- 02 In order to comply with the requirements of the Town and Country Planning Act.
- 03 The development shall be begun not later than whichever is the later of the following dates:-
 - (i) the expiration of five years from the 16th day of January 1997;
or
 - (ii) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different

dates, the final approval of the last such matter to be approved.

- 03 In order to comply with the requirements of the Town and Country Planning Act.
- 04 No trees, shrubs or hedges existing within the site of the development shall be destroyed or otherwise removed and no tree shall be lopped or topped, without the prior written agreement of the Local Planning Authority, but if notwithstanding this condition any tree, hedge, part of a hedge or shrub is removed or destroyed or damaged to such a degree that in the opinion of the Local Planning Authority its removal is necessary, then a replacement shall be planted of a species and size to be approved by the Local Planning Authority prior to planting. Any such replacement shall be cultivated and maintained for 5 years and any failure within that 5 year period shall be replaced to the satisfaction of the Local Planning Authority.
- 04 In the interests of the amenities of the locality.
- 05 The development shall not be begun until either:-
- a) Improvement works to the highways specified below have been carried out to enable such highway to accommodate the increase in traffic, which in the opinion of the Local Planning Authority will be generated by the development, or
 - b) details have been submitted to and approved in writing by the Local Planning Authority of arrangements which will secure that such improvement works will be carried out prior to any building being used.
- The highways referred to are:-
- (i) Pelican Crossing to Eckington Way.
 - (ii) Footpath link from Eckington Way to Skelton Lane.
 - (iii) Improved street lighting to West Street, Beighton.
 - (iv) Improvements to the junction at Drakehouse Lane and Sothall Green, Beighton.
- 05 In the interests of traffic safety, the amenities of the locality and to encourage the use of alternative modes of transport other than the private car.
- 06 Prior to the commencement of development, details of the internal footpath link to the Bingo Hall site to the north shall have been submitted to and agreed in writing by the Local Planning Authority. Such footpath links shall be implemented prior to the commencement of the development and retained thereafter.
- 06 In the interests of traffic and pedestrian safety.

Date of decision 16th January 1997

Signed

Al Bayaria

Environmental Planning Officer
Proper Officer for The Purpose

For notes regarding this decision please see attached sheet.

PRC

24 Church Street West
Woking, Surrey
GU21 6HT

01483 494 350

info@prc-group.com
www.prc-group.com



CRYSTAL PEAKS, SHEFFIELD

Maximising the Potential

Albany Courtyard Investment

February 2023

PREPARED BY:	PRC ARCHITECTURE & PLANNING LIMITED 24 CHURCH STREET WEST, WOKING, SURREY, GU21 6HT  www.prc-group.com
ON BEHALF OF:	ALBANY COURTYARD INVESTMENT
PREPARED BY:	Chris Lane
CHECKED BY:	Steve Crawford
PROJECT REFERENCE:	11010
DOCUMENT REFERENCE:	G:\11010 Crystal Peaks\1_Feasibility\Brochures\01 Development Opportunity\Crystal Peaks_Development Opportunity_REV L Last Modified February 16, 2023 12:47 pm
REVISIONS:	Rev K

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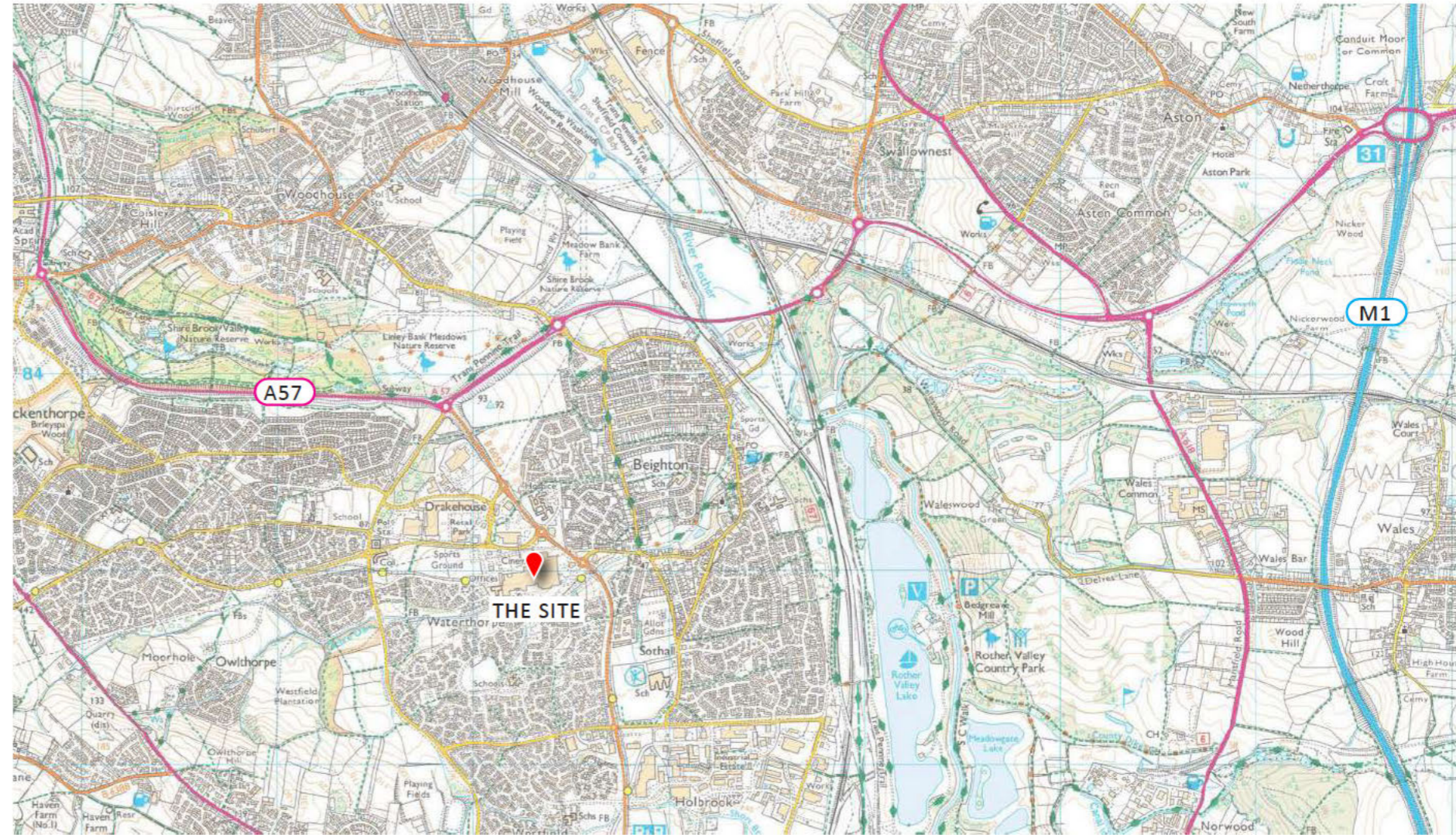
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INTRODUCTION

Crystal Peaks Shopping Centre and the associated and adjoining Crystal Peaks Retail Park are identified as within the Crystal Peaks District Centre in the Sheffield Core Strategy (March 2009) and the Sheffield Unitary Development Plan (March 1998). They were also described as such within the Sheffield Local Plan Pre-Submission Proposals Map (February 2013) although this was not progressed nor consulted upon and so very little weight can be attached to it. The Core Strategy describes District Centres as Town Centres within the context of National planning policy advice.

This document provides an update to the master plan strategy for Crystal Peaks shared with the City Council in 2020 as part of an earlier round of consultation on the emerging local plan. It sets out the aspirations of the owners for the medium to long term future of Crystal Peaks. Central to this is the enhancement of the Centre and the expansion of the facilities it offers so that its role as a town centre serving the needs of this sector of the City is maximised. Proposals in the evidence base from the City Council's advisors, that the Centre might be reduced in scale, effectively downgrading it, are a fundamental concern. If that approach were to be pursued then a negative impact would be expected as Crystal Peaks could no longer retain or attract retail, leisure and service uses commensurate with Town Centre status and important as a sustainable focus for the local community.

The submission sets out why a contrary approach should be promoted to maximise the potential of Crystal Peaks as a focus and support for appropriate growth in this part of Sheffield. It considers the Centre as currently defined but adopting a holistic approach to delivering a range of uses which are acceptable in a town centre, including residential development. It includes re-modelling of the centre to provide easier access across it and to integrate the different elements.



Site Location

SITE LOCATION

Site Address

Crystal Peaks Shopping Centre
Peaks Mount
Crystal Peaks
Sheffield
Yorkshire
S20 7PJ

Local Authority

Sheffield City Council
South East Area

Overall Site Area

41.75 acres (16.89 ha)

The District Centre is served by public transport infrastructure including its own bus interchange with direct bus routes to the interchange including 15A, 26, 27, 30, 58, 72, 73, 74, 120 & 252 which together provide links to major parts of the City. Additionally, there are two Supertram stops that service the site providing links to Sheffield City Centre and the surrounding housing areas, these are, Beighton – Drake House Lane and Crystal Peaks. The scope to provide enhanced links from the Centre to these stops is under investigation.

Crystal Peaks District Centre combines a range of town centre uses such as retail, leisure and services including but not limited to an indoor market, a library, medical centre, veterinary clinic, opticians, high street banks and a gym. Consequently, Crystal Peaks Centre clearly meets the definition of a ‘town centre’ as set out in national guidance.

There are relatively few vacancies at Crystal Peaks and the centre experiences good footfall with an average of over 200,000 visitors per week. Crystal Peaks has been identified as a well performing Town centre in the latest Sheffield Retail and Leisure Study 2022



Site Location

CONTEXT FOR SUBMISSION

The current market and economic conditions facing town centres are well documented. The operators of the Centre recognise that they need to develop a strategy to address the current challenging circumstances, including increasing localisation, population growth, leisure demand and the need for wider community uses, in order to take the Centre forward and place it on a sound basis both commercially and to continue to meet the needs of the local community. Indeed, a first step in this process was the conclusion that it appears that the Centre could play a stronger role as the focus of the local community. To inform the approach, surveys have been undertaken of those using the Centre, have investigated key infrastructure issues – notably highways and transport – and considered the scope for introducing a range of new and enhanced activities to underpin the Centre for the coming decades.

Ease of accessibility to town centre uses can reduce the reliance of people making unsustainable transport choices. Crystal Peak at present has a very strong core of town centre uses including health centre, banks and supermarkets. Furthermore, the site is strategically placed to benefit from excellent public transport to Sheffield City Centre and the wider locality.



Existing Site Aerial Photo with site outlined in dashed red line

CONTEXT FOR SUBMISSION

The Town Centre is connected to the wider locality through transport infrastructure including its own bus interchange and two tram stops servicing the site that link to Sheffield City Centre; these are 'Beighton – Drake House Lane' and 'Crystal Peaks'.

Excellent public transport connectivity for proposed housing sites provide a crucial link to achieving sustainable development, of which, the NPPF states there should be a presumption in favour of. Furthermore, this is supported by local policy in the Sheffield CS. Policy CS 63 Responses to Climate Change clearly sets out that priority should be given to developments that are "well served by sustainable forms of transport", as the Crystal Peaks Town Centre is.

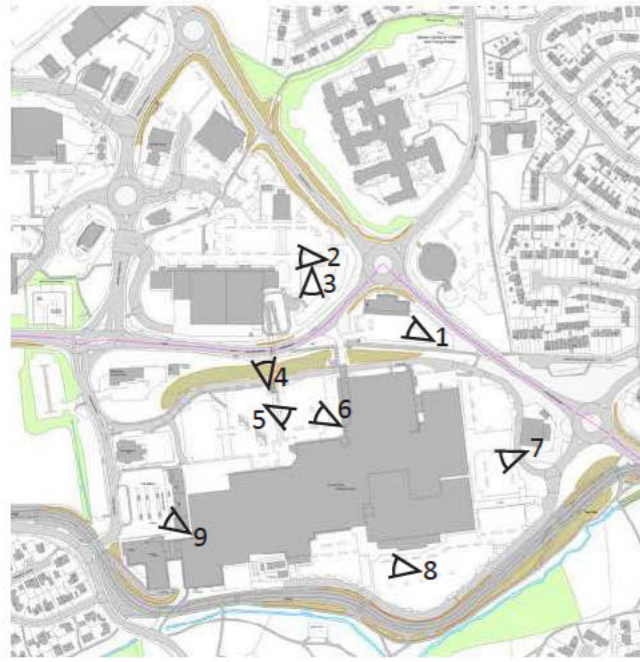
Developing the residential elements on the Crystal Peaks Masterplan, along with active leisure uses as part of the enabling phase, will enable housing to be built in a highly sustainable location, not only does the site have excellent public transport connections to the surrounding areas, the wide range amenities already present on site would enable residents to complete the majority of their daily activities by foot.



Diagram illustrating the birds eye view of the existing site

EXISTING SITE

SITE PHOTOS



Key to photo locations



View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8



View 9

Existing Site Photos

SITE INFLUENCES

CONSTRAINTS

Commercial Constraints

Despite few vacancies and good public transport links the Centre has the following issues:

- An inward-looking scheme
- Not visible on approach with no sense of arrival
- Poor signage across centre inhibits linkage
- A growing population
- Very limited evening economy

Physical Constraints

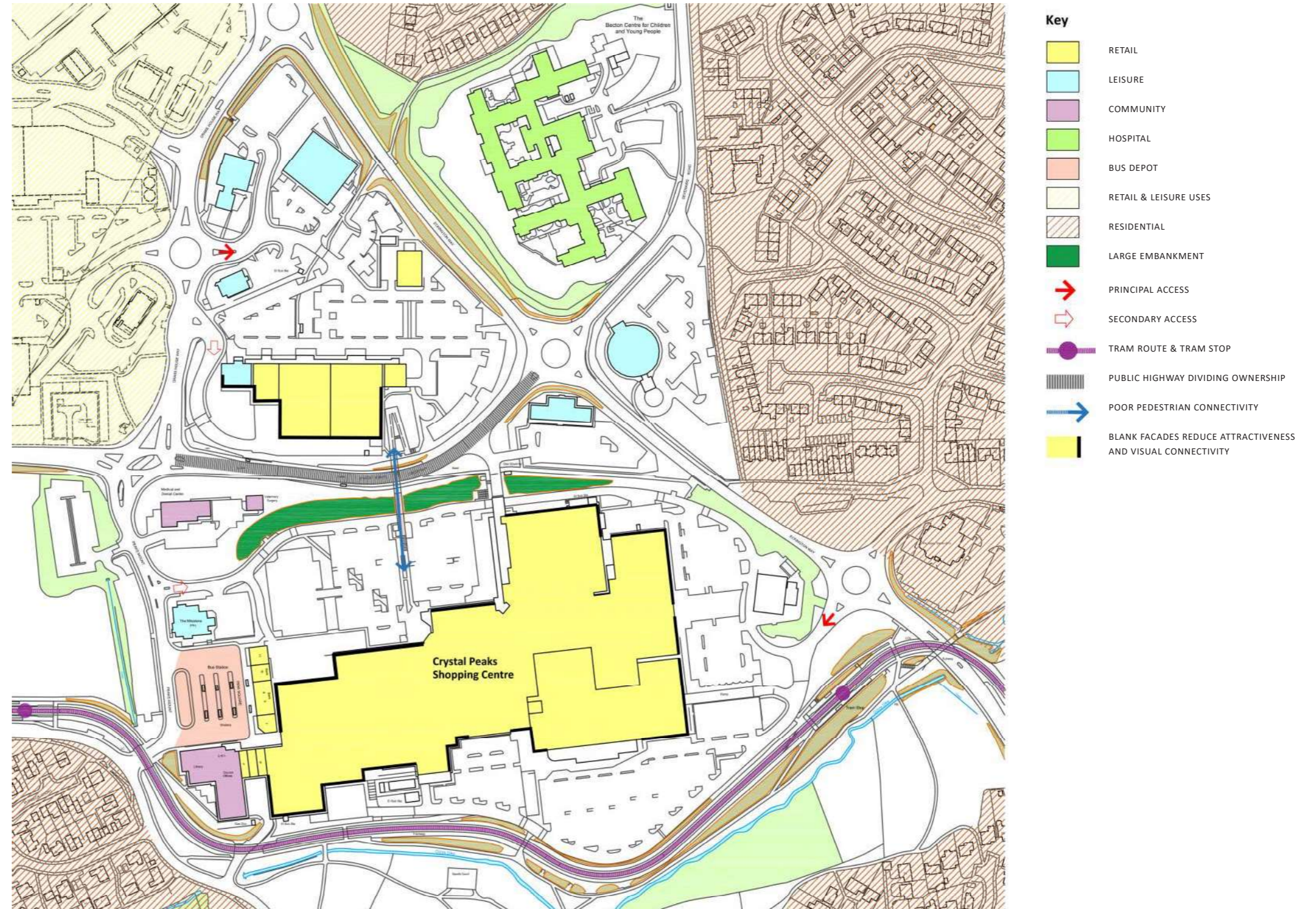


Diagram illustrating the physical constraints

SITE OWNERSHIP



SITE INFLUENCES

OPPORTUNITIES

Commercial Opportunities

Crystal Peaks is a successful town centre set within a large land holding that benefits from good public transport and road links. From its inception the Centre has been a retail focused destination, but this now offers scope for further enhancement and broadening of uses and services offered.

The aspiration is to create a fully integrated living Centre, operating for the benefit of the wider community.

- Establish a high quality mixed use Town Centre providing improved services and a community focus.
- Maximise under-utilised parts of the site and air space over large car parking areas.
- Create a new neighbourhood with a distinct local character, providing much needed housing in a range of sizes and tenures not currently available in the local area.
- Provide an improved and wider offer to the local catchment and provide a real and wider focus for the local community.
- This is not a particularly sensitive location and would benefit from additional height and density, creating greater legibility for the site.
- Create stronger connection through the establishment of attractive public realm and better integration of the level differences across the site.
- Create improved active leisure uses in line with demand.

Physical Opportunities



- Key**
- PREDOMINATELY RESIDENTIAL USES
 - MIXED RETAIL / RESIDENTIAL AND SUPPORT SERVICES

Diagram illustrating the site opportunities



Diagram illustrating the birds eye view of the existing site

DESIGN VISION

DESIGN PRINCIPLES

Evolving Nature of Town / Local Centres

The current retail landscape is under pressure from retailers with weak and out-dated offers, exasperated by the maturing e-retailing market. This has left many high streets, town centres and retail parks with a large number of empty units.

The nature of town centres is being reconsidered across the Country with a broad consensus supporting that the future lies in a wider mix of uses including a range of other services and leisure activities. Above all the national requirement for more housing in sustainable locations makes high streets and town centres an obvious focus for greater development. This drive also helps support and is supported by, town centres being able to offer a broader range of services and the emergence of new evening economies in various locations.

‘Living Centres’ is a Government supported aspiration, providing greater residential densities in locations benefiting from good public transport and a range of services in situ. Such locations offer the benefit of being able to develop at greater heights and densities providing a range of much needed housing.

Crystal Peaks offers a unique opportunity not just to strengthen its Town Centre status but to broaden its offer and extend an evening economy it currently lacks. By utilising under used plots around the site and the air space above, there is an opportunity to add value through residential development.

Resilient locations are stronger if retail, leisure and residential are all integrated successfully.

A range of residential accommodation and tenures could be offered across the site. This might include private for sale units, however the location and scale may be more appropriate to institutional residential units including:

- Private rented sector
- Elderly care provision
- Student accommodation
- Affordable housing



Precedent images illustrating the design vision

ENABLING WORKS

PRELIMINARY PHASE

The current aspirations to create a more comprehensive and multi-functioning town have been made more difficult following Covid and the general downturn in the economy. However this pressure on viability makes the need for the wider variety of uses across a larger site area even more important than ever to provide a functioning and vibrant town centre for the future.

While these comprehensive redevelopment proposals are being considered in more detail by the landowners, a preliminary phase of works is being promoted to immediately strengthen the connections within the town centre which are all under the single ownership.

The preliminary phase of works will broadly consist of 4 key elements:

- A. Improvements to the existing connection between the main shopping centre site and the northern retail part of the site. The intention is to refurbish and reclad the existing stair tower and ramp access.
- B. This is to include a partial cover to the ramp area and an upgrading of the landscaping to create a more attractive link between the two elements of the town centre.
- C. A new at grade crossing of Waterthorpe Greenway and creation of a new thoroughfare/ piazza into the northern half of the town centre. This will connect to the existing footpath along the northern boundary of the shopping centre and the top of the ramp as described above, providing two clear alternative routes between the lower and upper halves of the site.
- D. A new building will define the eastern side of the new thoroughfare/ piazza providing opportunities for pop-up retail and food and beverage units. This together with the recently tenanted premises for Wetherspoons and Papas Fish and Chips on adjacent sites, will bring greater vibrancy and evening activity to the town centre.
- E. A comprehensive review of the town centre signage and wayfinding to assist orientation. This will include the refurbished stair tower and new building on the north of the site visually linking the upper and lower elements of the centre.

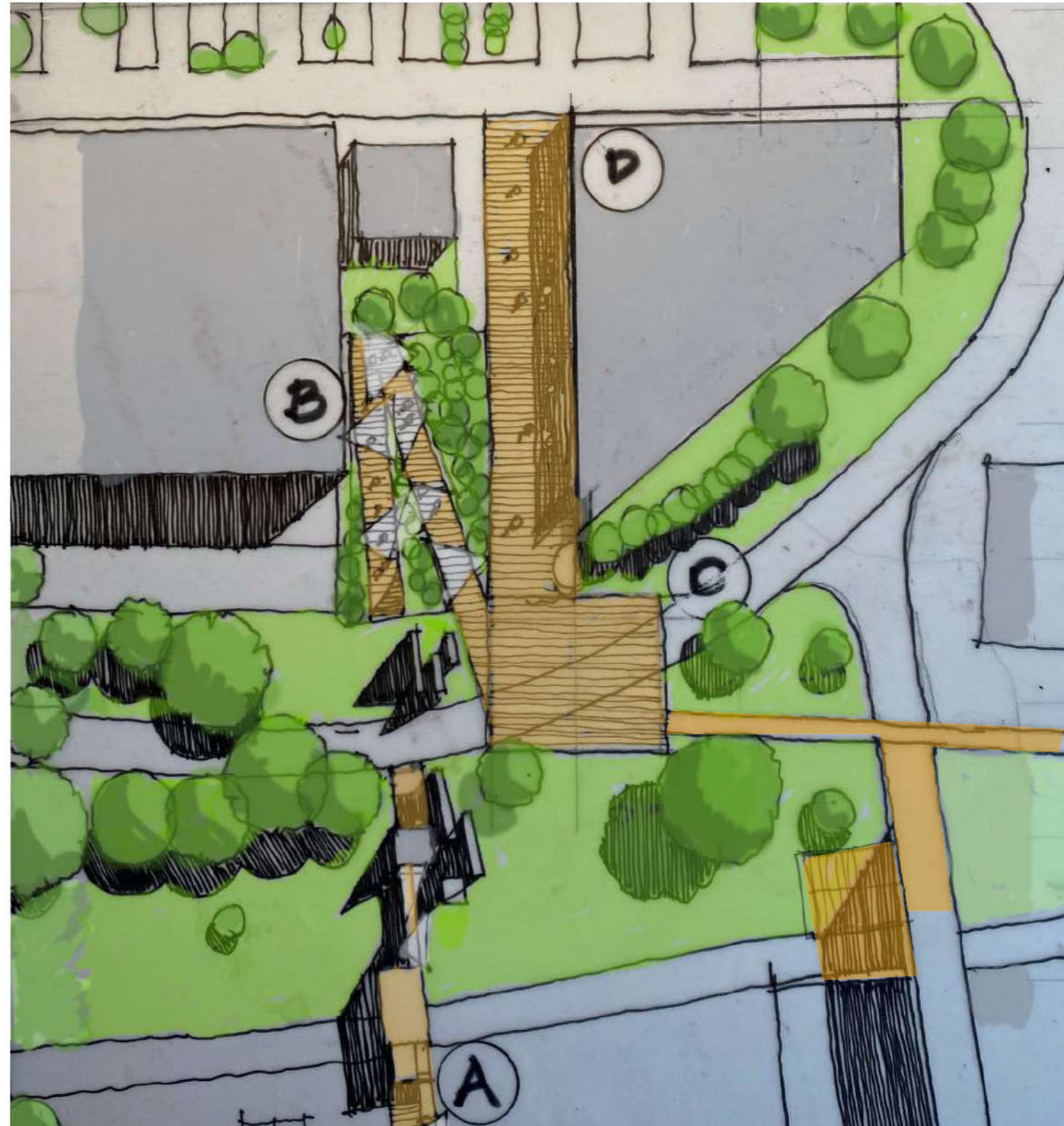
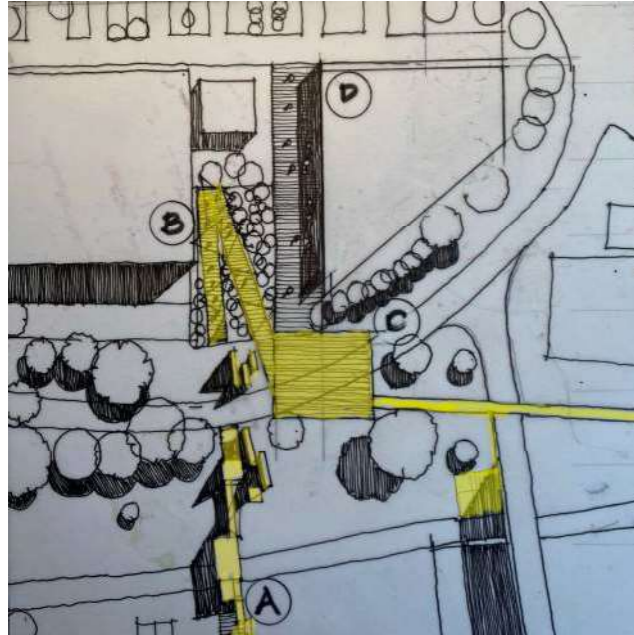


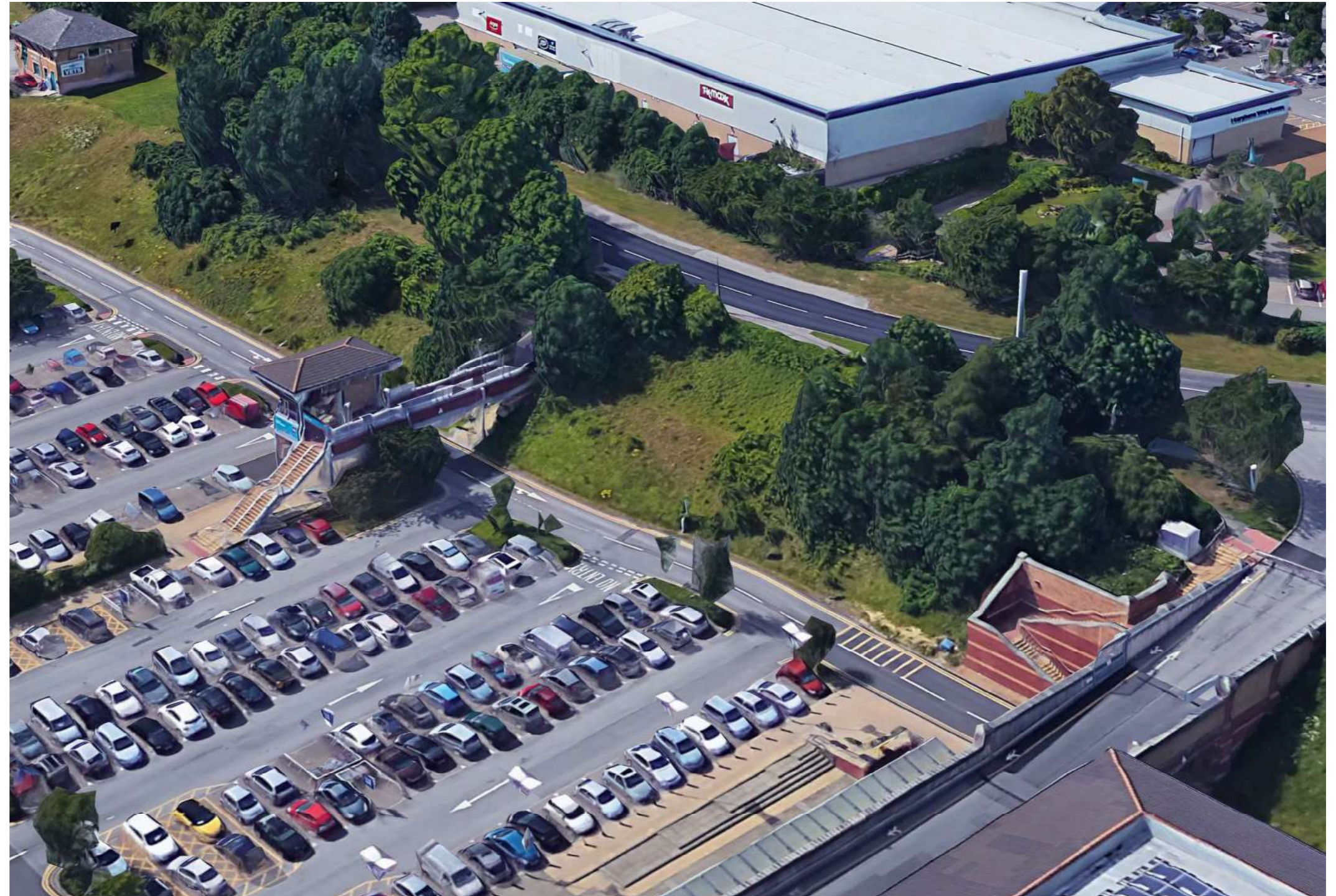
Diagram illustrating the preliminary enabling works

ENABLING WORKS

IMPROVING THE CONNECTION

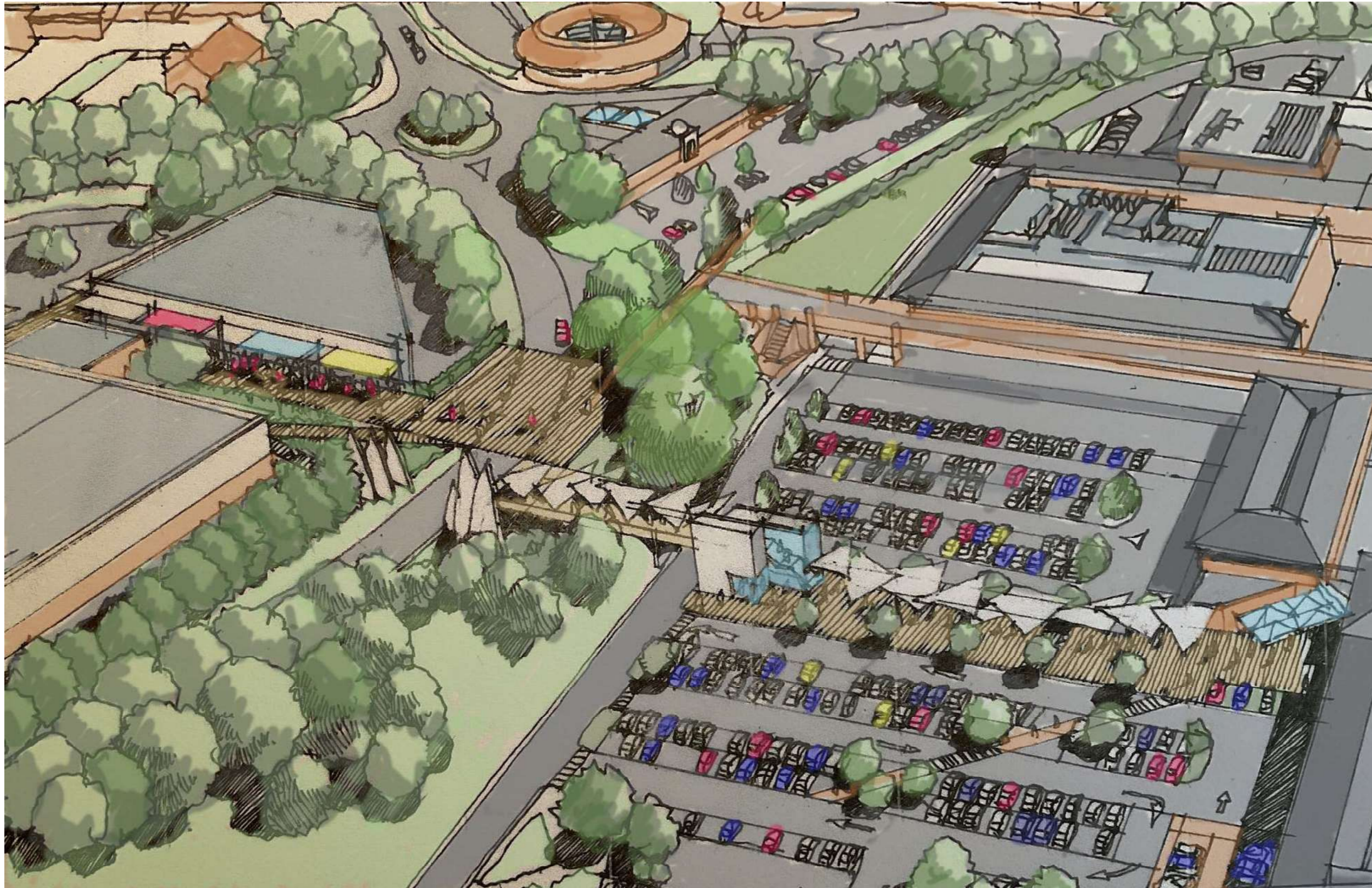


A. Improvements to the existing connection between the main shopping centre site and the northern retail part of the site. The intention is to refurbish and re-clad the existing stair tower and ramp access, and add in additional covered canopies connecting the two areas.



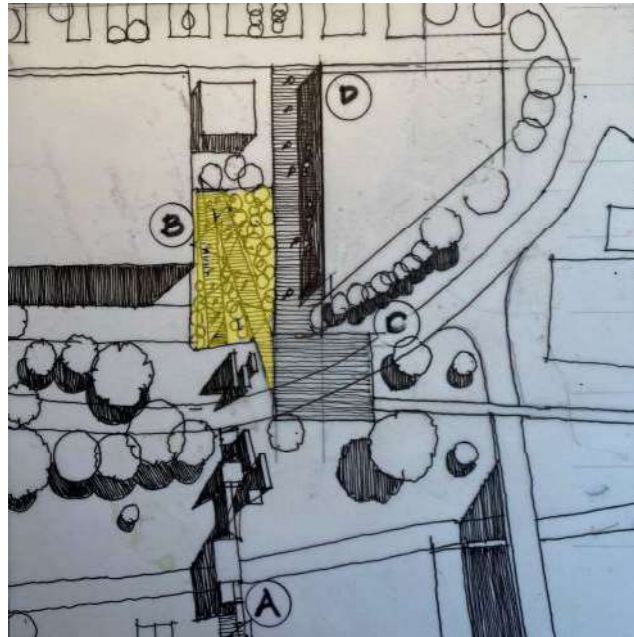
ENABLING WORKS

IMPROVING THE CONNECTION



ENABLING WORKS

IMPROVING THE CONNECTION



B. This is to include a partial cover to the ramp area and an upgrading of the landscaping to create a more attractive link between the two elements of the town centre.

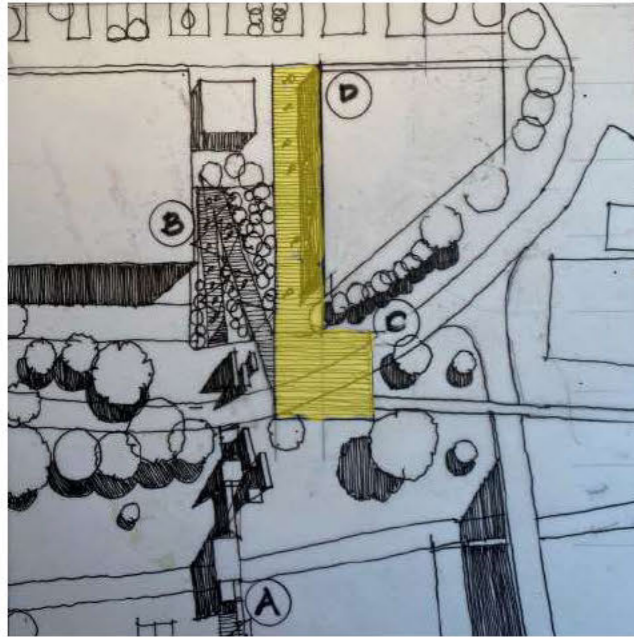


The photos above illustrate the 'High Line' in New York, and 'Bicester Village', the Designer outlet in Oxfordshire.

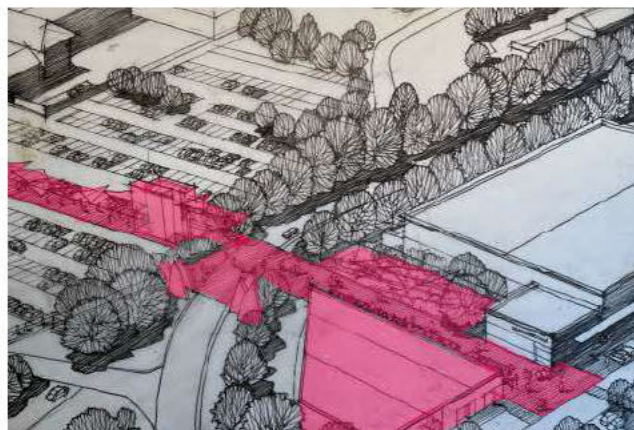
The use of quality landscaping creates an improved environment, and a distinct sense of place.

ENABLING WORKS

A NEW CROSSING

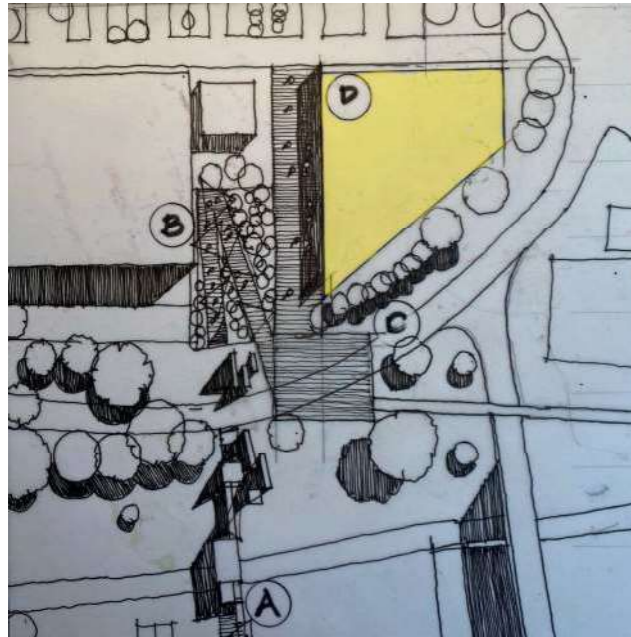


- C. A new at grade crossing of Waterthorpe Greenway and creation of a new thoroughfare/piazza into the northern half of the town centre. This will connect to the existing footpath along the northern boundary of the shopping centre and the top of the ramp as described above, providing two clear alternative routes between the lower and upper halves of the site.



ENABLING WORKS

A NEW BUILDING

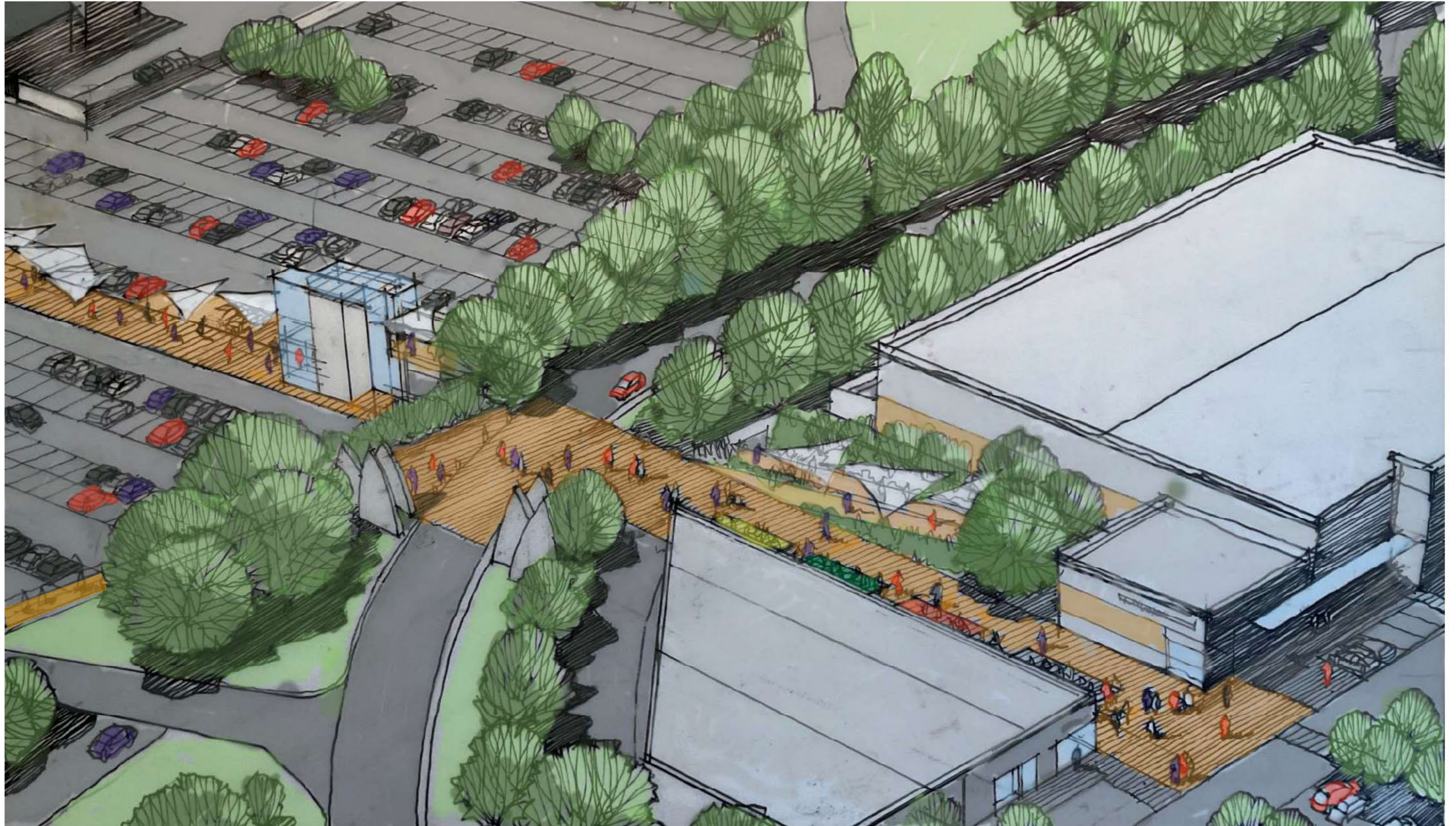


D. A new building will define the eastern side of the new thoroughfare/ piazza providing opportunities for pop-up retail and food and beverage units. This together with the recently tenanted premises for Wetherspoons and Papas Fish and Chips on adjacent sites, will bring greater vibrancy and evening activity to the town centre.



ENABLING WORKS

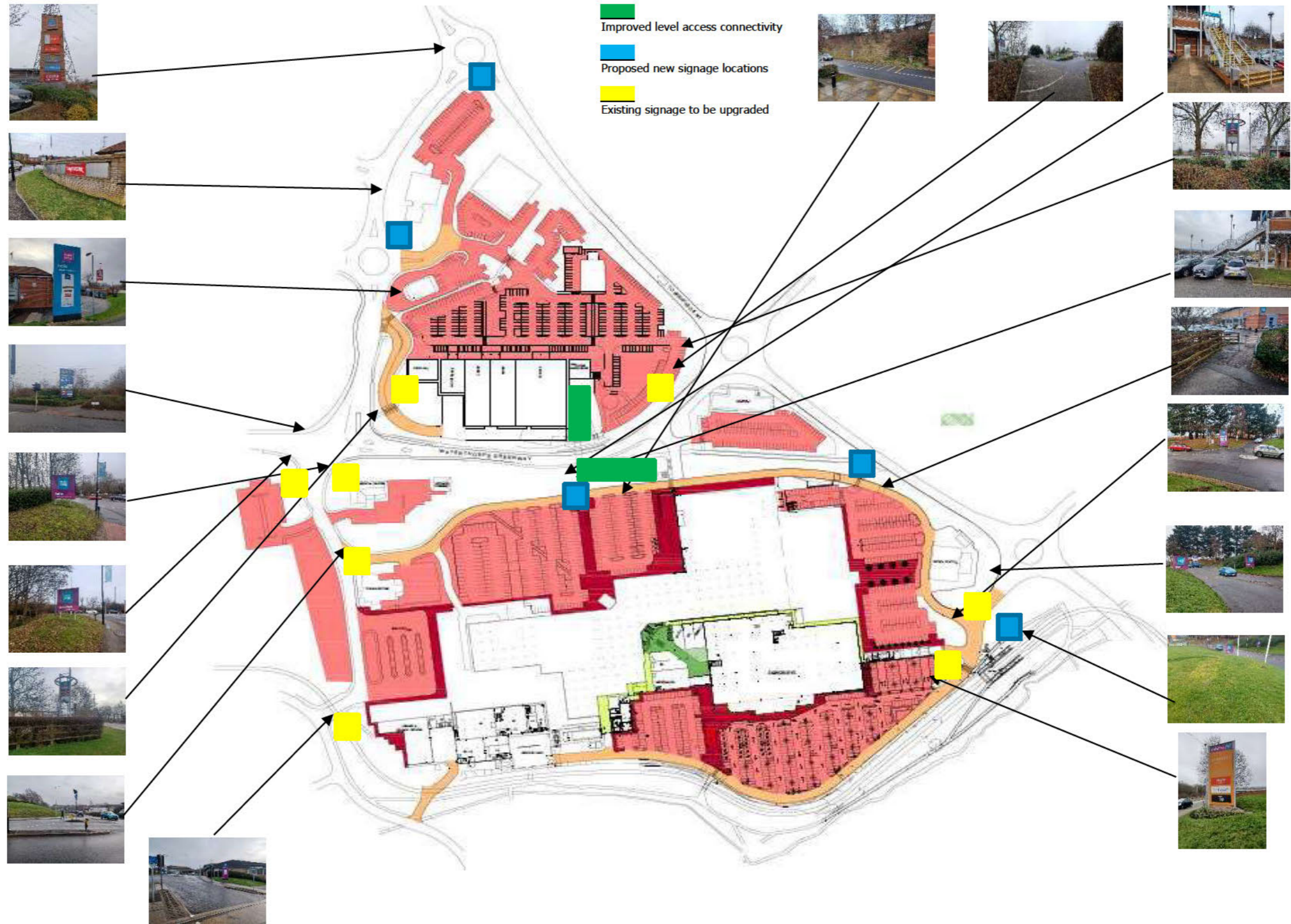
A NEW CROSSING



ENABLING WORKS

SIGNAGE REVIEW

Crystal Peaks - Signage

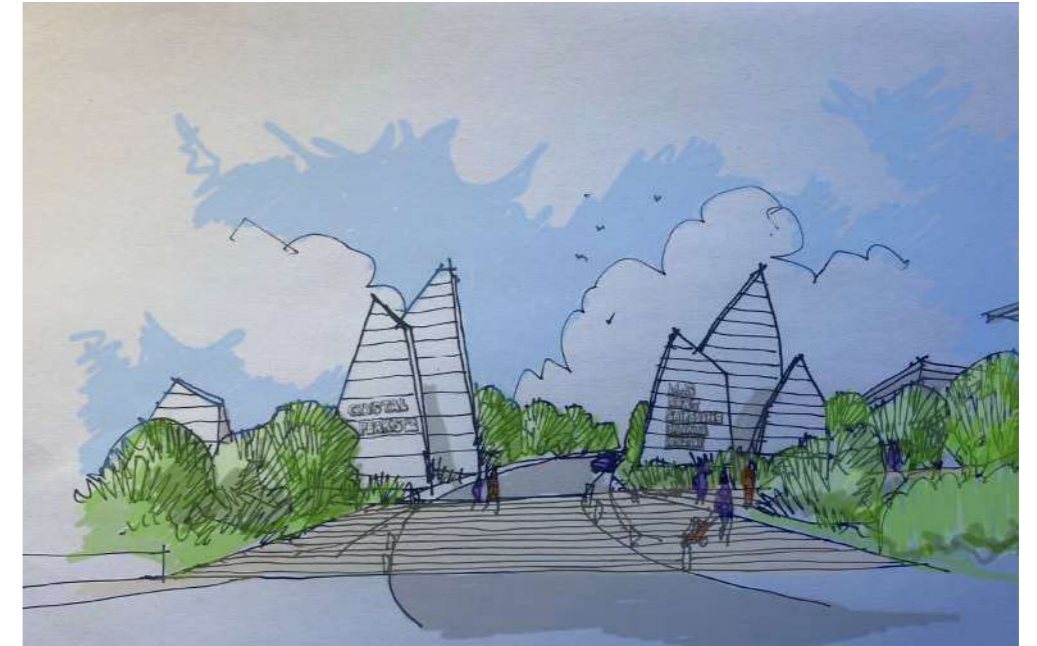


ENABLING WORKS

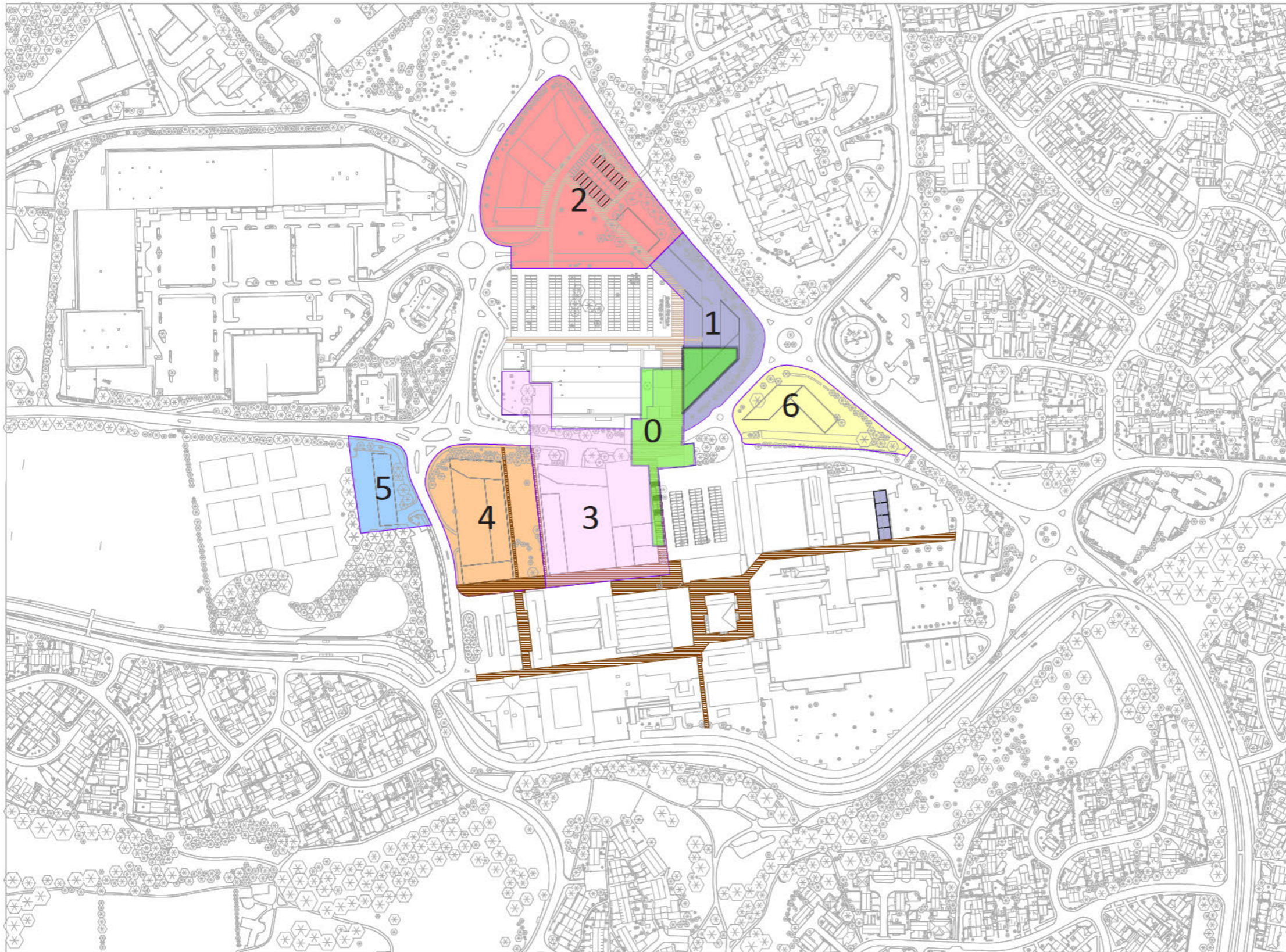
SIGNAGE REVIEW



A comprehensive review of the town centre signage and wayfinding to assist orientation. This will include the refurbished stair tower and new building on the north of the site visually linking the upper and lower elements of the centre.



POTENTIAL PLOTS/PHASING



LEGEND

-  PHASE 0
ENABLING WORKS
INCLUDING BLOCK D
-  PHASE 1
-  PHASE 2
-  PHASE 3
-  PHASE 4
-  PHASE 5
-  PHASE 6

MASTERPLAN

Town Centre masterplan with retained retail mall, new town square, high street, residential and leisure quarters.

- (A)** New residential quarter.
- (B)** New town Square with connection to the shopping centre expanding on the Enabling works
- (C)** Strengthening of town centre offer with a high street environment.
- (D)** Potential cinema/ leisure to support new food & beverage offer
- (E)** New decked car park for retail/ leisure uses
- (F)** Provision of / contribution to new public open space

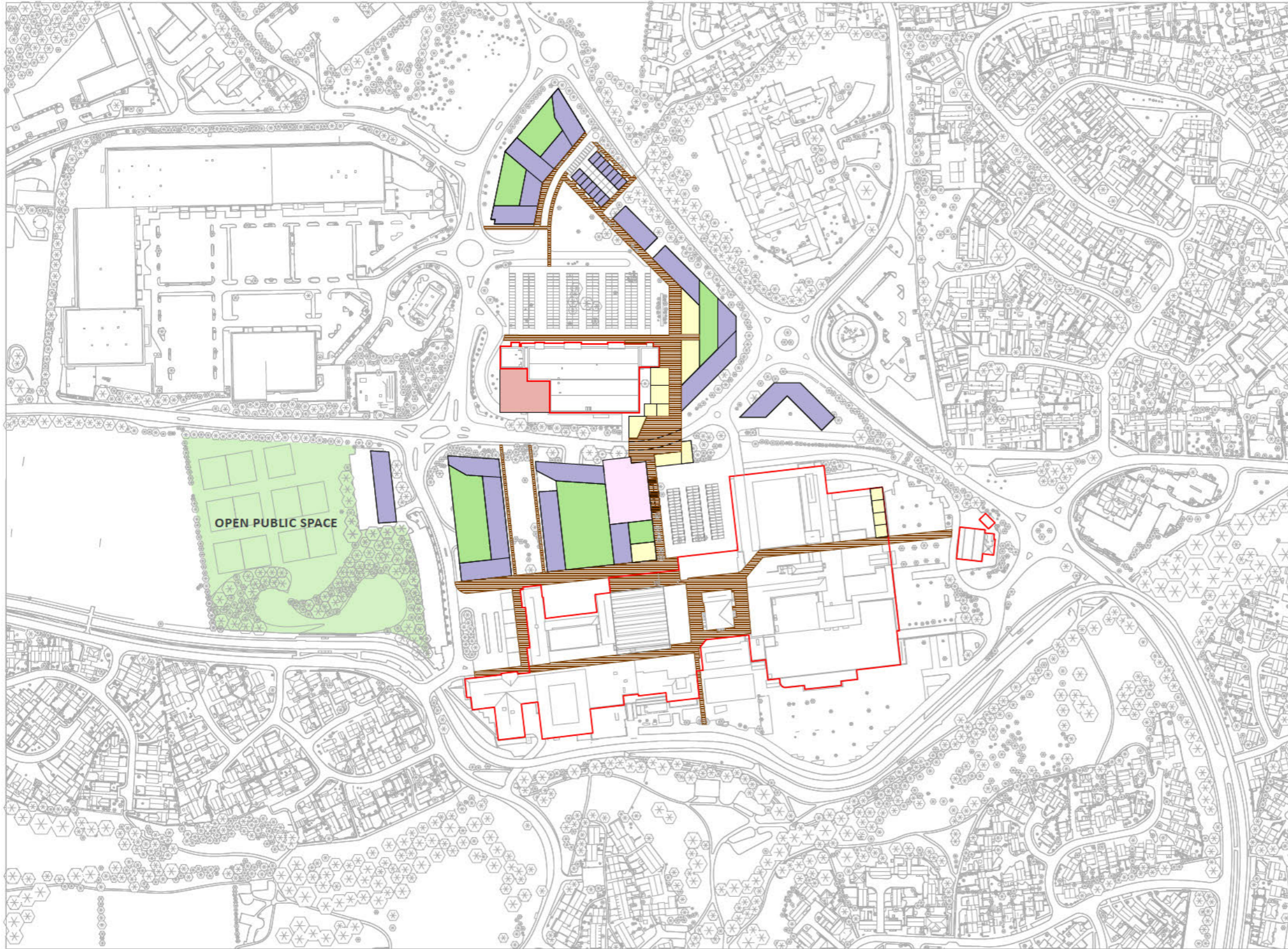
The proposed development masterplan of the Crystal Peaks District Centre will enable an effective means of adjoining the main shopping area with the north part of the site through the delivery of a Town Square and High Street overcoming pedestrian connectivity issues currently caused by the 'Waterthorpe Gateway' road and notable topographical variances across the District Centre site.

While it is understood that Crystal Peaks previously benefited from having a cinema, this closed some time ago. The consequence has resulted in residents of the area being inconvenienced and they must make a significant excursion if they wish to make use of existing cinema facilities, travelling to, for example, Sheffield City Centre, the Meadow Hall Shopping Centre or Chesterfield Town Centre.

Recent research (High streets and town centres in 2030, February 2019 published by Housing, Communities and Local Government Committee) indicates that there is a need for town centres to diversify their offering away from the sometimes overbearing retail-focus.



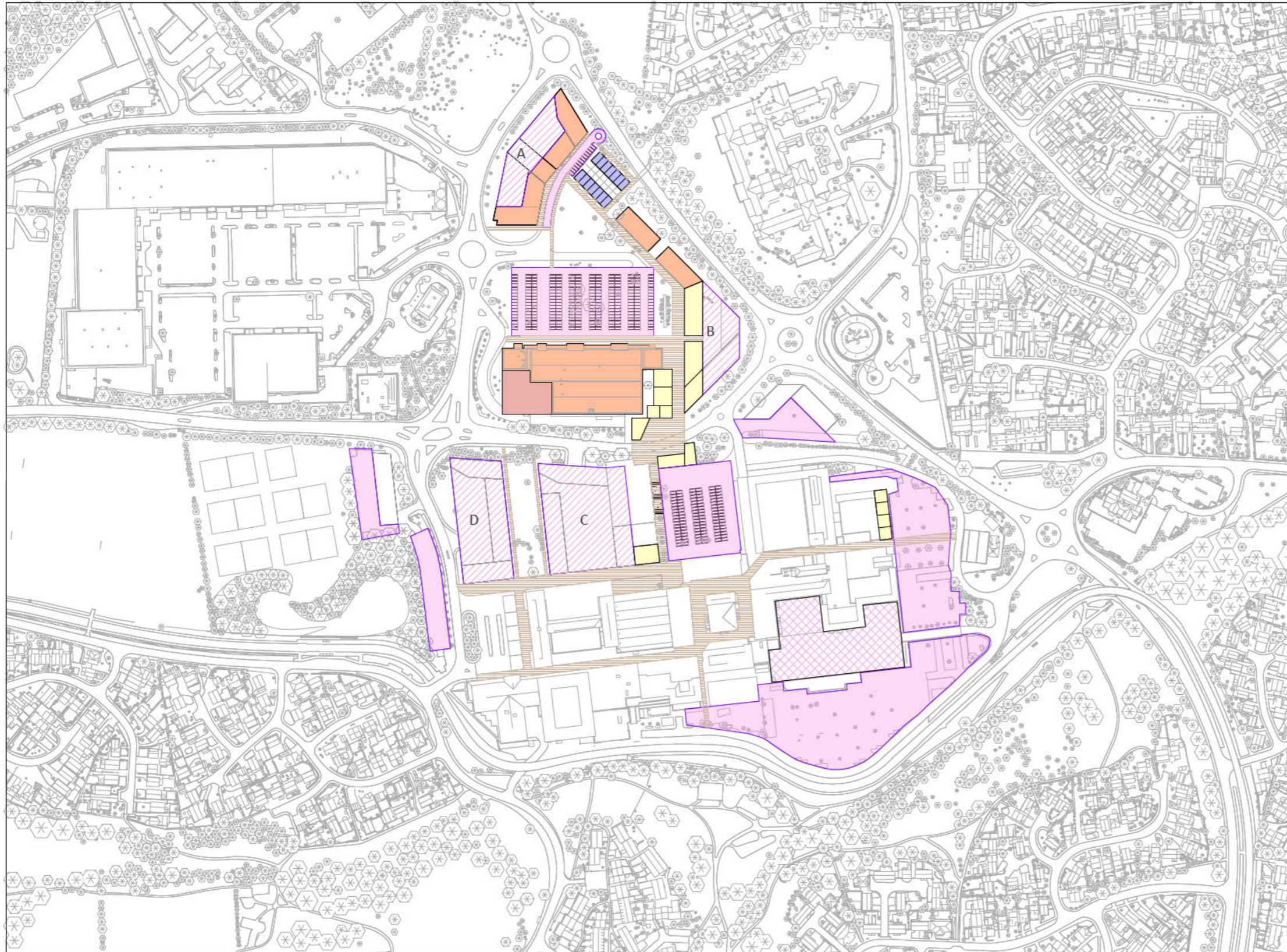
USES - TYPICAL FLOOR



LEGEND

-  EXISTING RETAIL / COMMERCIAL RETAINED
-  FOOD / BEVERAGES / RETAIL PROPOSED
-  CINEMA / LEISURE / COMMUNITY USES
-  RESIDENTIAL
-  POTENTIAL EXPANSION OF EXISTING UNITS
-  DECK OVER PARKING
-  MARKET SQUARE
-  MAIN PEDESTRIAN CIRCULATION SPIINE

PARKING










PARKING SCHEDULE

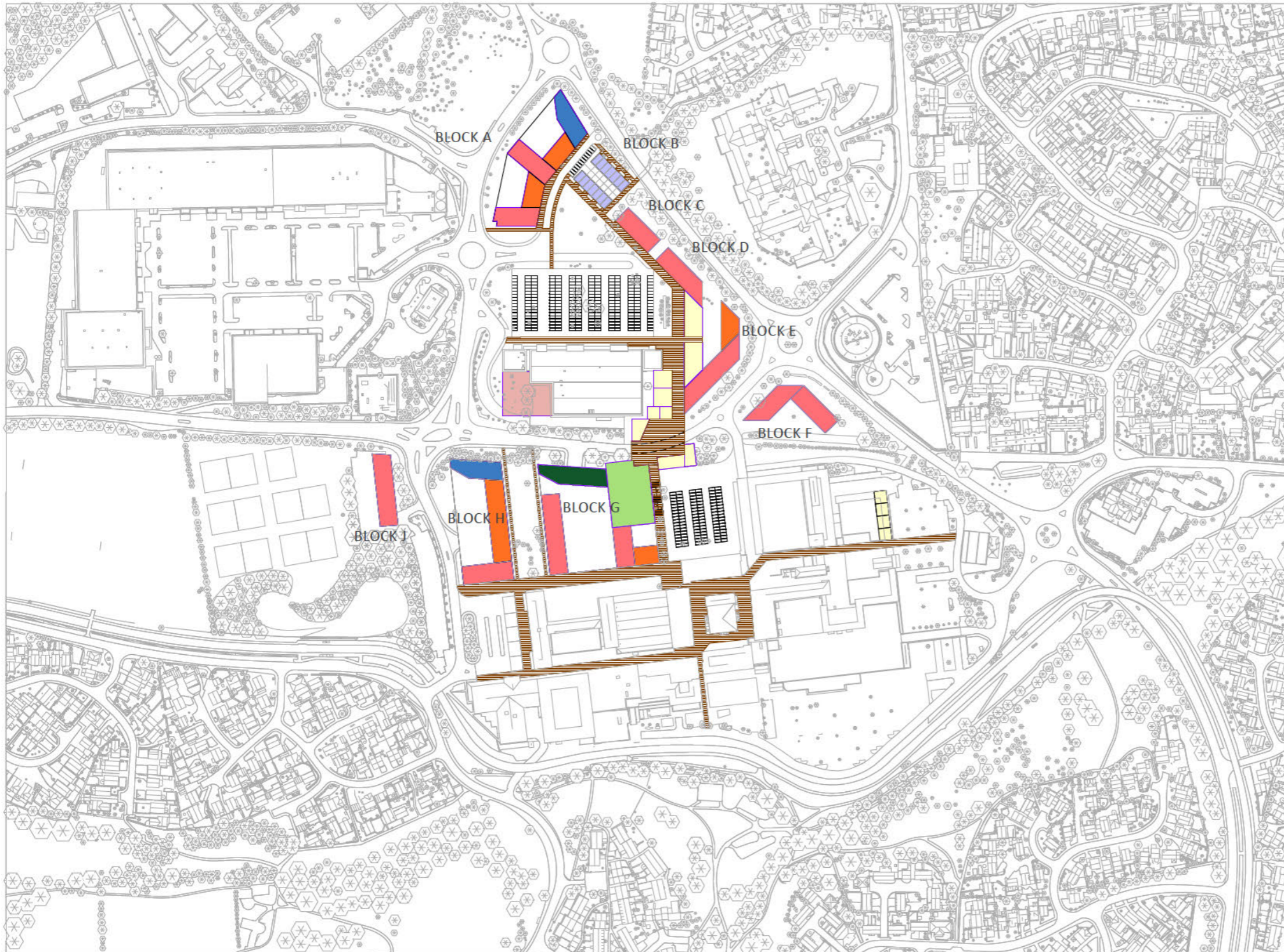
PARKING	UNDERCROFT/DECK LEVELS	AREA	NUMBER OF BAYS
A	1	2000 sqm	70
B	1	1800 sqm	70
C	3	17700 sqm	640
D	1	4000 sqm	120

TOTAL NUMBER OF POTENTIAL NEW PARKING BAYS = 900

LEGEND

-  UNDERCROFT / DECK PARKING
-  SURFACE PARKING EXISTING & PROPOSED
-  EXISTING PARKING OVER DECK
-  FOOD / BEVERAGES / RETAIL PROPOSED
-  TOWN CENTRE SERVICES/RETAIL
-GYM
-CRECHE
-FLORIST/DRYCLEANER/LOCKSMITH
-BANK/BUILDING SOCIETY/ESTATE AGENT
-DOCTOR/DENTIST/VET
-CONVENIENCE STORE
-  POTENTIAL EXPANSION OF EXISTING UNITS
-  TOWN HOUSES

HEIGHTS AND UNITS



RESIDENTIAL BLOCK SCHEDULE

BLOCK	FLOORS	AREA	NUMBER OF UNITS
BLOCK A	3 TO 6 FLOORS	10200 sqm	120
BLOCK C	4 FLOORS	2200 sqm	25
BLOCK D	4 FLOORS	2800 sqm	30
BLOCK E	3 TO 4 FLOORS	5000 sqm	55
BLOCK F	4 FLOORS	4800 sqm	55
BLOCK G	3 TO 10 FLOORS	14500 sqm	170
BLOCK H	3 TO 6 FLOORS	8900 sqm	100
BLOCK J	4 FLOORS	3400 sqm	40

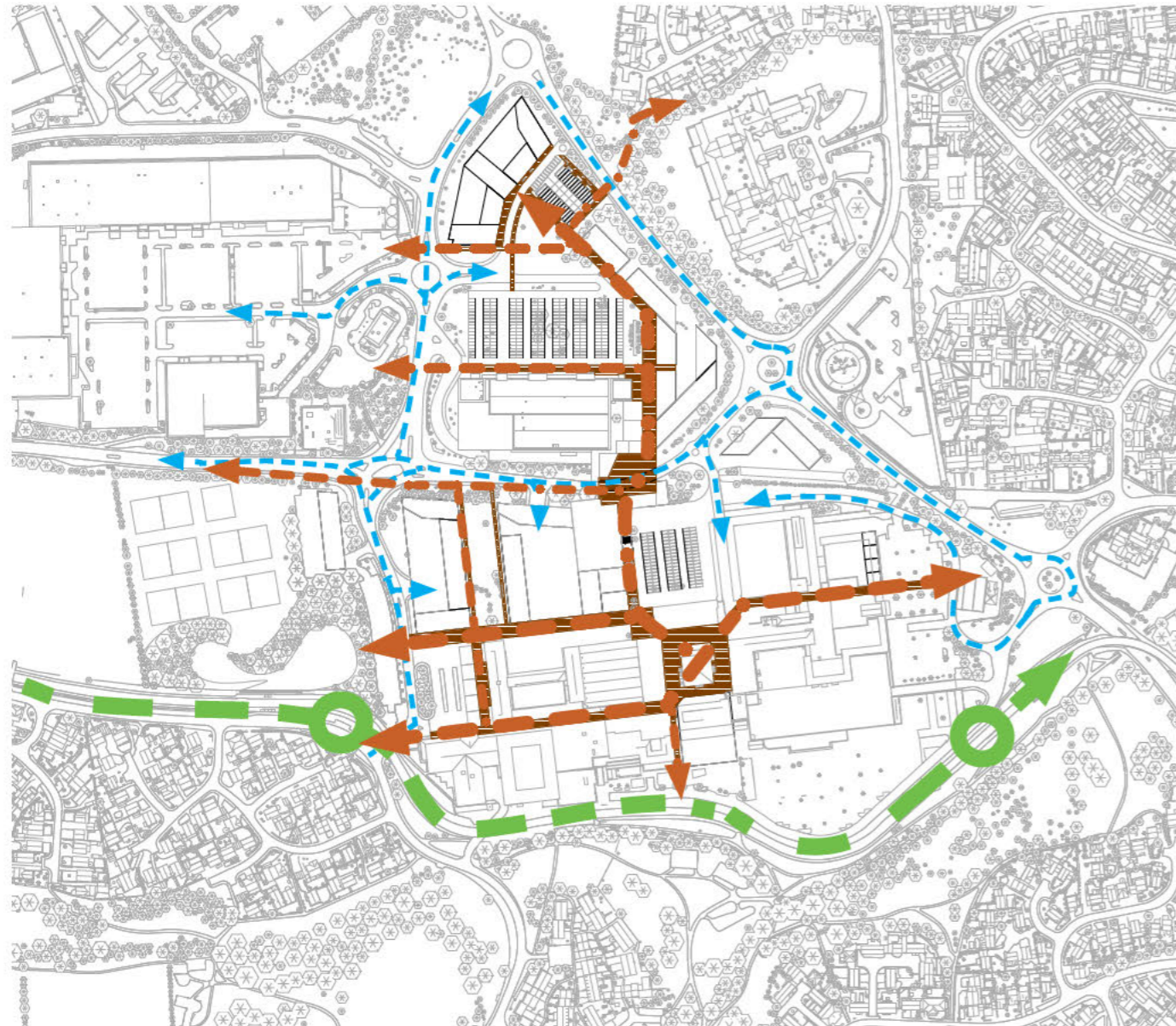
TOTAL NUMBER OF APARTMENT UNITS = 595





TOTAL NUMBER OF TOWN HOUSES (3 STOREY)= 14

LEGEND

- 1 STOREY BUILDING
- 2 STOREY BUILDING
- 3 STOREY BUILDING
- 4 STOREY BUILDING
- 6 STOREY BUILDING
- 10 STOREY BUILDING
- 3 STOREY TOWN HOUSES

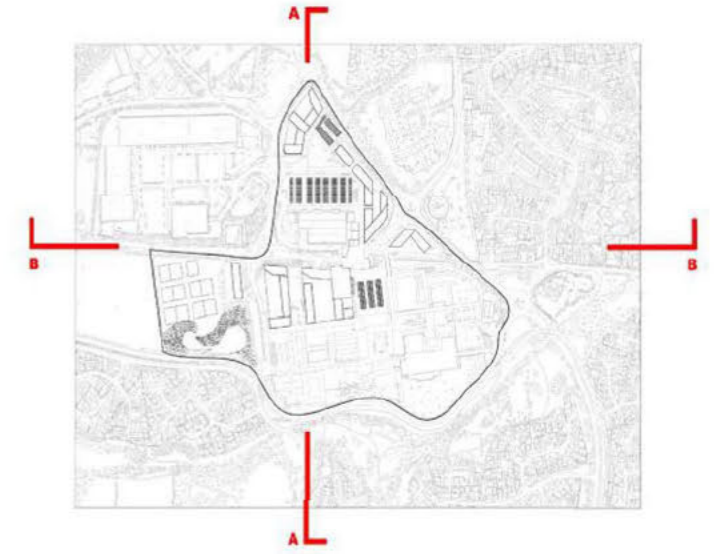
CIRCULATION



-  VEHICULAR ACCESS
-  PEDESTRIAN ROUTES & LINKS
-  TRAM LINES
-  TRAM STOPS

- ① THE GREEN (Open Space)
- ② THE BOULEVARD (Large Retail)
- ③ HIGH STREET (Small Retail)
- ④ TOWN SQUARE (Restaurant / Cafes)
- ⑤ CINEMA / LEISURE UNIT
- ⑥ PUBLIC OPEN SPACE

SECTIONS



SECTION AA



SECTION BB

3D MASSING

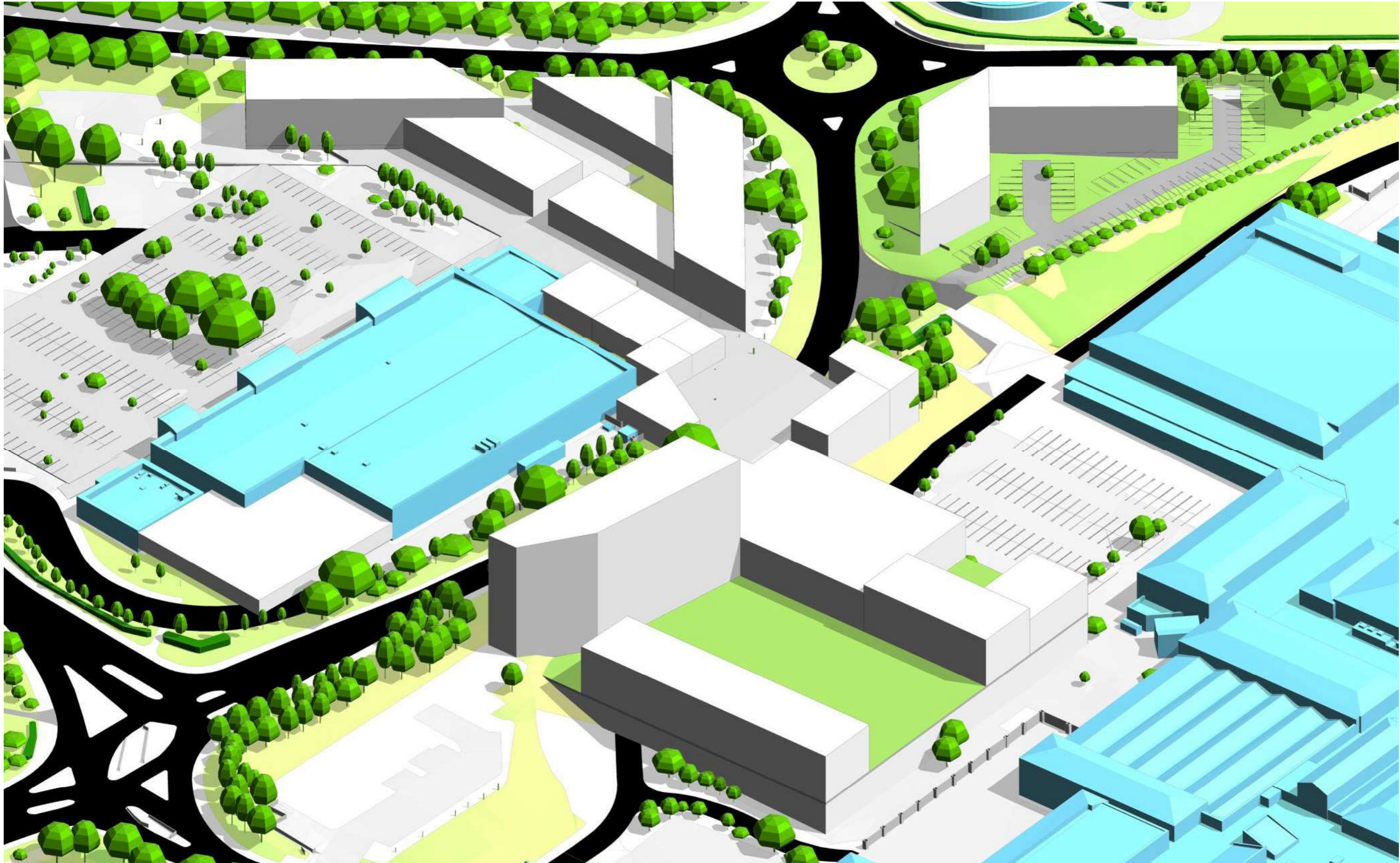


3D MASSING



3D MASSING

PHASE 1, 2 & 3



VISION 2035 - CENTRAL SQUARE

THE HEART OF THE DEVELOPMENT

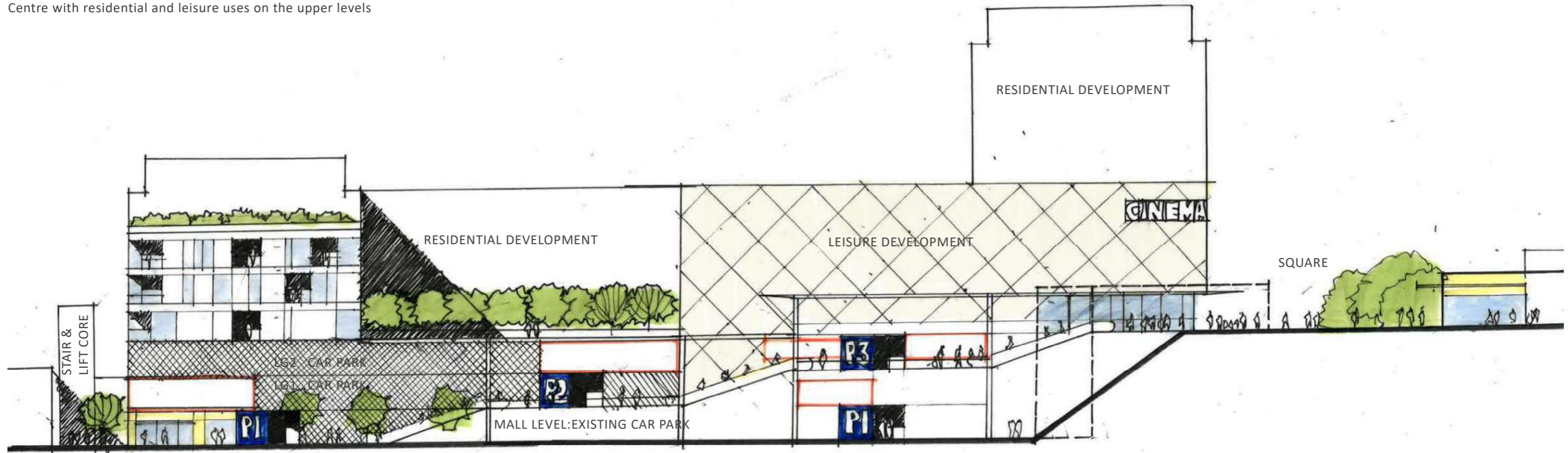


View into town square from north east



LINKS BETWEEN LEVELS

The Town Square and High Street will be connected to the shopping centre via escalators, stairs and lifts. This new throughfare will link into a new multi-level car park to serve the improved District Centre with residential and leisure uses on the upper levels

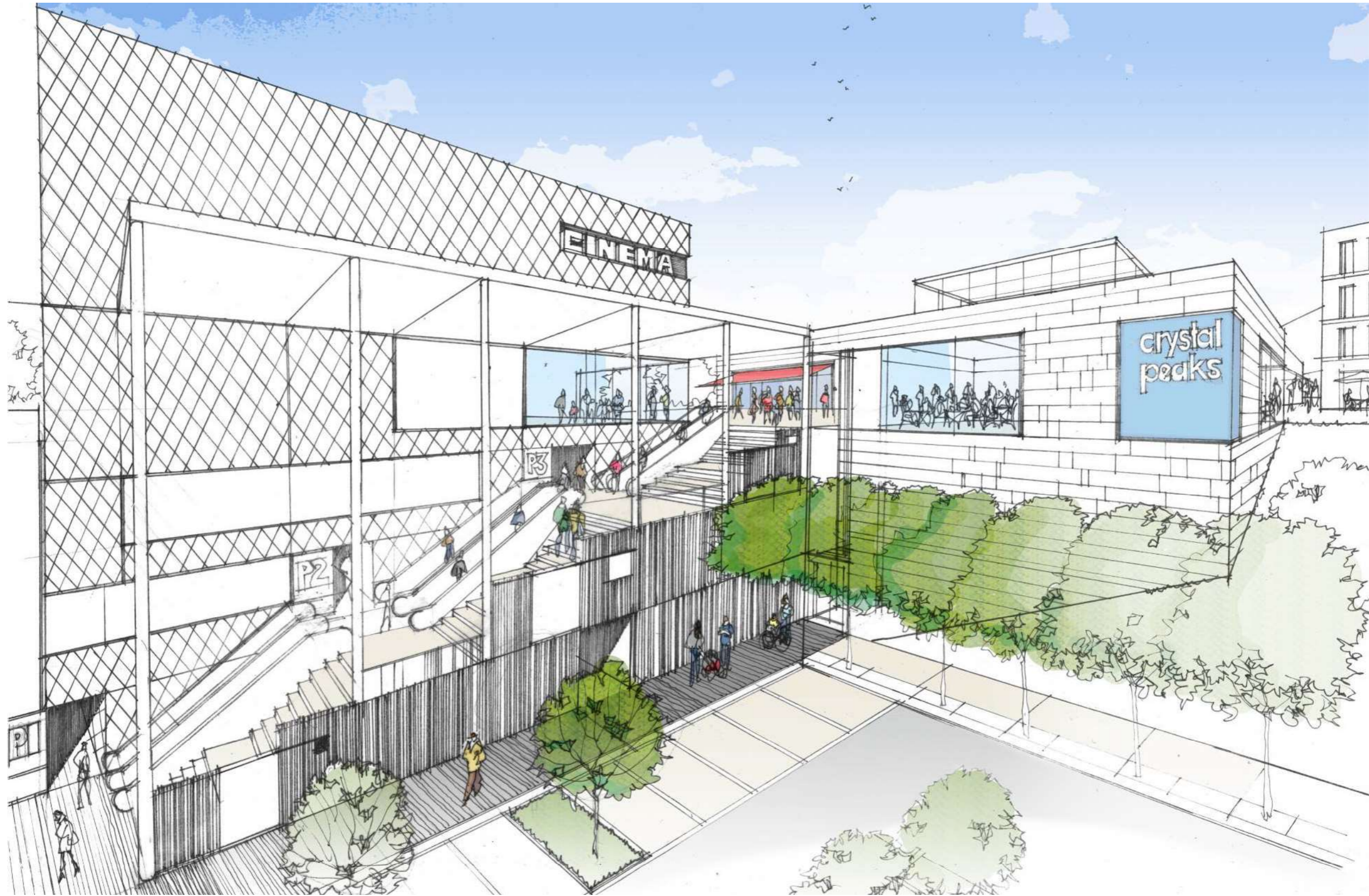


SECTION : NOT TO SCALE

CONNECTING SPACES : USE OF ESCALATORS



LINKS BETWEEN LEVELS



CONCLUSION

Crystal Peaks performs well as a town shopping centre but other initiatives are required to broaden and strengthen the range of facilities and community offer to consolidate the role it performs.

A 'living' Town Centre populated with residents, supports both the function of the centre and Government policy. Moreover by introducing an element of residential development, it will provide an evening economy and invigorate the location.

The new accommodation proposed through the residential use and improved retail and leisure offer, both promote unused airspace and provide visibility to the centre; whilst the broader mix of uses creates a truly sustainable location.





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