

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: Land at Wheel Lane, Grenoside email 1 of 4  
**Date:** 23 January 2023 14:56:17  
**Attachments:** [site plans for the wheel.pdf](#)  
[2018-01-30 14.41.58-1.jpg](#)  
[2018-01-30 14.42.24-1.jpg](#)  
[Sheffield plan representation form january - February 2023 pdf-1.pdf](#)  
**Importance:** High

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Good afternoon,

Further to our previous correspondence, please see attached completed representation form and site plan, to be submitted alongside all other correspondence already forwarded on the 10.1.23, with regards to correcting the mistake made in the 1998 plan which put the top section of our land into greenbelt.

Please confirm receipt of this email, and we would ask if you can keep us updated with the progress of this request.

Kind Regards

Stuart Dempsey

### **Ideal Developments Ltd**

12 Reneville Crescent

Ecclesfield

Sheffield

S5 9DA

[REDACTED]

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]>

**Sent:** 10 January 2023 16:43

**To:** [REDACTED] <[REDACTED]>

**Cc:** [REDACTED] <[REDACTED]>

**Subject:** FW: Land at Wheel Lane, Grenoside email 1 of 4

**Importance:** High

Afternoon Laura/Simon

Thanks for returning my call regarding the new Sheffield Plan, as discussed on the phone we have already made our inquiry with regards to the mistake that was made on the UDP plan in 1998, to [REDACTED] back in 2018.

We would strongly advise that this Mistake which has been made should be rectified on the new Sheffield Plan, on the consultation period starting on the 9<sup>th</sup> January which we have discussed, as it is crystal clear on ALL mapping that the physical existing stone boundary wall is a clear and visible boundary indication and it should be used as the boundary for the green belt.

Laura, I believe we have spoke to you as well regards this in 2018?

I have had to split this email over 4 separate emails as the size is too big, please confirm receipt.

Kind Regards

Stuart Dempsey

### **Ideal Developments Ltd**

12 Reneville Crescent

Ecclesfield

Sheffield

S5 9DA

[REDACTED]

[REDACTED]

**From:** enquiries <[REDACTED]>

**Sent:** 07 September 2018 15:05

**To:** [REDACTED]

**Subject:** FW: Land at Wheel Lane, Grenoside

**Importance:** High

Afternoon Simon

[REDACTED] passed on your number and we spoke a while ago about the below cheers  
We would like your input with regards the new UDP plans that are being proposed at the moment so we can rectify a mistake that happened on the previous UDP plans being used by the planning department in Sheffield we would like to discuss the land formally known as land between No 98 and 94 the wheel (old Ecclesfield service reservoir) can you contact me when you are available for a meeting please attached are the plans for the site we have noted that in the new UDP plans the green belt has been removed which is what we are enquiring about but we are just wanting clarification on this thanks

kind regards

Stuart Dempsey

**Ideal Developments Ltd.**

12 Reneville Crescent

Ecclesfield

Sheffield

S5 9DA

[REDACTED]

[REDACTED]

---

**From:** James Pulfrey [REDACTED]

**Sent:** 30 May 2018 16:19

**To:** [REDACTED]

**Subject:** Re: Land at Wheel Lane, Grenoside

Thanks John

Regards

**James Pulfrey** BSc (Hons) MCIAT

Director

Oakleaf Achitecture Ltd

Mob: [REDACTED]

Sent from my iPhone

On 30 May 2018, at 15:51, [REDACTED] <[REDACTED]> wrote:

Hi James,

In the first instance, try [REDACTED] in our Forward and Area Plans Team ([REDACTED] or [REDACTED])

Regards

[REDACTED]

West and North Team Manager

Development Management

Planning Service

City Growth Department

---

**From:** James Pulfrey [REDACTED]

**Sent:** 30 May 2018 15:10

**To:** [REDACTED]

**Cc:** Stuart Dempsey

**Subject:** Land at Wheel Lane, Grenoside

Hi John,

Hope your well. Do you have a contact address / email or contact number for the planning policy guys you mentioned to us a our previous meeting?

We have put together some drawings / photos we'd like to look at with the people who are looking the new Sheffield plan Vs the old UDP. Particularly the discrepancy we noted on the UDP / old Ordnance survey plans used by the council for the policy map and defining the green belt line.

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We feel the line should be corrected in line with NPPF guidelines to be drawn on the rear dry stone wall of the plot which is the obvious line between the housing area and the "Open" green belt

Regards

**James Pulfrey** BSc (Hons) MCIAT

Director

Oakleaf Achitecture Ltd

Mob: [REDACTED]

Sent from my iPhone

This Email, and any attachments, may contain non-public information and is intended solely for the individual(s) to whom it is addressed. It may contain sensitive or protectively marked material and should be handled accordingly. If this Email has been misdirected, please notify the author immediately. If you are not the intended recipient you must not disclose, distribute, copy, print or rely on any of the information contained in it or attached, and all copies must be deleted immediately. Whilst we take reasonable steps to try to identify any software viruses, any attachments to this Email may nevertheless contain viruses which our anti-virus software has failed to identify. You should therefore carry out your own anti-virus checks before opening any documents. Sheffield City Council will not accept any liability for damage caused by computer viruses emanating from any attachment or other document supplied with this e-mail







## 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 using the comment form below to [sheffieldplan@sheffield.gov.uk](mailto:sheffieldplan@sheffield.gov.uk)
- post to: **Strategic Planning Team, Planning Service, 4<sup>th</sup> 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](mailto:sheffieldplan@sheffield.gov.uk) or by calling 01142735897.

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

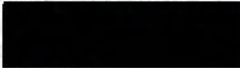
Please tick as appropriate below if you wish to 'opt in' and receive updates and information about the Sheffield Plan.

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

Yes

No

Printed Name: STUART DEMPSEY

Signature: 

Date: 23.1.23

**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: Stuart Dempsey

Postcode: S61 2RA

Tel: 

Fax: 

Email: 

#### 2. Agent Details (if applicable)

Agent:

Organisation (if applicable):

Address:

Postcode:

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:

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

Policy Number:

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.

With Reference to our site :-

We consider the 1998 Plan to not be legally compliant due to the following reasons :-  
When the 1998 Plan was done, the Boundary of our Property, above, was incorrectly cut through (rather than following the Stone boundary wall which has been in existence for over 100 years), placing the top section of our land in Green belt, this was a clear mistake made at the time of producing the 1998 Plan. (continued on separate sheet)

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.

We would like the mistake as outlined in Section 5, correcting and rectifying, removing the top section of our land from the greenbelt. in the new Sheffield Plan.  
Site Plan attached.

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:**

If required we would wish to participate in hearing sessions to ensure our points in Section 5 + 6 are taken on board and corrected.

**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.

(Continuation) p 5

We have spoken to [REDACTED] and [REDACTED] [REDACTED] (in 2018 / 2020 and 2023), with regards to this mistake, and they can also clearly see this section of our land should have never been placed into green belt.

We have also submitted to [REDACTED] [REDACTED] all supporting documentation (copies also attached FYI).

We ask for this mistake to be looked at and corrected / Rectified on the new Shetland Plan, removing our land from the green belt to which it should never have been placed.

We would also ask to be kept up to date with the progress of this.

**From:** [REDACTED]  
**Sent:** 10 January 2023 17:00  
**To:** SheffieldPlan  
**Subject:** FW: Land at Wheel Lane, Grenoside email 2 of 4  
**Attachments:** 2018-01-30 14.42.31.jpg; 2018-01-30 14.42.36.jpg; 2018-03-28 09.20.28.jpg; 2018-03-28 15.45.18.jpg

**Importance:** High

Further photos following email 1

Kind Regards

Stuart Dempsey

**Ideal Developments Ltd**

12 Reneville Crescent  
Ecclesfield  
Sheffield  
S5 9DA

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 10 January 2023 16:46  
**To:** [REDACTED] <[REDACTED]>  
**Cc:** [REDACTED]  
**Subject:** FW: Land at Wheel Lane, Grenoside email 2 of 4  
**Importance:** High

Additional photos

Kind Regards

Stuart Dempsey

**Ideal Developments Ltd**

12 Reneville Crescent  
Ecclesfield  
Sheffield  
S5 9DA

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 10 January 2023 16:37  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: Land at Wheel Lane, Grenoside  
**Importance:** High

Afternoon Laura/Simon

Thanks for returning my call regarding the new Sheffield Plan, as discussed on the phone we have already made our inquiry with regards to the mistake that was made on the UDP plan in 1998, to Mr [REDACTED] t back in 2018. We would strongly advise that this Mistake which has been made should be rectified on the new Sheffield Plan, on the consultation period starting on the 9<sup>th</sup> January which we have discussed, as it is crystal clear on ALL mapping that the physical existing stone boundary wall is a clear and visible boundary indication and it should be used as the boundary for the green belt.

Laura, I believe we have spoke to you as well regards this in 2018?

Kind Regards

Stuart Dempsey

**Ideal Developments Ltd**

12 Reneville Crescent  
Ecclesfield  
Sheffield  
S5 9DA  
[REDACTED]

---

**From:** enquiries [REDACTED]  
**Sent:** 07 September 2018 15:05  
**To:** [REDACTED]  
**Subject:** FW: Land at Wheel Lane, Grenoside  
**Importance:** High

Afternoon Simon

[REDACTED] passed on your number and we spoke a while ago about the below cheers

We would like your input with regards the new UDP plans that are being proposed at the moment so we can rectify a mistake that happened on the previous UDP plans being used by the planning department in Sheffield we would like to discuss [REDACTED] can you contact me when you are available for a meeting please attached are the plans for the site we have noted that in the new UDP plans the green belt has been removed which is what we are enquiring about but we are just wanting clarification on this thanks

kind regards

Stuart Dempsey

**Ideal Developments Ltd.**

12 Reneville Crescent  
Ecclesfield  
Sheffield  
S5 9DA  
[REDACTED]

---

**From:** James Pulfrey [REDACTED]  
**Sent:** 30 May 2018 16:19

**To:** [REDACTED]  
**Subject:** Re: Land at Wheel Lane, Grenoside

Thanks John

Regards

**James Pulfrey** BSc (Hons) MCIAT  
Director  
Oakleaf Achitecture Ltd  
Mob: [REDACTED]  
Sent from my iPhone

On 30 May 2018, at 15:51, [REDACTED] > wrote:

Hi James,

In the first instance, try [REDACTED] in our Forward and Area Plans Team  
[REDACTED] or Tel. [REDACTED] )

Regards

[REDACTED]

[REDACTED]

Development Management  
Planning Service  
City Growth Department

---

**From:** James Pulfrey [REDACTED]  
**Sent:** 30 May 2018 15:10  
**To:** [REDACTED]  
**Cc:** Stuart Dempsey  
**Subject:** Land at Wheel Lane, Grenoside

Hi John,

Hope your well. Do you have a contact address / email or contact number for the planning policy guys you mentioned to us a our previous meeting?

We have put together some drawings / photos we'd like to look at with the people who are looking the new Sheffield plan Vs the old UDP. Particularly the discrepancy we noted on the UDP / old Ordnance survey plans used by the council for the policy map and defining the green belt line.

We would like them to have a look at our site prior to publication to see the discrepancy we have highlighted in the boundaries. The current boundary is drawn on out of date info. Taking into account the NPPF, specifically paragraph 83, 84 and 85 where it is stated that when updating plans: "Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent."

We feel the line should be corrected in line with NPPF guidelines to be drawn on the rear dry stone wall of the plot which is the obvious line between the housing area and the "Open" green belt

Regards

**James Pulfrey** BSc (Hons) MCIAT

Director

Oakleaf Achitecture Ltd

Mob: [REDACTED]

Sent from my iPhone

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**From:** [REDACTED]  
**Sent:** 10 January 2023 17:01  
**To:** SheffieldPlan  
**Subject:** FW: Land at Wheel Lane, Grenoside email 3 of 4  
**Attachments:** 2018-03-28 09.20.30.jpg; 2018-03-28 09.20.32.jpg; 2018-03-28 09.21.20.jpg; 2018-03-28 09.22.02.jpg

**Importance:** High

Kind Regards

Stuart Dempsey

**Ideal Developments Ltd**

12 Reneville Crescent  
Ecclesfield  
Sheffield  
S5 9DA

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 10 January 2023 16:48  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: Land at Wheel Lane, Grenoside email 3 of 4  
**Importance:** High

Kind Regards

Stuart Dempsey

**Ideal Developments Ltd**

12 Reneville Crescent  
Ecclesfield  
Sheffield  
S5 9DA

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 10 January 2023 16:37  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: Land at Wheel Lane, Grenoside  
**Importance:** High

Afternoon Laura/Simon

Thanks for returning my call regarding the new Sheffield Plan, as discussed on the phone we have already made our inquiry with regards to the mistake that was made on the UDP plan in 1998, to [REDACTED] back in 2018. We would strongly advise that this Mistake which has been made should be rectified on the new Sheffield Plan, on the consultation period starting on the 9<sup>th</sup> January which we have discussed, as it is crystal clear on ALL mapping that the physical existing stone boundary wall is a clear and visible boundary indication and it should be used as the boundary for the green belt.

Laura, I believe we have spoke to you as well regards this in 2018?

Kind Regards

Stuart Dempsey

**Ideal Developments Ltd**

12 Reneville Crescent  
Ecclesfield  
Sheffield  
S5 9DA  
[REDACTED]

---

**From:** enquiries [REDACTED]  
**Sent:** 07 September 2018 15:05  
**To:** [REDACTED]  
**Subject:** FW: Land at Wheel Lane, Grenoside  
**Importance:** High

Afternoon Simon

[REDACTED] passed on your number and we spoke a while ago about the below cheers

We would like your input with regards the new UDP plans that are being proposed at the moment so we can rectify a mistake that happened on the previous UDP plans being used by the planning department in Sheffield we would like to discuss [REDACTED] can you contact me when you are available for a meeting please attached are the plans for the site we have noted that in the new UDP plans the green belt has been removed which is what we are enquiring about but we are just wanting clarification on this thanks

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Stuart Dempsey

**Ideal Developments Ltd.**

12 Reneville Crescent  
Ecclesfield  
Sheffield  
S5 9DA  
[REDACTED]

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**From:** James Pulfrey [REDACTED]  
**Sent:** 30 May 2018 16:19

**To:** [REDACTED]  
**Subject:** Re: Land at Wheel Lane, Grenoside

Thanks John

Regards

**James Pulfrey** BSc (Hons) MCIAT  
Director  
Oakleaf Achitecture Ltd  
Mob: [REDACTED]  
Sent from my iPhone

On 30 May 2018, at 15:51, [REDACTED] wrote:

Hi James,

In the first instance, try [REDACTED] in our Forward and Area Plans Team  
[REDACTED]

Regards

[REDACTED]

[REDACTED]

Development Management  
Planning Service  
City Growth Department

---

**From:** James Pulfrey [REDACTED]  
**Sent:** 30 May 2018 15:10  
**To:** [REDACTED]  
**Cc:** Stuart Dempsey  
**Subject:** Land at Wheel Lane, Grenoside

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**From:** [REDACTED]  
**Sent:** 10 January 2023 17:02  
**To:** SheffieldPlan  
**Subject:** FW: Land at Wheel Lane, Grenoside email 4 of 4  
**Attachments:** 2018-03-28 09.20.30.jpg; 2018-03-28 09.20.32.jpg; 2018-03-28 09.22.04.jpg; 2018-03-28 15.48.39-1.jpg

**Importance:** High

Final email following previous 3 and as per emailed to [REDACTED]

Kind Regards

Stuart Dempsey

**Ideal Developments Ltd**

12 Reneville Crescent  
Ecclesfield  
Sheffield  
S5 9DA

[REDACTED]

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[REDACTED]

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( [REDACTED] or Tel. [REDACTED] )

Regards

[REDACTED]

[REDACTED]

Development Management  
Planning Service  
City Growth Department

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Regards

**James Pulfrey** BSc (Hons) MCIAT

Director

Oakleaf Achitecture Ltd

Mob: [REDACTED]

Sent from my iPhone

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