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Subject: YK6920-1P: Wtharndiffe Works Sheffield Local Plan Reps EMAIL 1 of 2
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Email 1 of 2

Dear Sir / Madam,

Please see attached our representations on behalf of our client Freddy & Barney Ltd (Cornish Works These are in relation to the Sheffield Local Plan Reg 19

Should you require anything further please do not hesitate to contact me

Kind regards,

Abigail Upton BA (Hons) MSc

Planner

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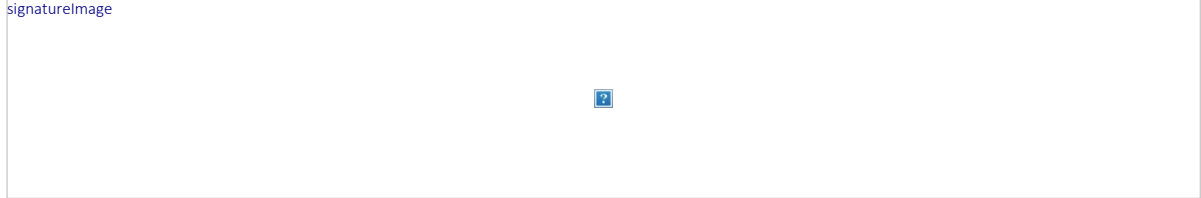
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For and on behalf of
Freddy & Barney Ltd., (Cornish Works)

Sheffield Local Plan 2023 Publication Draft Consultation

Wharncliffe Works / Cornish Works, Sheffield

**Prepared by
DLP Planning Ltd
Sheffield**

February 2023



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1.0 INTRODUCTION

- 1.1 Sheffield City Council have now published their Publication Draft Local Plan (Re. 19) which is consulted upon from Monday 9 January until Monday 20 February 2023.
- 1.2 This representation to the Sheffield Publication Draft Local Plan consultation has been prepared by DLP Planning Ltd on behalf of Freddy & Barney Ltd. (owner of Cornish Works).
- 1.3 We believe there are some aspects of the Publication Draft Local Plan that are neither justified nor effective.
- 1.4 These representations comment on the soundness of the Site Allocations section of the Publication Local Plan, identifying suggested changes, where relevant.
- 1.5 The client has specific interests in land ownership on the following site:
 - KN24 - Wharncliffe Works and 86-88 Green Lane, S3 8SE
- 1.6 **In submitting these representations, we wish to be kept informed about future stages of the Emerging Sheffield Local Plan and request the opportunity to speak at the forthcoming examination hearings.**

2.0 PART 1: VISION, SPATIAL STRATEGY, SUB-AREAS AND SITE ALLOCATIONS

SP1 Overall Growth

- 2.1 The level of housing required by the NPPF and NPPG (the Standard Method Paragraph 61 of the NPPF requires that strategic policies should be informed by a local housing need assessment, conducted using the Standard Method in national planning guidance – unless exceptional circumstances justify an alternative approach.
- 2.2 The housing requirement as set by the Standard Method is according to the Housing Economic Growth and Demographic Modelling (July 2021 some 2,923 dpa requiring some 49,691 dwellings within the plan period (table 9.1). This requirement has not been challenged and no exceptional circumstance have been set out in any of the supporting evidence base.
- 2.3 Although not referred to in the Plan at all, the capacity based housing figure neither meets the level of housing required by the Standard Method and the Council do not seek to claim there are exceptional circumstances to justify an alternative approach. The need for sites to be delivered where they can be is all the more important.

Policy SA1 Central Sub-Area

- 2.4 The Central Sub-Area is identified as being of critical importance to the future of Sheffield but there are significant challenges to delivery and viability of sites in this area, particularly those which have additional constraints. Viability and deliverability is a particular concern in regard to the Wharncliffe Works site.
- 2.5 The need to continue to build on the economic regeneration of Sheffield City Centre and Kelham Island area in particular is understood. The intention to guide future regeneration to ensure Sheffield is an inclusive, resilient, competitive yet distinctive place, with a green agenda and its people at the heart through the approach of the distinctive mixed-use neighbourhoods across six Character Areas, could be undermined by unfavourable policy context and unsupportive market conditions.

Policy CA1 Kelham Island, Neepsend, Philadelphia, Woodside

- 2.6 The Wharncliffe Works site (Allocation KN24) is identified as an allocated housing site within the character area and on the policies map. It is clear that this site could have significant regeneration opportunities in the wider area should it come forward for residential development.
- 2.7 Paragraph 4.15 of the draft Local Plan goes on to identify the area of the Neepsend Catalyst site as being between Penistone Road, the River Don and Rutland Road. It excludes Globe Works and Wharncliffe Works to the south.
- 2.8 The majority of the site is within the Kelham Island Industrial Conservation Area, it consists of a mix of industrial buildings, some of which are historic, and a large footprint retail use with a large surface car park.
- 2.9 The adjacent historic buildings at Cornish Street and connection to the River Don provide a sensitive edge, as opposed to the Penistone Road frontage where the opportunity exists to explore increasing the existing height of the site.
- 2.10 For the avoidance of doubt, Site Allocation KN24 (Wharncliffe Works) is identified as a part of the catalyst site under Policy CA1B and in that respect should be provided a positive policy context in order to contribute to the delivery of 400 new homes and positively enhance the Kelham Island area including Cornish Works, Globe Works and Cannon Brewery.
- 2.11 Whilst the inclusion of the KN24 Wharncliffe Works site as a catalyst site is support, a positive policy context must be provided for redevelopment and regeneration of the site.

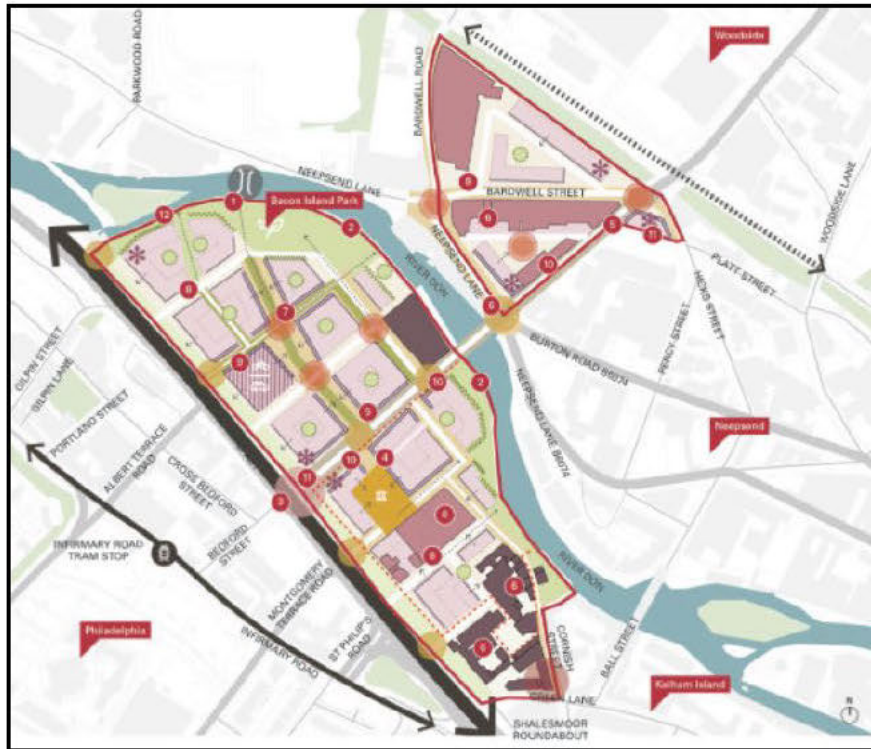


Figure 1. CA1 which should be amended to reflect opportunities for The Spine as set out Policy H1 Scale and Supply of New Housing

- 2.12 As noted in other representations, the Whole Plan Viability Assessment identifies that most of the proposed allocations on previously developed land are unviable.
- 2.13 The Whole Plan Viability Assessment defines just 2,703 dwellings out of the total allocated of 27,229 as being viable. This approach therefore is unsound as the present evidence available for these sites is that they are unviable and not deliverable and as such would be unsound to include in the plan. As noted later in these representations, the issue around viability and deliverability on the KN24 site is a particular issued and as part of the catalyst sites demonstrates a real concern. A positive policy and investment context needs to be provided to address these matters.

3.0 PART 2: DEVELOPMENT MANAGEMENT POLICIES AND IMPLEMENTATION

a) Policy AS1: Development on Allocated Sites

- 3.1 The policy states that on allocated sites where a specific use or mix of use is required, the required uses should cover at least 80% of the site area, or in the case of Office Sites, at least 60% of the gross floorspace.

Comment:

- 3.2 It is welcomed that draft Policy AS1 introduces a certain amount of flexibility when it comes to specific uses or mix of uses on allocated sites. However, the draft Plan does not allocate any 'Office Sites', therefore it seems that this part of the policy is not applicable.
- 3.3 Opportunities for a variety of use should be reflected in other locations. The opportunity for instance for leisure uses or commercial developments as part of residential developments should be welcomed.

b) Policy ES1: Measures Required to Achieve Reduced Carbon Emissions in New Development

- 3.4 New developments being expected to reduce their carbon emissions by at least 75% from 1 January 2025 and be net zero carbon from 1 January 2030.

Comment:

- 3.5 Whilst it is acknowledged that Sheffield City Council aims at becoming a zero-carbon city in the future, draft Policy ES1 introduces new requirements. There are concerns in terms of evidence base; it is our understanding that the Council has not undertaken any specific studies to underpin the requirements above. There is a real risk that this policy standard becomes outdated by the requirements of future Building Regulation changes and Future Homes Standard from 2025 onwards. This has the potential to be contradictory to more demanding levels of Building Regulations but lacks clarity in application.
- 3.6 As noted in paragraph 3.5 of the Plan, there is the potential for new Building Regulations to come forward and yet this policy is relating to the levels outlined in Building Regulations from 2013. This policy could become dated and confusing in the short term, particularly when it does not take account of the changes to Building Regulations 2022.
- 3.7 In order to demonstrate the compliance with this policy would effectively require two calculations be made which is an unnecessary and unreasonable burden placed on developers at their cost which would threaten viability. The policy is effectively asking for an assessment against 2013 Building Regulations as a baseline which has no basis in current regulations. Requiring SAP and SBEM calculations to be undertaken on expired Building Regulations standard cannot be reasonable to satisfy Local Planning Policy.
- 3.8 The National Planning Policy Framework (paragraphs 55 and 56) sets out the 6 tests of applying planning conditions and this is a helpful approach to understanding what planning decisions should be concerned with. Conditions requiring compliance with other regulatory requirements (e.g. Building Regulations) are an example of conditions requiring compliance with other regulatory regimes will not meet the test of necessity and may not be relevant to planning. Use of informatives to remind the applicant to obtain further planning approvals and other consents may be more appropriate and applying this same approach would ensure that this planning policy does not overlap with those other regulations.
- 3.9 There also appears an inherent contradiction as the Policy states that developments that will result in new dwellings or new non-residential dwellings will be required to meet these targets and criteria set out. However, part c) of the policy goes on to identify the need for reuse of

existing buildings wherever possible. This would not be a development resulting in new dwellings or non-residential dwellings.

3.10 These standards if applied to existing buildings of heritage value could prejudice their redevelopment or reuse if these technical assessments cannot be delivered.

3.11 **Policy ES2: Renewable Energy Generation**

3.12 Draft Policy ES2 expects all new developments to use low-carbon energy sources and to avoid all onsite combustion of fossil fuels.

Comment:

3.13 To what extent does new development need to avoid all onsite combustion of fossil fuels? Does this include the use of cars/vehicles and emergency generators? Clarification is required.

3.14 It is doubtful if standalone single wind turbines like at Hesley Wood and Greenland would make any measurable difference for the energy supply of a city like Sheffield with some 600,000 inhabitants. However, there can be genuine opportunities for wind energy and turbines to be used to power specific sites and offer a broader range of sustainable and renewable energy.

3.15 Existing sites being redeveloped with retained built form may simply not be able to accommodate alternative fuel systems which could require significant changes to M&E strategies and additional plant or machinery which could change the character or appearance of the building.

c) **Policy ES4: Other Requirements for the Sustainable Design of Buildings**

3.16 Draft Policy ES4 requires all development to incorporate sustainable design features.

Comment:

3.17 In general, it is felt that building regulations address construction matters and this should be directly referred to.

3.18 Some requirements like sustainable drainage systems, managing flood risk, etc. are covered by their own respective policies so there is no need to repeat them under draft policy ES4.

3.19 Criteria j) seems overly prescriptive in respect of green, blue or brown roofs as a 80% threshold is a high bar, and unnecessary in particular settings. The potential conflict with the requirements of design (i.e. a particular roof span) or the structural loading on historic buildings could render this undeliverable. Overly prescriptive requirements relative to other cities and locations will encourage investors to consider alternative locations rather than Sheffield.

d) **Policy NC3: Provision of Affordable Housing**

3.20 The draft policy provides the requirements for affordable housing and includes a minimum required contribution depending on affordable housing market areas.

Comment:

3.21 As noted in Section 2 of these representations, this site and numerous others are identified as being not viable for the purposes of the provision of affordable housing. This cannot be a sound approach to a Plan led policy on the delivery of affordable housing when at the outset it is understood that these sites will not be viable. In this regard the plan is not positively prepared as it places barriers to the viability and deliverability of development, it is not justified based on the evidence base and will not be effective in delivering over the plan period.

3.22 As has been noted in other representation to simplify matters, the required contribution should be made with regards to the number of proposed units rather than the gross internal floor area. This would also be in line with neighbouring councils within the Sheffield City Region.

e) Policy NC4: Housing for Independent and Supported Living

3.23 Draft Policy NC4 demands that all new homes should be designed to enable independent living and introduces criteria.

Comment:

3.24 Draft Policy NC4 states that in developments of fewer than 50 new homes, 100% should be designed to be accessible and adaptable dwellings. This seems to be too high a bar for development and is potentially harmful to SME developers and self-build developers. In developments of 50 or more new homes, 98% should be designed to be accessible and adaptable dwellings and the remaining 2% should be wheelchair adaptable dwellings. Again, these are very high thresholds and even in the supporting text, it is stated that it is the Government's intention to make it a requirement for all new homes but the Government has not acted upon this. Where conversion of existing buildings is proposed these demands may actually be pushing towards more efficient use of sites to deliver accessible homes by clearing sites and full scale redevelopment. This is at odds with the objectives of policy ES1 part c) which seeks the reuse of existing buildings wherever possible and is just one example of contradictions within the Plan when policies are applied.

3.25 Supported accommodation (including hostels providing an element of care), and non-supported accommodation should comprise wheelchair adaptable dwellings, but it is felt that they should not be required to be fully accessible to wheelchair users throughout. Back of house, service areas and staff only locations do not require the same level of access.

f) Policy NC5: Creating Mixed Communities

3.26 The Strategic Housing Market Assessment (SHMA) identifies a higher density of smaller households within the City Centre when compared to the rest of the city. The Council is therefore keen to encourage a broader mix of housing in the City Centre including homes suitable for families, older people and people with disabilities. Draft Policy NC5 states that mixed communities will be created and maintained by encouraging the development of housing to meet a range of needs including providing a mix of values, sizes, types and tenures.

3.27 The Policy goes on by saying that this will be achieved by:

- requiring that, in developments of 30 or more homes in the City Centre and other highly accessible locations, no more than half the homes consist of one-bedroom apartments and studios; and
- requiring a greater mix of housing on developments of 30 or more homes in other locations, including homes for larger households; and
- continuing to apply an Article 4 Direction to the areas shown on the Policies Map where new (or conversions to) Houses in Multiple Occupation (HMOs), hostels and shared housing, will be not be permitted where the combined concentration of these uses, when compared with the number of all residential properties within 200m of the site (as the crow flies), exceeds 20%

Comment:

3.28 Reference is made to providing a better mix of homes to support growth in new jobs by providing choice for people on different incomes. This is not something that planning policy

can particularly control in respect of how households or individuals choose to spend their income, nor should it.

3.29 Since the last iteration of the Plan the threshold in paragraph a) and b) has been reduced from 60 or more homes to 30 or more homes. This makes it even more challenging for smaller development proposals to come forward and should be changed.

3.30 This policy appears to replicate much of Core Strategy Policy CS41 which has had a questionable approach as deliverability and market value has demonstrated that lower density models cannot be delivered when in competition with high value, high density accommodation.

g) Policy NC8: Housing Space Standards

3.31 Draft Policy NC8 requires that residential developments comply with the Government's nationally described space standard.

Comment:

3.32 However, criterion b) (adequate living space for any residential accommodation not being C3) and c) (be flexible and adaptable) is overly prescriptive in the context of criterion a) and should be deleted.

h) Policy NC9: Housing Density

3.33 Draft Policy NC9 requires residential development to make efficient use of land. This is achieved by applying density ranges for different urban areas.

Comment:

3.34 However, it is unclear if the prescribed housing densities are set out in accordance with the capacity studies undertaken to inform the Local Plan evidence base. We would ask for this to be clarified.

i) Policy GS7: Trees, Woodlands and Hedgerows

3.35 Draft Policy GS7 aims to protect existing trees, woodlands and hedgerows and encourages to plant new trees. The policy also includes a raft of criteria to be applied when considering development proposals.

Comment:

3.36 Besides BNG requirements, sites are being required to accommodate ever more. Whilst part d) of that policy allows that off-site provision will be permitted, new trees should be planted at a ratio of at least 1 tree per dwelling, of which a minimum of 10% should be street trees on all residential developments of 10 or more homes (where new streets are provided) and 1 tree per 100sqm of internal floorspace for non-residential development. This requirement seems overly prescriptive and not appropriate in the context of high-rise urban development. Will the Council accept the provision of this in City Centre locations? How will back of highway terraced housing accommodate such?

3.37 Why is reference to exceptional circumstances being made? This does not align with previous discussions on this matter with S-PA and Ecus outlining how this will be more often than not, off-site.

3.38 Would the Council be able to clarify?

j) Policy DE6: Design of Tall Buildings and Protection of Views in the City Centre

3.39 Draft Policy DE6 states that tall buildings will be permitted in 'Tall Building Areas' within the City Centre and includes further requirements.

Comment:

- 3.40 Whilst the thrust of the policy is acknowledged, there is no indication that the Council have prepared a tall building or high-rise study in support of this policy and no further evidence can be found on the Council's website.
- 3.41 The draft policy refers to 'Tall Building Areas', however, the draft policy map of the Central Area does neither include such areas in the key nor show 'Tall Building Areas' on the map. Could the Council please clarify this.
- 3.42 In criterion d), how is "exceptional architectural quality" being defined? This appears too high a bar for development to be encouraged.

k) Policy DE9: Development and Heritage Assets

- 3.43 Draft Policy DE9 states that development proposals should conserve and, where appropriate, enhance and secure a sustainable future for those elements that contribute to the significance of the city's heritage assets. Development proposals that would affect heritage assets or their settings will be permitted only where they fulfil specified criteria.

Comment:

- 3.44 A Heritage Impact Assessment was undertaken of the Grade II* Globe Works, Grade II Cornish Works & Grade II Wharnccliffe Works as part of the Site Selection Methodology. It identifies that the value of the group of site was Moderate to High.
- 3.45 The site boundary takes in the whole of the Cornish Works, the majority of the Wharnccliffe Works and the southeast range of the Globe Works. In this respect Wharnccliffe Works under allocation KN24 is at the less sensitive range, particularly as it is included as part of the catalyst sites for the Central Area.
- 3.46 The wide range of the buildings are considered to represent a diverse range of structures, illustrative of their piecemeal development and specialised role within their requisite works. Whilst some of the buildings are legibly of their age and function, others have been subject to significant deterioration over time in terms of functional requirements and more recent dilapidation.
- 3.47 Whilst it is recognised that the wide site contains built heritage assets which make a positive contribution to the setting of nearby heritage assets, of up to high significance, which could be affected by development, the KN24 site and the condition of the buildings could be part of regeneration opportunities in the shorter term.
- 3.48 As noted elsewhere in these representations, the presumption in favour of retention and repair of listed building in any reuse, with a notable opportunity to enhance the condition of the Cornish Works is likely to simply not be viable without intervention or support, particularly in the context of allocation reference KN24. Whilst features may be salvaged and recorded as part of the industrial heritage of the site, there definitely needs to be flexibility around enabling development in order to achieve the development priorities in this area.

4.0 SITE ALLOCATION

KN24 – Wharncliffe Works and 86-88 Green Lane, S3 8SE

- 4.1 This is a 0.4ha brownfield site. The proposed allocation is residential with a total housing capacity of 60 homes equalling a density of 150 dwellings per hectare.
- 4.2 The site has been identified as being a catalyst site for the Kelham Island, Neepsend, Philadelphia and Woodside Character Area. Homes England have been involved in reviewing the development opportunities of site. However, disappointingly, they have informed the landowner that they will not be making an offer to buy Cornish Works as their extensive due diligence exercise indicates that saving the buildings and providing 60 homes would result in a loss of between £4m-£9m. This must be taken into account and alternative regeneration and redevelopment opportunities recognised as essential for this location. Delivery must be viable to have the benefits that Policy CA1 has identified and a positive policy context be provided for the redevelopment of the site.

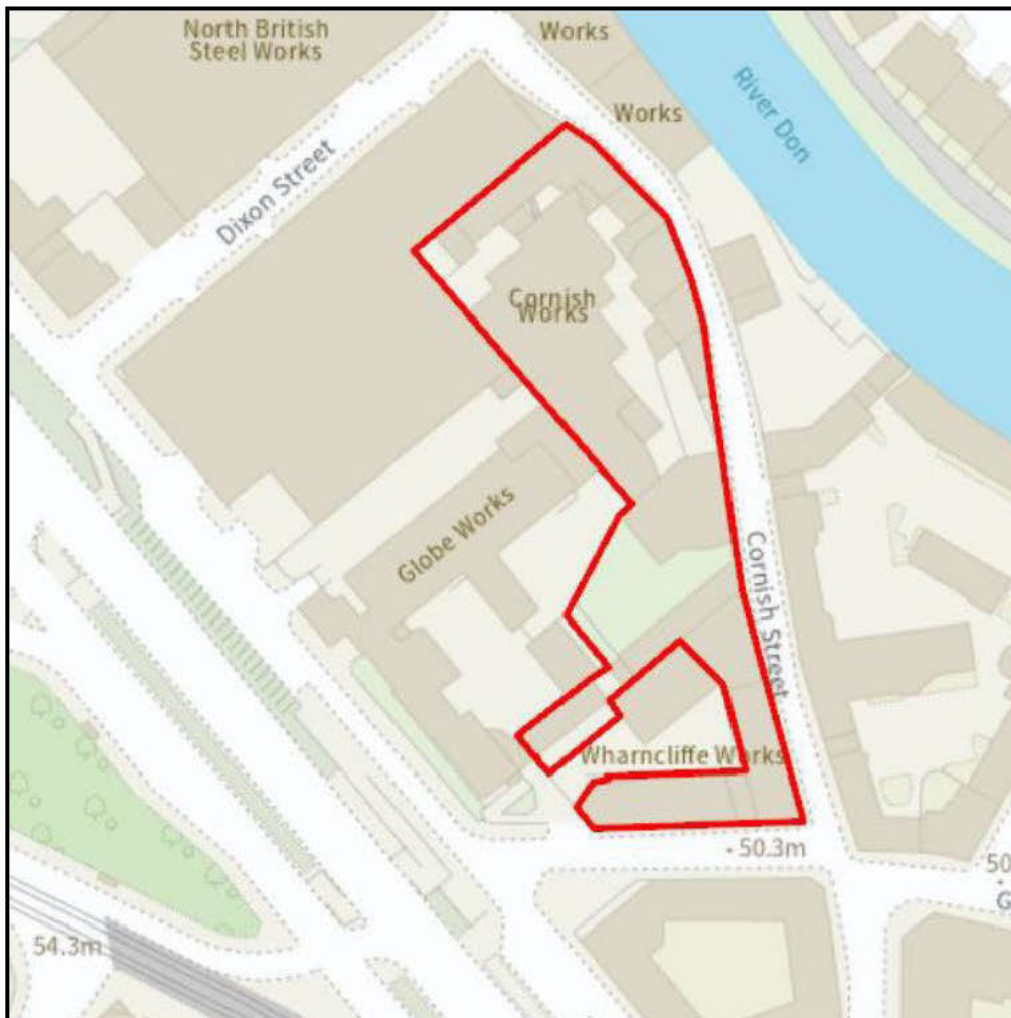


Figure 2. Wharncliffe Works Proposed Site Allocation Reference K24 and Site Location Plan (Source: Sheffield Policies Central Map).

- 4.3 The allocation for residential development of the site is supported. However, the delivery of the proposal is seriously at threat given the site constraints both physically and in terms of viability.

- 4.4 Given the approach the plan adopts to making efficient use of land within the city centre, it will be essential that efficient use of land is made. The general principle that residential development of this site would aid the area and stimulate further development to reduce neighbourhood crime and trespass spurred on by the derelict buildings nearby is material and can form an important part of the future of the Kelham area.
- 4.5 Planning permission was granted on a nearby site (LPA Reference 18/03177/FUL) for 222 flats and two commercial units across a development of between 4 – 11 storeys. Based on a site area of circa 0.3ha this would deliver at a density of 740dph. This set a positive precedent and indicates the principle of higher density residential development in Sheffield city centre but this does not appear to be applied or agreed in this allocation.
- 4.6 The demolition of the site would allow density to be increased on the site providing much required housing and allowing Sheffield to move towards realising the objectives set out in the Plan. In the context of the site within the Kelham Island area it is accessible to travel and local services (in accordance with draft Policy NC11) as well as supporting the viability of the central area. However if the redevelopment of the site is not allowed then this will simply not be delivered.
- 4.7 The viability of the site would also be undermined by the application of a 10% affordable housing requirement. At present the site is exempt from affordable housing requirements with its location within the city.
- 4.8 Given the position of the lack of funding or grants available for subsidising the site, and Homes England's decision not to acquire this site, the availability assessment as being available within the first 5 years of the plan is not possible. However, the opportunity to wholly redevelop the site would enable this.
- 4.9 It is noted in the Site Selection Methodology site appraisal that a Heritage assessment should be given to the impact of any proposal at the planning application stage. We would suggest an appropriate structural report should also be provided given the range of buildings on site and their condition means conversion of built form across the site is not straight forward and has significant costs and risk associated with it.
- 4.10 The Site Selection Methodology also refers to the Heritage Statement needing to explain how potential archaeological impacts have been addressed. Such works could also have implications on the existing buildings and their structural integrity. An issue around such works was raised in the context of recent listed building works to secure the safe demolition of a masonry wall which was in danger of collapse. Listed Building Consent was approved under reference 22/04464/LBC for these works and it was requested that non-powered hand tools be used unless absolutely necessary to avoid harm or unintended damage to existing buildings. Concerns in relation to this raise queries as to whether the conversion of 60 dwellings would be practical without a detailed structural survey to confirm. However, there is no doubt that the site needs to be regenerated.

5.0 SUMMARY

- 5.1 Conversion of the built form at Cornish Works is not viable. Leaving the derelict site to further deteriorate would result in preventing much needed homes being built on the site as well as deterring other development in the area of the site. The only possible viable option for the site requires its clearance to allow for new build development.

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**RTPI**

Chartered Town Planner



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.

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Signature: A.UPTON

Date: 17.02.23


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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: Garry Hastings
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Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: V1 – Velocity, Sheffield
Postcode: S1 4BY
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: Cornish Works

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

Policy Number: SP1 – Part 1

Paragraph Number:

Policies Map:

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.

See supporting documentation Paragraph 2.1 – 2.3. We object to this policy as it is unsound and unjustified as a departure from the standard method calculating housing.

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.

See supporting documentation Paragraph 2.1 -2.3.

The capacity based housing figure neither meets the level of housing required by the Standard Method and the Council do not seek to claim there are exceptional circumstances to justify an alternative approach.

Additional housing sites and a positive policy context for delivery on sites such as KN24 is required.

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.

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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:

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- post to: **Strategic Planning Team, Planning Service, 4th Floor, Howden House, Sheffield S1 2SH**

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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: ABIGAIL UPTON

Signature: A.UPTON

Date: 17.02.23


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: Garry Hastings
Organisation (if applicable): Freddy & Barney Ltd. (Cornish Works)
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: V1 – Velocity, Sheffield
Postcode: S1 4BY
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: Cornish Works

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

Policy Number: SA1 – Part 1

Paragraph Number:

Policies Map:

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.

See supporting documentation Paragraph 2.4 – 2.11. We object to this policy as it is ineffective and will not deliver in the context of viability.

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.**

The Central Sub-Area is identified as being of critical importance to the future of Sheffield but there are significant challenges to delivery and viability of sites in this area, particularly those which have additional constraints. (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

See supporting documentation Paragraph 2.4 -2.11.

The Central Sub-Area is identified as being of critical importance to the future of Sheffield but there are significant challenges to delivery and viability of sites in this area, particularly those which have additional constraints including site KN24.

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.

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.

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Yes

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

No

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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: ABIGAIL UPTON

Signature: A.UPTON

Date: 17.02.23


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: Garry Hastings
Organisation (if applicable): Freddy & Barney Ltd. (Cornish Works)
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: V1 – Velocity, Sheffield
Postcode: S1 4BY
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: Cornish Works

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

Policy Number: H1 – Part 1

Paragraph Number:

Policies Map:

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.

See supporting documentation Paragraph 2.12 – 2.13. We object to this policy as it is ineffective in the context of viability.

Continue on a separate sheet if necessary

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See supporting documentation Paragraph 2.12 -2.13.

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Yes

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

No

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: YK6920-1P: Wharfedale Works Sheffield Local Plan Reprs EMAIL 2 of 2
Date: 20 February 2023 17:20:37
Attachments: [image001.jpg](#)
[NC9 - Consultation Form.docx](#)
[NC8 - Consultation Form.docx](#)
[NC5 - Consultation Form.docx](#)
[NC3 - Consultation Form.docx](#)
[ES4 - Consultation Form.docx](#)
[ES2 - Consultation Form.docx](#)
[KN24 - Consultation Form.docx](#)

Email 2 of 2

Dear Sir / Madam,

Please see attached our representations on behalf of our client Freddy & Barney Ltd (Cornish Works) These are in relation to the Sheffield Local Plan Reg 19

Should you require anything further please do not hesitate to contact me

Kind regards,

Abigail Upton BA (Hons) MSc

Planner

DLP Planning Limited

Ground Floor

V1 - Velocity

Tenter Street

Sheffield

S1 4BY



Royal Town Planning Institute Yorkshire **Young Planner of the Year 2022**

signatureImage



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Try not to leave old messages attached unless they are relevant.

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No

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Yes

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

Yes

No

Printed Name: ABIGAIL UPTON

Signature: A.UPTON

Date: 17.02.23


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1. Personal Details

Name: Garry Hastings
Organisation (if applicable): Freddy & Barney Ltd. (Cornish Works)
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: V1 – Velocity, Sheffield
Postcode: S1 4BY
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: Cornish Works

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

Policy Number: AS1 – Part 2

Paragraph Number:

Policies Map:

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.

See supporting documentation Paragraph 3.1 – 3.3. We object to this policy as it is ineffective.

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.

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See supporting documentation Paragraph 3.1 -3.3.

It is welcomed that draft Policy AS1 introduces a certain amount of flexibility when it comes to specific uses or mix of uses on allocated sites. However, the draft Plan does not allocate any 'Office Sites', therefore it seems that this part of the policy is not applicable.

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.

Continue on a separate sheet if necessary

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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

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No

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Yes

No

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Signature: A.UPTON

Date: 17.02.23


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Address:
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Name or Organisation: Cornish Works

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

Policy Number: ES1 – Part 2

Paragraph Number:

Policies Map:

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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.

See supporting documentation Paragraph 3.4 – 3.10. We object to this policy as it is not justified and ineffective in the context more recent building regulations.

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.**

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See supporting documentation Paragraph 3.4 -3.10.

Whilst it is acknowledged that Sheffield City Council aims at becoming a zero-carbon city in the future, draft Policy ES1 introduces new requirements. There are concerns in terms of evidence base; it is our understanding that the Council has not undertaken any specific studies to underpin the requirements above. There is a real risk that this policy standard becomes outdated by the requirements of future Building Regulation changes and Future Homes Standard from 2025 onwards. This has the potential to be contradictory to more demanding levels of Building Regulations but lacks clarity.

This policy should be deleted.

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.

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.

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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: ABIGAIL UPTON

Signature: A.UPTON

Date: 17.02.23


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: Garry Hastings
Organisation (if applicable): Freddy & Barney Ltd. (Cornish Works)
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: V1 – Velocity, Sheffield
Postcode: S1 4BY
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: Cornish Works

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

Policy Number: ES2 – Part 2

Paragraph Number:

Policies Map:

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.

See supporting documentation Paragraph 3.12 – 3.15. We object to this policy as it is not justified and clarification is required.

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.

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See supporting documentation Paragraph 3.12 -3.15.

To what extent does new development need to avoid all onsite combustion of fossil fuels? Does this include the use of cars/vehicles and emergency generators? Clarification is required.

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.

Continue on a separate sheet if necessary

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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:

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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: ABIGAIL UPTON

Signature: A.UPTON

Date: 17.02.23


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.

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1. Personal Details

Name: Garry Hastings
Organisation (if applicable): Freddy & Barney Ltd. (Cornish Works)
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: V1 – Velocity, Sheffield
Postcode: S1 4BY
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: Cornish Works

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

Policy Number: ES4 – Part 2

Paragraph Number:

Policies Map:

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.

See supporting documentation Paragraph 3.16 – 3.19. We object to this policy as it is not justified.

Continue on a separate sheet if necessary

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See supporting documentation Paragraph 3.16 -3.19.

In general, it is felt that building regulations address construction matters and this should be directly referred to.

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.

Continue on a separate sheet if necessary

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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:

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Please tick/ delete as appropriate:

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Yes

No

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Yes

No

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

Yes

No

Printed Name: ABIGAIL UPTON

Signature: A.UPTON

Date: 17.02.23


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

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1. Personal Details

Name: Garry Hastings
Organisation (if applicable): Freddy & Barney Ltd. (Cornish Works)
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: V1 – Velocity, Sheffield
Postcode: S1 4BY
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: Cornish Works

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

Policy Number: NC3 – Part 2

Paragraph Number:

Policies Map:

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.

See supporting documentation Paragraph 3.20 – 3.22. We object to this policy as it is not justified, effective and was is not positively prepared.

Continue on a separate sheet if necessary

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See supporting documentation Paragraph 3.20 -3.22.

As noted in Section 2 of these representations, this site and numerous others are identified as being not viable for the purposes of the provision of affordable housing. This cannot be a sound approach to a Plan led policy on the delivery of affordable housing when at the outset it is understood that these sites will not be viable. In this regard the plan is not positively prepared as it places barriers to the viability and deliverability of development, it is not justified based on the evidence base and will not be effective in delivering over the plan period.

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.

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No

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Yes

No

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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

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

Yes

No

Printed Name: ABIGAIL UPTON

Signature: A.UPTON

Date: 17.02.23


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

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1. Personal Details

Name: Garry Hastings
Organisation (if applicable): Freddy & Barney Ltd. (Cornish Works)
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: V1 – Velocity, Sheffield
Postcode: S1 4BY
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: Cornish Works

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

Policy Number: NC4 – Part 2

Paragraph Number:

Policies Map:

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

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See supporting documentation Paragraph 3.23 – 3.25. We object to this policy as it is not justified or effective.

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See supporting documentation Paragraph 3.23 -3.25.

Draft Policy NC4 states that in developments of fewer than 50 new homes, 100% should be designed to be accessible and adaptable dwellings. This seems to be too high a bar for development and is potentially harmful to SME developers and self-build developers.

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.

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Yes

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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: ABIGAIL UPTON

Signature: A.UPTON

Date: 17.02.23


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Part A- Personal Details

1. Personal Details

Name: Garry Hastings
Organisation (if applicable): Freddy & Barney Ltd. (Cornish Works)
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: V1 – Velocity, Sheffield
Postcode: S1 4BY
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: Cornish Works

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

Policy Number: NC5 – Part 2

Paragraph Number:

Policies Map:

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

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See supporting documentation Paragraph 3.26 – 3.30. We object to this policy as it is not justified or effective. It is trying to control something planning policy cannot.

Continue on a separate sheet if necessary

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See supporting documentation Paragraph 3.26 -3.30.

This policy appears to replicate much of Core Strategy Policy CS41 which has had a questionable approach as deliverability and market value has demonstrated that lower density models cannot be delivered when in competition with high value, high density accommodation.

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.

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.

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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:

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

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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: ABIGAIL UPTON

Signature: A.UPTON

Date: 17.02.23


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: Garry Hastings
Organisation (if applicable): Freddy & Barney Ltd. (Cornish Works)
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: V1 – Velocity, Sheffield
Postcode: S1 4BY
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: Cornish Works

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

Policy Number: NC8 – Part 2

Paragraph Number:

Policies Map:

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.

See supporting documentation Paragraph 3.31 – 3.32. We object to this policy as it is not effective.

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.

The Central Sub-Area is identified as being of critical importance to the future of Sheffield but there are significant challenges to delivery and viability of sites in this area, particularly those which have additional constraints. (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

See supporting documentation Paragraph 3.31 -3.32.

However, criterion b) (adequate living space for any residential accommodation not being C3) and c) (be flexible and adaptable) is overly prescriptive in the context of criterion a) and should be deleted.

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.

Continue on a separate sheet if necessary

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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:

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Please tick/ delete as appropriate:

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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: ABIGAIL UPTON

Signature: A.UPTON

Date: 17.02.23


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: Garry Hastings
Organisation (if applicable): Freddy & Barney Ltd. (Cornish Works)
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: V1 – Velocity, Sheffield
Postcode: S1 4BY
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: Cornish Works

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

Policy Number: NC9 – Part 2

Paragraph Number:

Policies Map:

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.

See supporting documentation Paragraph 3.33 – 3.34. We object to this policy as it is not justified and clarification is required.

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.

The Central Sub-Area is identified as being of critical importance to the future of Sheffield but there are significant challenges to delivery and viability of sites in this area, particularly those which have additional constraints. (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

See supporting documentation Paragraph 3.33 -3.34.

However, it is unclear if the prescribed housing densities are set out in accordance with the capacity studies undertaken to inform the Local Plan evidence base. We would ask for this to be clarified.

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.

Continue on a separate sheet if necessary

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

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No

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No

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Yes

No

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

Yes

No

Printed Name: ABIGAIL UPTON

Signature: A.UPTON

Date: 17.02.23


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: Garry Hastings
Organisation (if applicable): Freddy & Barney Ltd. (Cornish Works)
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: V1 – Velocity, Sheffield
Postcode: S1 4BY
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: Cornish Works

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

Policy Number: GS7 – Part 2

Paragraph Number:

Policies Map:

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.

See supporting documentation Paragraph 3.35 – 3.38. We object to this policy as it is not justified and clarification is required.

Continue on a separate sheet if necessary

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See supporting documentation Paragraph 3.35 -3.38.

Besides BNG requirements, sites are being required to accommodate ever more. Whilst part d) of that policy allows that off-site provision will be permitted, new trees should be planted at a ratio of at least 1 tree per dwelling, of which a minimum of 10% should be street trees on all residential developments of 10 or more homes (where new streets are provided) and 1 tree per 100sqm of internal floorspace for non-residential development. This requirement seems overly prescriptive and not appropriate in the context of high-rise urban development. Will the Council accept the provision of this in City Centre locations? How will back of highway terraced housing accommodate such. Clarification is required.

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

Yes

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

No

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Please tick/ delete as appropriate:

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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: ABIGAIL UPTON

Signature: A.UPTON

Date: 17.02.23


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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: Garry Hastings
Organisation (if applicable): Freddy & Barney Ltd. (Cornish Works)
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: V1 – Velocity, Sheffield
Postcode: S1 4BY
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: Cornish Works

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

Policy Number: DE6 – Part 2

Paragraph Number:

Policies Map:

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

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See supporting documentation Paragraph 3.39 – 3.42. We object to this policy as it is not justified and clarification is required.

Continue on a separate sheet if necessary

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See supporting documentation Paragraph 3.35 -3.38.

Whilst the thrust of the policy is acknowledged, there is no indication that the Council have prepared a tall building or high-rise study in support of this policy and no further evidence can be found on the Council's website. Clarification is required.

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.

Continue on a separate sheet if necessary

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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:

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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: ABIGAIL UPTON

Signature: A.UPTON

Date: 17.02.23


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1. Personal Details

Name: Garry Hastings
Organisation (if applicable): Freddy & Barney Ltd. (Cornish Works)
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: V1 – Velocity, Sheffield
Postcode: S1 4BY
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: Cornish Works

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

Policy Number: DE9 – Part 2

Paragraph Number:

Policies Map:

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.

See supporting documentation Paragraph 3.43 – 3.48. We object to this policy as it is not justified or effective.

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.

The Central Sub-Area is identified as being of critical importance to the future of Sheffield but there are significant challenges to delivery and viability of sites in this area, particularly those which have additional constraints. (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

See supporting documentation Paragraph 3.43 -3.48.

The presumption in favour of retention and repair of listed building in any reuse, with a notable opportunity to enhance the condition of the Cornish Works is likely to simply not be viable without intervention or support, particularly in the context of allocation reference KN24. Whilst features may be salvaged and recorded as part of the industrial heritage of the site, there definitively needs to be flexibility around enabling development in order to achieve the development priorities in this area.

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.

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:

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.

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: ABIGAIL UPTON

Signature: A.UPTON

Date: 17.02.23


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: Garry Hastings
Organisation (if applicable): Freddy & Barney Ltd. (Cornish Works)
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: V1 – Velocity, Sheffield
Postcode: S1 4BY
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: Cornish Works

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

Policy Number: KN24 Site Allocation – Wharncliffe / Cornish Works, Sheffield

Paragraph Number:

Policies Map: Sheffield central map

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.

See supporting documentation. We consider this specific allocation of the Sheffield plan unsound as it is neither justified nor effective. Whilst supporting the residential development of the site there are significant viability matters which need to be considered and in order to provide a positive policy context in which development can come forward on this site.

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.

See supporting documentation. We believe the site can accommodate redevelopment but the viability around the site needs to be considered.

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:

Given our clients interest and position with the site in question verbal presentation at the hearing would be appreciated.

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.