

From: [REDACTED]
To: [REDACTED]
Subject: FW: HD Sports, Unit 1 Rutland Way: Local Plan Objection
Date: 03 May 2023 11:09:29
Attachments: [image001.png](#)
[28.04.23 HD Sports - Sheffield LP Reg 19.pdf](#)

Extremely late representation, almost certainly not duly made. However, worth considering I think as it's pretty critical to delivery of one of our larger sites / masterplans. I've not forwarded it to Alan S / Dave etc yet but will do.

Laura

From: Johnson, Christopher (Avison Young - UK) [REDACTED]
Sent: Friday, April 28, 2023 11:30 AM
To: [REDACTED]
Subject: HD Sports, Unit 1 Rutland Way: Local Plan Objection

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Hi Laura

Good to speak the other day and thanks for your time in relation to this site last week. Please find attached a letter outlining our client's objection to the proposed allocation at Rutland Way contained in the recent Local Plan consultation.

If you could provide a contact to speak to in DM to clarify validation requirements it would be appreciated, as we intend to submit an outline application for the development as soon as practicable.

Kind regards

Chris

Chris Johnson MRTPI
Senior Planner

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28 April 2023

Planning Services
City Futures
Sheffield City Council

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Sent via email to: [REDACTED]

HD SPORTS, RUTLAND WAY, SHEFFIELD:**LETTER OF OBJECTION TO PROPOSED ALLOCATION IN DRAFT LOCAL PLAN CONSULTATION**

Dear Laura,

We write to you on behalf of our client HD Sports in objection to proposed policies contained in the emerging Draft Sheffield Local Plan. The recent Regulation 19 consultation undertaken by the Council contains a site-specific allocation for alternative uses relating to land owned and occupied by our client. Other proposed policies also contain requirements which would be harmful to the continued operation of the site by our client.

Background

HD Sports Ltd. own the freehold interest of the manufacturing facility and land at Unit 1 Rutland Way and have operated in this location manufacturing blades used for ice-skating for a number of years. HD Sports Ltd. have no proposals to leave their premises and indeed have aspirations of further investment in the site by extending the premises by erecting a 1-2 storey extension from the north east elevation eastwards across the existing car park to the current location of two outbuildings. These outbuildings would likely be demolished and replaced as part of the extension.

Sheffield City Council recently undertook Regulation 19 consultation on their emerging Local Plan, which includes a proposed site allocation for the site and surrounding area, including several other units to the south and east of the site, for residential-led mixed use development. The consultation took place from 9 January to 20 February 2023. The proposed allocation presents uncertainty on the deliverability of this extension, in addition to other proposed policies of the plan.

Recent conversations with Laura Stephens, Local Plan Lead, have been positive and it has been advised that the Council would be receptive to this representation, albeit the consultation deadline has now passed.

Policy Context

Emerging Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside

The site is within what is defined as 'Character Area One: Kelham Island, Neepsend, Philadelphia, Woodside' and is described as an emerging residential area with industrial heritage and character. The Policy sets 10 development requirements labelled a-j, including:

- a) Deliver approximately 2,745 homes and 1.3 hectares of employment land (through a combination of existing planning permissions and new site allocations).

- b) Deliver a housing requirement figure for the designated neighbourhood planning area: Kelham/Neepsend – at least 2,653 homes (including homes which already have planning permission).
- c) Deliver Site Allocations KN01 to KN36, with a focus on the site allocations defined within Policy CA1A – Priority Location in Neepsend, and Policy CA1B – Catalyst Site between Penistone Road, the River Don, and Rutland Road.

Emerging Policy CA1A: Priority Location in Neepsend

The site is identified by a specific allocation, given reference KN27. Emerging Policy CA1A identifies Neepsend as a priority location and identifies site allocations required to deliver this:

Development proposals will deliver Site Allocation(s) KN03, KN05, KN07, KN13, KN15, KN21, KN24, **KN27**, KN30, and KN36 and help realise:

- a) Around 1,285 new homes.
- b) Mixed use development that supports a proportion of non-residential uses.
- c) Enhanced connectivity to the River Don, including an extension of Waterloo Walk.
- d) A new waterside park (Bacon Island Park) along the northern edge of the River Don, helping to create a network of green spaces and connections with the Ponderosa and Parkwood.**
- e) A new neighbourhood hub by expanding on existing amenities in Insignia Works and neighbouring Steelworks Kelham...



Figure 1: City Centre Priority Neighbourhood Frameworks Priority Location 1 (indicative site location in red)

Figure 1 is taken from the 'Sheffield City Centre Priority Neighbourhood Frameworks' and shows Priority Location 1. The site is shown in this masterplan layout as the new waterside park 'Bacon Island Park' as described in part d of emerging Policy CA1A.

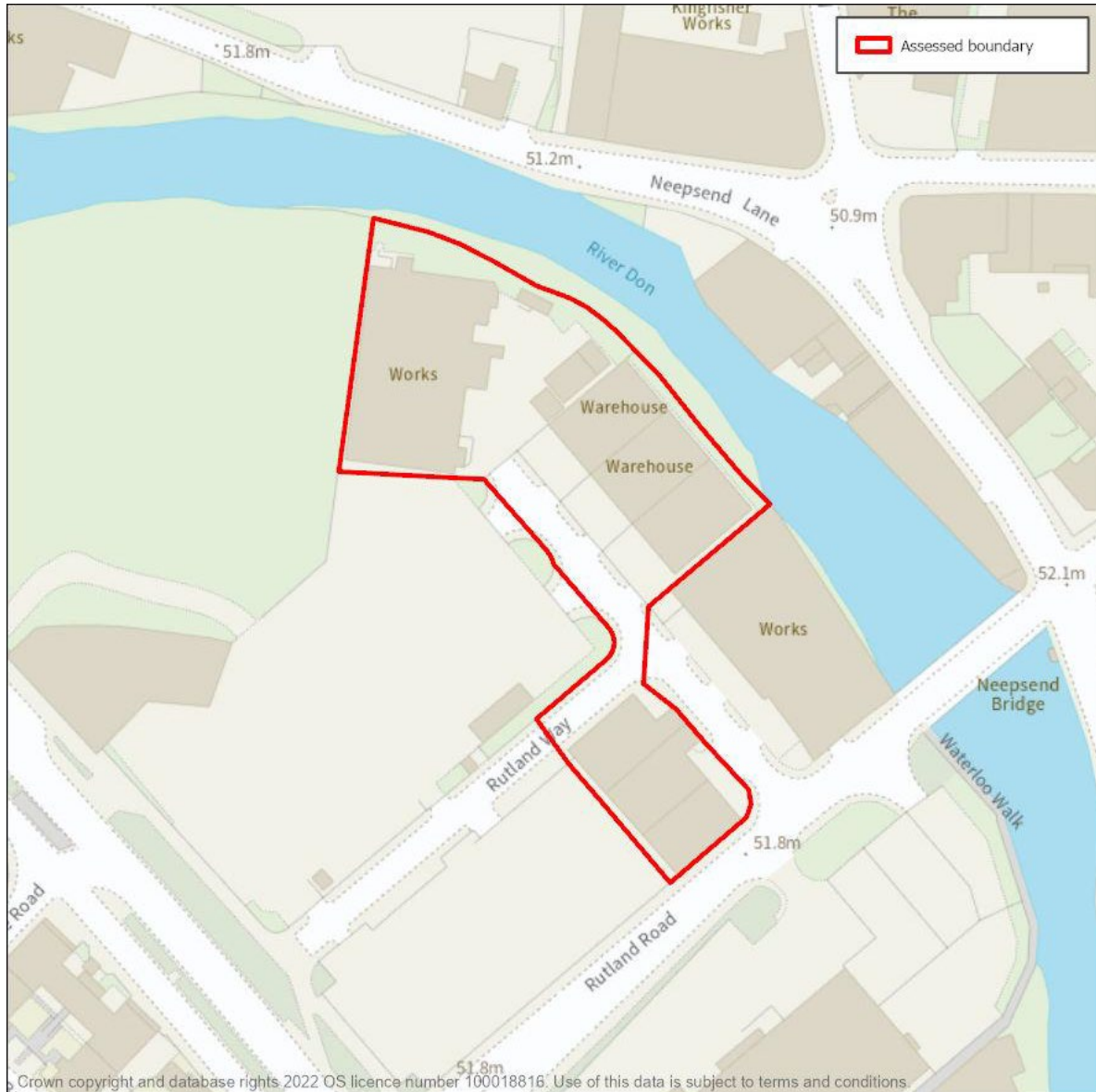


Figure 2: Site Selection Methodology Site Appraisal: Site KN27 Allocation Boundary

Figure 2 above identifies the red line boundary for proposed site allocation KN27 which will contribute to the delivery of Neepsend Priority Location. Although the overall priority area is proposed to deliver 1,285 homes, site KN27 is identified as having an estimated capacity of 28 homes, and the HD Sports site is identified for no homes, but the delivery of the waterside park.

Emerging Policy VC3: Development in the Central Area Flexible Use Zones

Notwithstanding the above proposed site allocation for alternative uses, the emerging plan includes another proposed policy which would be harmful to the continued operation of the site by our client. Emerging Policy VC3: Development in the Central Area Flexible Use Zones defines acceptable and unacceptable uses within the 'Central Area Flexible Use Zone' in which the site is located:

Acceptable

- Hotels (Class C1)
- Dwellinghouses (Class C3)
- Houses in multiple occupation (Class C4)
- Houses in multiple occupation with more than 6 residents
- Commercial, business and service uses (Class E)
- Learning and non-residential institutions (Class F1)
- Local community uses (Class F2)
- Public houses, wine bars or drinking establishments (with or without expanded food provision)
- Leisure developments

Unacceptable

- General industrial (Class B2)
- Storage or distribution (Class B8)
- Secure residential institutions (Class C2a)
- Other uses that would be incompatible with residential use due to the noise, pollution or traffic that they would generate

The current and intended future use of the site is B2 general industrial for the manufacture of ice skate blades. Under emerging Policy VC3, this use is unacceptable and future planning applications to continue or expand operations at the site would presumably be refused. Clarity on whether this interpretation is correct is requested. As previously explained, our client intends to remain at this site and to expand operations in the future.

Objection

Our client has no objection in principle to the regeneration of vacant city centre brownfield sites. However, Unit 1 Rutland Way (HD Sports) is occupied and operational and not available for development.

Site allocation KN27 comprises of HD Sports and several smaller industrial units along Rutland Way. The Site Selection Methodology site appraisal for the allocation includes the conclusion of an availability assessment which suggests that the site is likely to become available within the first 5 years of the Plan period.

Without making assumptions on behalf of the other units and businesses, our client owns the freehold interest of Unit 1 and has no intention of disposing of the land. The assumption that the site will be available within 5 years is therefore incorrect. Our client has had no contact from the Council or any agent in relation to the availability of the site.

Our client therefore objects to the allocation for residential led mixed use development proposed through site reference KN27. The site is not available and therefore not deliverable and should not be included in the submitted plan for Examination. If included in the submitted plan, emerging Policies CA1 and CA1A should not be considered effective and therefore



unsound, as KN27 is not deliverable and cannot contribute to the development proposed in these policies.

Our client is also seeking clarification in relation to Policy VC3 as to the acceptability of extending the current building within the curtilage of the existing site. Policy VC3 is lacking in detail as to how this would be implemented in practice.

I would welcome the opportunity to discuss the above objection with you further. Please could you acknowledge and confirm receipt of this letter of representation.

Yours sincerely



Chris Johnson MRTPI
Senior Planner



For and on behalf of Avison Young