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Subject: Yk6527/3PS objection to Local plan Policies SP1, SP2, H1 and omission site
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Attachments: [image001.png](#)
[02.17.MW.YK6527\(3\)PS.Land at Chapeltown and Grenoside Site Specific SP1 SP2 obo Lime Developments Limited.pdf](#)
[SCC_Reg_19_Consultation_Form_-_Parts_A_and_B_Land at Chapeltown.pdf](#)
[SCC_Reg_19_Consultation_Form_-_Parts_A_and_B_Land at Grenoside.pdf](#)
[02.17.MW.YK6527\(3\)PS.Appendix 1 Land at Chapeltown Vision Document.pdf](#)

Please find attached our objection and associated forms for a site at Chapeltown and one at Grenoside

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Strategic Planning Research Unit
A specialist team within DLP Planning Ltd

For and on behalf of
Limes Developments Limited

Sheffield Local Plan Regulation 19

**Land at Chapeltown
Land at Grenoside**

**Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield**

February 2023



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APPENDIX 1 - Land at Chapeltown Vision Document

1.0 INTRODUCTION

- 1.1 This representation has been prepared by the Strategic Planning Research Unit (SPRU) of DLP Planning Ltd on behalf of Limes Developments Limited (LDL)
- 1.2 These representations should be read alongside the Strategic Representations prepared by SPRU on behalf of Limes Development, Integrated Villages, Hallam Land Management and Strata Homes and should be considered in the context of an overarching support for the preparation of a new Local Plan for Sheffield.
- 1.3 Notwithstanding this, and as detailed in this submission and the Strategic Representation, LDL have a number of concerns in respect of the Local Plan as drafted and do not consider the Plan to be sound or legally compliant.
- 1.4 This submission sets out details of the land at Chapeltown and Grenoside which are under the control of LDL in the Plan area, and aligned to the conclusions of the Strategic Representation, sets out how the sites are available, achievable and suitable for residential development to assist the Council in meeting a justified housing requirement.

2.0 LAND AT CHAPELTOWN

- 2.1 The land at Chapeltown comprises three parcels of land in an area of approximately 13ha in total, with parcel A to the west of Chapeltown Road and parcels B1 and B2 to the east, physically adjoining the existing build area of Chapeltown. The development proposals set out in the Vision Document prepared as part of previous Local Plan submissions, demonstrates how the site is capable of delivering approximately 300 dwellings and the creation of a new sustainable residential neighbourhood.
- 2.2 The site currently lies in the Sheffield Green Belt, but given the surrounding uses, it is considered that the site performs poorly against each of the five purposes of the Green Belt.

Figure 1. Land at Chapeltown & Grenoside



a) Allocation and Assessment of the Subject Site

- 2.3 The subject site is not proposed for allocation as is confirmed on the interactive policy map. Instead it is proposed that the site remain part of the defined Green Belt.
- 2.4 As is confirmed in the Site Assessment document and the Integrated Impact Assessment, the subject site has not been assessed in detail by the Council. This is despite the regular promotion of the site through the Local Plan process and as a minimum the site should've been considered as a reasonable alternative through the SA and Integrated Impact Assessment.
- 2.5 Notwithstanding this, and as detailed in the supporting Strategic Representation, we consider it fundamentally necessary for the purpose of producing a sound and legally compliant Plan, for the Council to identify additional sites to accommodate residential development, and as such have set out the key considerations in respect of the land at Chapel Town and its ability

to deliver meaningful levels of economic growth.

2.6 The subject site was considered in the September 2021 Green Belt Review under site references EC-2-b, EC-3-f and EC-3-e. Within the assessment, as confirmed at Appendix 5, the parcel assessed scored as follows;

Table 1. Green Belt Assessment Stage 2 Scoring – Oakes Park

Reference	GB Purpose 1	GB Purpose 2	GB Purpose 3	GB Purpose 5	Total GB Score	Robustness of GB Boundary
EC-2-b	3	4	5	5	17	2
EC-3-e	4	5	5	5	19	2
EC-3-f	3	5	5	5	18	2

2.7 Significantly, in respect of parcel EC-2-b, the parcel considered is larger than that promoted and set out above. This is demonstrated on the below extract;

Figure 2. Development Proposals – Option 1



Figure 3. Development Proposals – Option 2



2.8 The effect of considering a larger area is one that results in artificially high scoring particularly in respect of Purpose 1 (Check unrestricted sprawl), Purpose 2 (Prevent merging of settlements) and Purpose 3 (Safeguarding countryside from encroachment).

2.9 The above illustrative framework plans, provided in detail in the Vision Document at Appendix 1, show two options for development that would ensure that there is no merging of settlements and development would extend only very marginally further east than the existing built form to the north.

Score 3 against the function of checking the unrestricted sprawl of large built-up areas:

2.10 given the high level of enclosure by development and Chapeltown Road the development of this site can not in our view be considered to actually result in a high degree of sprawl.

Score 2 against the function of preventing neighbouring towns merging into one another;

2.11 Chapeltown has been defined by the Council as being part of Sheffield main urban area and as such the Green Belt does not actual perform this function so the score should be 0 not 2 as a matter of fact.

Score 5 against the objective of safeguarding the countryside from encroachment;

2.12 The degree of encroachment is determined by the level of existing enclosure. In this case the site is already partly enclosed by development on Crakehall Road and on Chapeltown

Road; the development of this site can not in our view be considered to actually result in a high degree of encroachment. The score of 5 in our view fails to recognise the existing degree of enclosure and the score should be lower.

Score 5 against the objective of assisting urban regeneration, by encouraging the recycling of derelict and other urban land;

2.13 In this case where the city is likely to be maximising the regeneration of urban land the development of this site for family and older persons housing would not divert investment from these sites as they are clearly on the evidence presented by the Council meeting different market demands. As such this score we would suggest might be lower for this site.

2.14 The larger site (EC-2-b in the Green Belt Review) lies to the south east of Chapeltown Road at the present time there are clear views across the site and the wider area between the residential properties along Chapeltown Road and the industrial estate off Nether Lane. There is clear inter-visibility between the residential properties and the industrial areas.

2.15 This site (EC-2-b) was assessed on a scale of 5 of scoring 3 against the function of checking the unrestricted sprawl of large built-up areas; 4 against the function of preventing neighbouring towns merging into one another; and 5 against the objective of safeguarding the countryside from encroachment. Lastly it scored 5 against the objective of assisting urban regeneration, by encouraging the recycling of derelict and other urban land.

2.16 Addressing these assessments, for this larger site we would comment as follows:

Score 3 against the function of checking the unrestricted sprawl of large built-up areas;

2.17 This site is visually enclosed by residential and industrial development of two parts of the city as such it is more of an insert into the city's urban area. The wider area actually has a high level of enclosure by residential development along Chapeltown Road and by the industrial development along Nether Lane. In this respect the site can not in our view be considered to actually result in a high degree of sprawl.

Score 4 against the function of preventing neighbouring towns merging into one another;

2.18 Chapeltown has been defined by the Council as being part of Sheffield main urban area and as such the Green Belt does not actual perform this function so the score should be 0 not 4 as a matter of fact.

Score 5 against the objective of safeguarding the countryside from encroachment;

2.19 The degree of encroachment is determined by the level of existing enclosure. In this case the wider area

2.20 is an insert into the urban area of Sheffield and as such is defined by the residential development on Chapeltown Road, the industrial development on Nether Lane and as site can not in our view be considered to actually result in a high degree of encroachment. The score of 5 in our view fails to recognise the existing degree of enclosure of the wider site by the City and the score should be lower.

2.21 Score 5 against the objective of assisting urban regeneration, by encouraging the recycling of derelict and other urban land – in this case where the city is likely to be maximising the regeneration of urban land the development of this site for family and older persons housing would not divert investment from these sites as they are clearly on the evidence presented

- 2.22 by the Council meeting different market demands. As such this score we would suggest might be lower for this site.
- 2.23 In considering the suitability of this site for a future housing allocation the assessment of the Green Belt functions is only a starting point and in this case the wider ownership has the capability of delivering not only mitigation in terms of the impact of the proposed residential development but also a significant improvement in reducing the inter-visibility between the two parts of the urban area by virtue of the of proposed Green Infrastructure and woodland creation and open space provision. This will also have a significant benefit in terms of securing net biodiversity gain.

b) Site Assessment – Key Considerations

Access

- 2.24 A number of vehicle access options have been examined. For the land parcels to the east of the A6135, the preferred option is to provide two new vehicular access points off the A6135.
- 2.25 For the smaller parcel of land to the west of the A6135, the preferred option would be to extend the existing Crakehall Road cul-de-sac into the site. The A6135 / Crakehall Road junction is already provided with a ghost island right turn lane and should therefore be sufficient to accommodate the proposed development traffic from a capacity perspective.
- 2.26 All access points to serve residential development would take the form of a new 5.5m wide road with 2m wide footways at both edges. It is likely that any new access provided off the A6135 would require a ghost-island right- turn lane to be provided, however this could be achieved within the existing public highway or applicant's land.

Topography

- 2.27 The site gently rises from east to west from a height of around 77m Above Ordinance Datum (AOD) to around 111m AOD. The topography of the subject site is not therefore considered a significant constraint to development.

Ground Conditions

- 2.28 Given the previous uses of the site, it is not anticipated that any sources of contamination will be present. Any application or promotion through Examination would be supported by a Phase I Site Investigation that considers any sources of contamination and any mitigation measures required.

Flood Risk and Drainage

- 2.29 The site is located entirely within Flood Zone 1 (low risk of flooding) as illustrated on the Environment Agency's Flood Map for Planning, such that the site's development would be consistent with the sequential approach to development prescribed in the NPPF. Further, there are no known surface water drainage issues on the site.

Legal/Operational

- 2.30 There are no known legal/operational issues associated with the development of the site for residential purposes.

Environmental

- 2.31 The site does not contain or is within close proximity of any statutory ecological sites. There are a number of non-statutory ecological sites within a 1km radius of the site, however no adverse effects are predicted.
- 2.32 Any development proposals at the site would be informed by a Phase 1 Habitat Survey and any necessary species survey. In accordance with the NPPF (paragraphs 179-180) any development proposals could be designed in order to increase biodiversity.

Landscape and Trees

- 2.33 The subject site carries no designations for landscape quality at national or local level. The subject site is fairly well contained by vegetation along the southern boundary and existing built form to the north and west. Views of the site are generally limited to short distance views from neighbouring properties to the north, east and west. The majority of the existing
- 2.34 Landscape features located on the site can be retained within an appropriate layout.

Cultural Heritage

- 2.35 There are no Listed Buildings within the site boundary nor is development of the subject site expected to impact on the setting or significance of any statutory designated heritage assets.

Utilities and Infrastructure

- 2.36 There are no known constraints with regards to the availability of electricity, water, telecommunications and foul sewerage networks.

c) Deliverability

- 2.37 The glossary to the National Planning Policy Framework 2021 (NPPF21) confirms that in order for a site to be considered deliverable, it should be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five-years.
- 2.38 The NPPF21 glossary also confirms that to be considered developable, sites should be in a location suitable for development with a reasonable prospect that they will be available and be viably development at the point envisages.
- 2.39 The below therefore assesses the site in terms of its suitability, availability and achievability.

Suitability

- 2.40 The Planning Practice Guidance (PPG) confirms that a site can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated (Paragraph: 012 Reference ID: 3-018-20190722).
- 2.41 The site is located on the edge of a sustainable settlement, as identified within the Council's draft Local Plan and supporting evidence. The site is within a reasonable distance of existing services and facilities. The site is connected to higher order services and facilities by regular bus services and as such, it is therefore well placed to encourage more sustainable patterns of travel and reduce reliance on the private car, consistent with the sustainable principles set out in the NPPF21.
- 2.42 In terms of technical constraints (including access, topography, landscape, trees, noise and

flood risk), it is not expected that there are any technical constraints that would be of impediment to development.

- 2.43 The site is therefore considered suitable for development to meet the housing needs of residents of the City.

Availability

- 2.44 The PPG states that a site can be considered available for development, when, on the best information available, there is confidence that there are no legal or ownership impediments to development. Land controlled by a landowner who has expressed an intention to development may be considered available (Paragraph: 0.19 Reference ID: 3-019-20190722).

- 2.45 The site is controlled by Limes Developments Limited. It is Lime Developments Limited's intention is to bring the site forward for residential development in the immediate future.

Achievability

- 2.46 The PPG confirms a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of the site, and the capacity of the developer to complete and let or sell the development over a certain period of time (Paragraph: 020 Reference ID: 3-020-20190722).
- 2.47 There are no known technical or viability constraints, and LDL expect that the site could viably deliver a policy compliant level of affordable housing.
- 2.48 The site is therefore considered achievable for development as proposed within the live planning application.
- 2.49 On the basis of the above, the Council should seek to pause submission of the Local Plan and identify additional sites to meet the shortfall in supply outlined in the accompanying Strategic Representations. The site should be subject to robust testing and it is the position of LDL that the site's release from the Green Belt would have limited impact in respect of maintain the five Green Belt purposes.

3.0 LAND AT GRENOSIDE

- 3.1 The site is located to the east of Grenoside and is approximately 6.9ha in size. The site is located to the south west of Chapeltown. To the west and south of the site is residential development on Wheel Lane and Middleton lane. To the north of the site is an area of mature woodland to the east is agricultural farmland. The topography of the site falls away towards the woodland on Cinder Hill Lane.
- 3.2 The site currently lies in the Sheffield Green Belt, but given the surrounding uses, it is considered that the site performs poorly against each of the five purposes of the Green Belt.

Figure 4. Land at Grenoside



d) Allocation and Assessment of the Subject Site

- 3.3 The subject site is not proposed for allocation as is confirmed on the interactive policy map. Instead it is proposed that the site remain part of the defined Green Belt.
- 3.4 As is confirmed in the Site Assessment document and the Integrated Impact Assessment, the subject site has not been assessed in detail by the Council. This is despite the regular promotion of the site through the Local Plan process and as a minimum the site should've

been considered as a reasonable alternative through the SA and Integrated Impact Assessment.

- 3.5 Notwithstanding this, and as detailed in the supporting Strategic Representation, we consider it fundamentally necessary for the purpose of producing a sound and legally compliant Plan, for the Council to identify additional sites to accommodate residential development, and as such have set out the key considerations in respect of the land at Grenoside and its ability to deliver meaningful levels of residential growth
- 3.6 Part of the subject site was considered in the September 2021 Green Belt Review under site references E-3-a and E-3-b. Within the assessment, as confirmed at Appendix 5, the parcel assessed scored as follows;

Table 2. Green Belt Assessment Stage 2 Scoring – Oakes Park

Reference	GB Purpose 1	GB Purpose 2	GB Purpose 3	GB Purpose 5	Total GB Score	Robustness of GB Boundary
E-3-a	2	1	5	5	13	2
E-3-b	2	1	5	5	13	2

To check the unrestricted sprawl of large built up areas.

- 3.1 The site does not result in unrestricted sprawl. Whilst the release of the landform the Green Belt and redevelopment with a range of family housing would extend the built up area, there are physical features to the extended boundary that would give clear definition to the amended edge of Grenoside.
- 3.2 The woodland to the north provides a clear defensible boundary, and the tree belt around the site will restrict any further development. The site is bounded by residential development to the west and the south and will not extend any further than built form on Wheel Lane or Middleton Lane.

To prevent neighbouring towns merging into one another.

- 3.3 The allocation and subsequent development of the site would not result in coalescence. There is ribbon development located along the stretch of Wheel Lane to Ecclesfield, and the development of this site would not reduce the gap between these two settlements any more than the existing built form along Wheel Lane.

To assist in safeguarding the countryside from encroachment.

- 3.4 The development would result in the extension of built form to the east of Grenoside on fields to the east of the existing settlement between residential development along Wheel Lane and Middleton Lane.
- 3.5 The proposed site boundaries can rely on a number of physical features to give definition to the edge of the proposed allocation. These include the heavy tree line which extends from Cinder Hill Lane from the north of the site to its eastern boundary and connects with Wheel Lane. The site is enclosed from the wider countryside by the existing treeline and will not encroach any further than it.

To preserve the setting and special character of historic towns.

- 3.6 Grenoside is not a historic town in respect of the heritage designation for which the setting and character of it is required to be protected by Green Belt.

To assist in urban regeneration, by encouraging the recycling of derelict and other land.

- 3.7 While the site is not predominantly previously developed land it is clearly related to a Main Town in the form of Chapeltown, which is identified as such in the UDP and the Core Strategy as a well-established settlement in the Sheffield urban area. It is important that these areas, as well as the city itself provides residential accommodation to meet the housing needs of the area.

e) Site Assessment – Key Considerations

Access

- 3.7 The site possesses an existing agricultural gated access at the south western corner, which currently serves the grazing land. New access points can be created along Wheel Lane owing to the good visibility along this stretch of highway.

Topography

- 3.8 The site gently falls from south to north from a height of around 123m Above Ordinance Datum (AOD) to around 145m AOD. The topography of the subject site is not therefore considered a significant constraint to development.

Ground Conditions

- 3.9 Given the previous uses of the site, it is not anticipated that any sources of contamination will be present. Any application or promotion through Examination would be supported by a Phase I Site Investigation that considers any sources of contamination and any mitigation measures required.

Flood Risk and Drainage

- 3.10 The site is located entirely within Flood Zone 1 (low risk of flooding) as illustrated on the Environment Agency's Flood Map for Planning, such that the site's development would be consistent with the sequential approach to development prescribed in the NPPF. Further, there are no known surface water drainage issues on the site.

Legal/Operational

- 3.11 There are no known legal/operational issues associated with the development of the site for residential purposes.

Environmental

- 3.12 The site does not contain or is within close proximity of any statutory ecological sites. There are a number of non-statutory ecological sites within a 1km radius of the site, however no adverse effects are predicted.
- 3.13 Any development proposals at the site would be informed by a Phase 1 Habitat Survey and any necessary species survey. In accordance with the NPPF (paragraphs 179-180) any development proposals could be designed in order to increase biodiversity.

Landscape and Trees

- 3.14 The subject site carries no designations for landscape quality at national or local level. The subject site is fairly well contained by vegetation along the southern boundary and existing built form to the north and west. Views of the site are generally limited to short distance views from neighbouring properties to the north, east and west. The majority of the existing
- 3.15 Landscape features located on the site can be retained within an appropriate layout.

Cultural Heritage

- 3.16 There are no Listed Buildings within the site boundary nor is development of the subject site expected to impact on the setting or significance of any statutory designated heritage assets.

Utilities and Infrastructure

- 3.17 There are no known constraints with regards to the availability of electricity, water, telecommunications and foul sewerage networks.

f) Deliverability

- 3.18 The glossary to the National Planning Policy Framework (NPPF21) confirms that in order for a site to be considered deliverable, it should be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five-years.
- 3.19 The NPPF glossary also confirms that to be considered developable, sites should be in a location suitable for development with a reasonable prospect that they will be available and be viably development at the point envisages.
- 3.20 The below therefore assesses the site in terms of its suitability, availability and achievability.

Suitability

- 3.21 The Planning Practice Guidance (PPG) confirms that a site can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated (Paragraph: 012 Reference ID: 3-018-20190722).
- 3.22 The site is located on the edge of a sustainable settlement, as identified within the Council's draft Local Plan and supporting evidence. The site is within a reasonable distance of existing services and facilities. The site is connected to higher order services and facilities by regular bus services and as such, it is therefore well placed to encourage more sustainable patterns of travel and reduce reliance on the private car, consistent with the sustainable principles set out in the NPPF21.
- 3.23 In terms of technical constraints (including access, topography, landscape, trees, noise and flood risk), it is not expected that there are any technical constraints that would be of impediment to development.
- 3.24 The site is therefore considered suitable for development to meet the housing needs of residents of the City.

Availability

- 3.25 The PPG states that a site can be considered available for development, when, on the best information available, there is confidence that there are no legal or ownership impediments

to development. Land controlled by a landowner who has expressed an intention to development may be considered available (Paragraph: 0.19 Reference ID: 3-019-20190722).

- 3.26 The site is controlled by Limes Developments Limited. It is Lime Developments Limited's intention is to bring the site forward for residential development in the immediate future.

Achievability

- 3.27 The PPG confirms a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of the site, and the capacity of the developer to complete and let or sell the development over a certain period of time (Paragraph: 020 Reference ID: 3-020-20190722).
- 3.28 There are no known technical or viability constraints, and LDL expect that the site could viably deliver a policy compliant level of affordable housing.
- 3.29 The site is therefore considered achievable for development as proposed within the live planning application.
- 3.30 On the basis of the above, the Council should seek to pause submission of the Local Plan and identify additional sites to meet the shortfall in supply outlined in the accompanying Strategic Representations. The site should be subject to robust testing and it is the position of LDL that the site's release from the Green Belt would have limited impact in respect of maintain the five Green Belt purposes.

4.0 CONCLUSION

- 4.1 The preparation of a new Local Plan for Sheffield is fully supported and given the datedness of the existing Development Plan is considered necessary.
- 4.2 The land at Chapeltown and Grenoside is capable and suitable for the purpose of Green Belt release and allocation for residential purposes. The Council should pause submission of the Plan to undertake detailed assessment of the land at Chapeltown and Grenoside.
- 4.3 As is set out in the supporting Strategic Representations, without the allocation of greenfield land and release of further Green Belt land, the Council cannot meet their minimum housing requirement and furthermore, given the complexities, viability issues and lack of detailed assessment of a number of allocated sites, the Council cannot even meet the artificially reduced requirement set out in the Plan.
- 4.4 There is an urgent need to address the housing needs of people in the City and in particular provide housing suitable to meet the needs of families.
- 4.5 Given the identified shortfalls in respect of site assessments and reasoning for assessing certain sites, we consider it necessary that the Council revisit the methodology for assessment, the Sustainability Appraisal and the Integrated Impact Assessment and produce a detailed Green Belt Assessment which considers the site in line with the application boundary.



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Sheffield Plan Consultation Representation Form January – February 2023

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

Responses can be submitted via

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

Please note:

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

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

Data Protection Notice:

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

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

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

Please tick/ delete as appropriate:

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

Yes

No

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

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

Yes

No

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

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

Yes

No

Printed Name: Roland Bolton

Signature: Roland Bolton

Date: 20/02/23

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: Marcus Jolly
Organisation (if applicable): Lime Developments Limited
Address: C/o Agent
Postcode: C/o Agent
Tel: C/o Agent
Fax:
Email: C/o Agent

2. Agent Details (if applicable)

Agent: Roland Bolton
Organisation (if applicable): DLP PLanning Ltd
Address: 2 Tenter Street
Postcode: S1 4BY
Tel: [REDACTED]
Fax:
Email: [REDACTED]

Part B - Your representation

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

Name or Organisation: DLP Planning

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

Policy Number: SP1, SP2

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 attached report

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 attached report

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:

The SPRU/DLP Planning Ltd have significant experience both in plan making, and local plan examinations, especially in terms of the tests of soundness so their experience on these matters will be of assistance to the inspectors.

The issues raised in this objection are not stand alone but must be regarded as part of a wider objection to the Local Plan. The failings of the local plan are both systemic and raise complex issues that are inter related across the whole plan making process which have lead to the plan as a whole being unsound.

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Sheffield Plan Consultation Representation Form January – February 2023

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

Responses can be submitted via

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

Please note:

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

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

Data Protection Notice:

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

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

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

Please tick/ delete as appropriate:

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

Yes

No

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

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Signature: Roland Bolton

Date: 20/02/23

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Land at Chapeltown

Site Promotion Document



27th May 2021

prepared for **Limes Developments Ltd.**



1. SITE LOCATION

— Site Boundary



2. PLANNING CONTEXT

INTRODUCTION

Sheffield City Council is facing a considerable challenge in meeting its future housing needs with existing evidence suggesting that the Green Belt boundaries that have remained unaltered for over 50 years will need to be amended to accommodate at least 12,000 new dwellings. The release of Green Belt sites, in sustainable locations and suitable for accommodating family housing and housing for older persons, are clearly an important element in any emerging policy response in the future local plan.

This site, as an extension of Chapeltown, provides both a highly sustainable location with easy access to facilities and services in Chapeltown as well as good public transport access into the city centre. It is also a site that is well suited to the provision of family and older persons housing.

The wider land ownership outside of the proposed site boundary will allow for the creation of SUDS which will provide opportunities for both recreation and increased biodiversity. This wider ownership importantly allows for woodland planting along the B6087 which importantly not only mitigates the impact of the proposed development but actually improves the sense of separation by reducing the inter-visibility of the two parts of the urban area.

It is important for the Council in assessing this proposal that the whole proposal is considered both that for development and for the open space, SUDS and GI / woodland area.

THE CHALLENGE FACING SHEFFIELD CITY COUNCIL IN MEETING FUTURE HOUSING NEEDS

Sheffield does not have an up-to-date development plan; while the Core Strategy was approved in 2008 it made no allocations for housing, and the Development Plan Proposals Maps are those which relate to the 1998 UDP which was planning for a falling population in the city, this was the last plan to make any housing allocations. The detailed Green Belt boundaries have remained unchanged since 1983.

When Sheffield City Council undertook consultation on their Issues and Options document in 2020, this was seeking to accommodate some 40,000 dwellings by 2038 and consulted upon three different spatial options two of which required significant Green Belt release these being 5,000 (option B) and 10,000 (option C) homes in the Green Belt.

The housing requirement that Sheffield now needs to meet is significantly higher to that consulted upon last year (this is a result of the introduction a "Cities and Urban Uplift" of 35% to the Standard Method to be applied to emerging local plans which are now not yet at regulation 19 stage). For Sheffield this increases the housing requirement to 2,923 dpa or 52,614 for the plan period to 2038 (20 x 2,923 dpa). This increase of 12,614 dwellings suggests that even if the densities and urban regeneration could be funded as envisaged in option 1 was achievable then there would still be a requirement to accommodate an additional 12,614 dwellings to be accommodated on Green Belt sites. This would require further release beyond that considered by the "Issues and Options" consultation.

There are in fact other reasons why the council should be considering an approach that is less reliant upon replicating past as the Council highlight (pg.25) that:

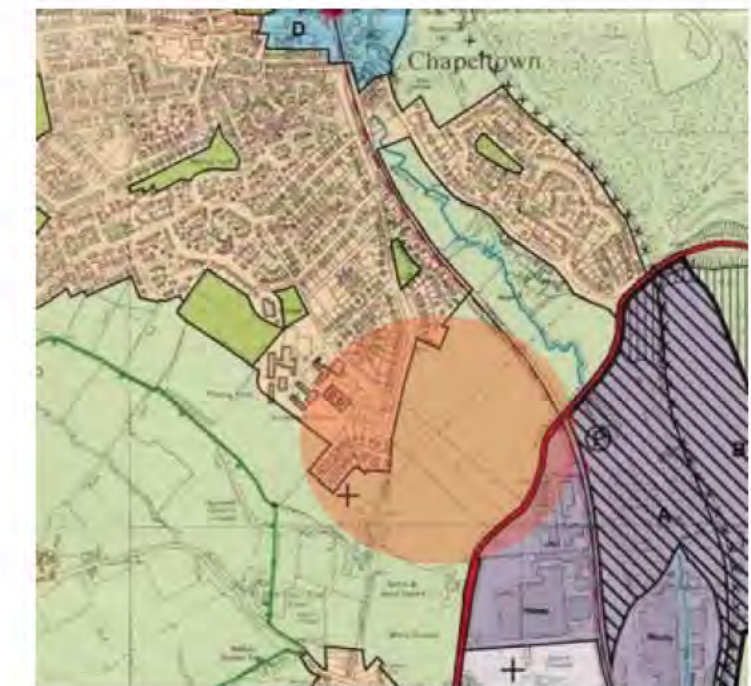
"Much of the recent supply has been student accommodation and we know that we need other types of housing."

The Council further set out the negative implications of past provision is that there is an out migration due to the lack of the right type of homes (pg. 26):

"Every year, people move from Sheffield to the other districts in Sheffield City Region. In particular, there is a trend for people wanting housing suitable for families to move to Rotherham, North East Derbyshire and Barnsley."

In responding to these issues the consultation (document pg. 57) acknowledges that:

"Additional Green Belt sites would deliver more larger homes suitable for families that we know are in higher demand."

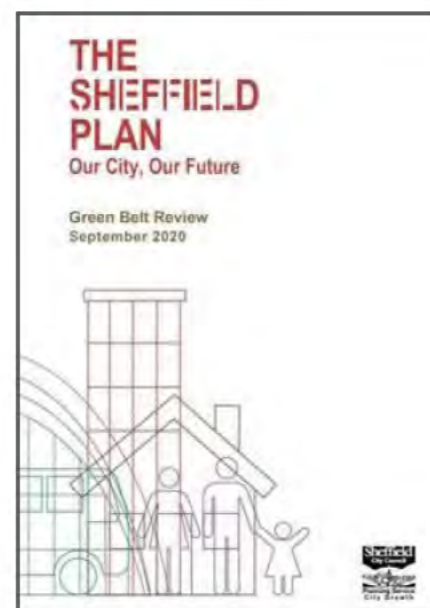
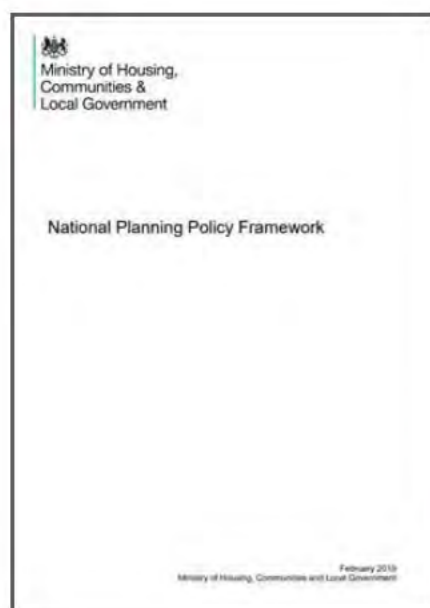


2. PLANNING CONTEXT

MEETING CHALLENGE OF ACCOMMODATING SHEFFIELD CITY COUNCIL FUTURE HOUSING NEEDS

The council have correctly identified that there is a need to release Green Belt land not only to meet overall housing numbers but also to address the negative consequences of the present approach to delivery, particularly to meet the needs of family housing and housing for older persons.

In terms of meeting the needs of families and older persons the future location of dwellings in terms of their proximity to existing facilities and services is important so as to secure sustainable development. It needs to be recognised that the most sustainable sites are likely to be on the edge of the main urban areas that make up the City and that these areas might be more sensitive in terms of Green Belt impact; therefore in considering suitable areas for Green Belt release and development it is important that the most sustainable locations are investigated thoroughly and that opportunities for development and suitable mitigation should not be dismissed on the basis of the analysis of wider areas of the Green Belt and their general functions.



THE CASE FOR GREEN BELT RELEASE AT CHAPELTOWN

The National Planning Policy Framework (2019), paragraph 59 states that in order to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed.

In respect of the Green Belt paragraph 134 sets out its five purposes:

- (a) **to check the unrestricted sprawl of large built-up areas;**
- (b) **to prevent neighbouring towns merging into one another;**
- (c) **to assist in safeguarding the countryside from encroachment;**
- (d) **to preserve the setting and special character of historic towns; and**
- (e) **to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

The council have reviewed Green Belt parcels in the Green Belt Review (Appendix 5: Stage 2 Green Belt purpose scores for resultant parcels).

The smaller site (EC-3-g in the Green Belt Review) to the north of Chapeltown Road is enclosed by housing on Crakehall Road and the sports pitches on the higher ground along with further housing along Chapeltown Road. The remainder of the boundary is defined by substantial planting. This was assessed on a scale of 5 of scoring 3 against the function of checking the unrestricted sprawl of large built-up areas; 2 against the function of preventing neighbouring towns merging into one another; and 5 against the objective of safeguarding the countryside from encroachment. Lastly it scored 5 against the objective of assisting urban regeneration, by

encouraging the recycling of derelict and other urban land.

Addressing these assessments, we would comment as follows:

- *Score 3 against the function of checking the unrestricted sprawl of large built-up areas;* given the high level of enclosure by development and Chapeltown Road the development of this site can not in our view be considered to actually result in a high degree of sprawl.
- *Score 2 against the function of preventing neighbouring towns merging into one another;* Chapeltown has been defined by the Council as being part of Sheffield main urban area and as such the Green Belt does not actual perform this function so the score should be 0 not 2 as a matter of fact.
- *Score 5 against the objective of safeguarding the countryside from encroachment;* The degree of encroachment is determined by the level of existing enclosure. In this case the site is already partly enclosed by development on Crakehall Road and on Chapeltown Road; the development of this site can not in our view be considered to actually result in a high degree of encroachment. The score of 5 in our view fails to recognise the existing degree of enclosure and the score should be lower.
- *Score 5 against the objective of assisting urban regeneration, by encouraging the recycling of derelict and other urban land* – in this case where the city is likely to be maximising the regeneration of urban land the development of this site for family and older persons housing would not divert investment from these sites as they are clearly on the evidence presented by the Council meeting different market demands. As such this score we would suggest might be lower for this site.

The larger site (EC-2-b in the Green Belt Review) lies to the south

2. PLANNING CONTEXT

east of Chapeltown Road at the present time there are clear views across the site and the wider area between the residential properties along Chapeltown Road and the industrial estate off Nether Lane. There is clear inter-visibility between the residential properties and the industrial areas.

This site (EC-2-b) was assessed on a scale of 5 of scoring 3 against the function of checking the unrestricted sprawl of large built-up areas; 4 against the function of preventing neighbouring towns merging into one another; and 5 against the objective of safeguarding the countryside from encroachment. Lastly it scored 5 against the objective of assisting urban regeneration, by encouraging the recycling of derelict and other urban land.

Addressing these assessments, for this larger site we would comment as follows:

- *Score 3 against the function of checking the unrestricted sprawl of large built-up areas;* This site is visually enclosed by residential and industrial development of two parts of the city as such it is more of an insert into the city's urban area. The wider area actually has a high level of enclosure by residential development along Chapeltown Road and by the industrial development along Nether Lane. In this respect the site can not in our view be considered to actually result in a high degree of sprawl.
- *Score 4 against the function of preventing neighbouring towns merging into one another;* Chapeltown has been defined by the Council as being part of Sheffield main urban area and as such the Green Belt does not actual perform this function so the score should be 0 not 4 as a matter of fact.

- *Score 5 against the objective of safeguarding the countryside from encroachment;* The degree of encroachment is determined by the level of existing enclosure. In this case the wider area is an insert into the urban area of Sheffield and as such is defined by the residential development on Chapeltown Road, the industrial development on Nether Lane and as site can not in our view be considered to actually result in a high degree of encroachment. The score of 5 in our view fails to recognise the existing degree of enclosure of the wider site by the City and the score should be lower.
- *Score 5 against the objective of assisting urban regeneration, by encouraging the recycling of derelict and other urban land* – in this case where the city is likely to be maximising the regeneration of urban land the development of this site for family and older persons housing would not divert investment from these sites as they are clearly on the evidence presented by the Council meeting different market demands. As such this score we would suggest might be lower for this site.

In considering the suitability of this site for a future housing allocation the assessment of the Green Belt functions is only a starting point and in this case the wider ownership has the capability of delivering not only mitigation in terms of the impact of the proposed residential development but also a significant improvement in reducing the inter-visibility between the two parts of the urban area by virtue of the of proposed Green Infrastructure and woodland creation and open space provision. This will also have a significant benefit in terms of securing net biodiversity gain.

EMERGING SHEFFIELD LOCAL PLAN

Sheffield City Council undertook consultation on their Issues and Options document between September and October 2020, as the first part of their new Sheffield Local Plan. The document outlined the key opportunities and challenges for the city, as well as issues and options for consideration.

The emerging Local Plan is at a very early stage and as part of the document the Council set out three different spatial options for how they propose to accommodate the 40,000 homes that are needed in the city by 2038. Many of these homes will need to be affordable homes for people on lower incomes and for older generations.

In respect of the proposed 2,200 dwelling per annum required to accommodate 40,000 dwellings over the Plan period the Issues and Options document highlights (pg. 25) that net completions over the past five years have been 2,055 dpa, and that the Council were not anticipating a big increase in the number of homes built each year. This has clearly changed with the introduction of the Urban Area uplift as per step 4 of the Standard Methodology changes introduced in late 2020.



2. PLANNING CONTEXT

The Issues and Options document goes on to state (pg. 25) that delivering 2,200 dpa will be a challenge and acknowledges that much of the recent supply has been student accommodation and the Council is aware there is a need for other types of housing to meet the specific housing needs of different groups within the community, such as families, older people, gypsies and travellers and to create opportunities for self-builders.

“Much of the recent supply has been student accommodation and we know that we need other types of housing.”

Furthermore, the Council acknowledge (pg. 26) that there is already an out migration due to the lack of the right type of homes.

“Every year, people move from Sheffield to the other districts in Sheffield City Region. In particular, there is a trend for people wanting housing suitable for families to move to Rotherham, North East Derbyshire and Barnsley.”

In discussing the response to these issues the consultation document (pg. 57) accepts that:

“Additional Green Belt sites would deliver more larger homes suitable for families that we know are in higher demand.”

The Issues and Options document sets out three spatial options (pg. 48) for delivering 40,000 dwellings to 2038 (2,200 dpa). It is important to note that 2 of the 3 options require Green Belt release. All three options however require around 20,000 new homes being provided outside the City Centre.

- ***Option A – 20,000 homes within a new central area, 20,000 homes within a new urban area (outside of the central area) and 0 Green Belt release.***
- ***Option B – 15,000 homes within a new central area, 20,000 homes within a new urban area (outside of the central area) and 5,000 new Green Belt homes.***
- ***Option C – 10,000 homes within a new central area, 20,000 homes within a new urban area (outside of the central area) and 10,000 new Green Belt homes.***

The impact of the Standard Method after 16th June 2021 will of course increase the housing requirement to 2,923 dpa or 52,614 for the plan period to 2038. This increase of 12,614 dwellings suggests that even if the Option 1 was achievable and 40,000 dwellings could be achievable without Green Belt release that an additional 12,614 dwellings would still need to be accommodated somewhere.

Out of these options it is not considered that Options A and B are feasible and unlikely to provide the right amount and type of housing required to meet the needs of the local population. Only Option C is considered to be a viable means to fully meet the City’s housing needs and deliver the city type of homes for all groups.

These spatial options need to be informed by an up to date Housing Needs Assessment and take account of a Green Belt review, in order to assess sites against the functions of the Green Belt and their potential to meet the housing needs of the city in a sustainable and plan led approach for family accommodation in particular.

Furthermore, it should be highlighted that the current boundaries of the Green Belt were drawn up in the context of the South Yorkshire County Structure Plan (1980) and subsequently adopted in by the City Council in December 1983 as part of the Sheffield Green Belt Plan.

The boundaries of the Green Belt adopted in 1983 were carried over to the Sheffield Unitary Development Plan which was adopted in 1998. Only two minor changes to the Green Belt boundary were made at this time. Since then no changes have been made to the Green Belt boundaries; in this period the Framework has been updated, and the policy environment in which the Green Belt boundaries were drawn up in 1983 have since changed, as has the built environment in Sheffield.

Although there is still an onus with the current Framework (2019) to review Green Belt boundaries as a last resort, due to the period in time in since the boundaries have last been reviewed and the changes within national planning policy legislation, an in-depth review of the Green Belt boundaries must be undertaken, against the five purposes of the Green Belt.

3. SITE ASSESSMENT & EVOLUTION OF PROPOSAL FOR RESIDENTIAL DEVELOPMENT

The next part of this document undertakes a review of the potential of the site in the context of the Council's assessment of the Green Belt function of the wider area, the need to deliver sustainably located sites for family and older persons housing, existing site constraints and opportunities and the degree to which any impacts can be mitigated by planting and future management of the wider area to increase biodiversity in this general location.

This approach starts with a visual assessment of the area illustrated by a series of site photographs from different viewpoints around the area.



Land Ownership Plan (orange shaded)

4. SITE PHOTOS



View looking down Chapeltown Rd from the north



View from Chapeltown Rd towards NE residential across the valley



View from Chapeltown Rd towards employment uses to the SE



View of eastern parcel with northern hedgerow to the left



Photo Location Key

4. SITE PHOTOS



Pedestrian crossing opposite Ecclesfield secondary school



Bus stop at Cowley View Crescent



View of the site from public footpath of eastern parcel



Public footpath entrance from Chapeltown Road



Photo Location Key

4. SITE PHOTOS



View of potential access point to western land parcel



Distant views from western land parcel



View of western parcel west boundary from south west



Public bridleway to the south of western parcel



Photo Location Key

4. SITE PHOTOS



View of recent residential development - Cowley Close



View of secondary school entrance



View of Cumberland Crescent

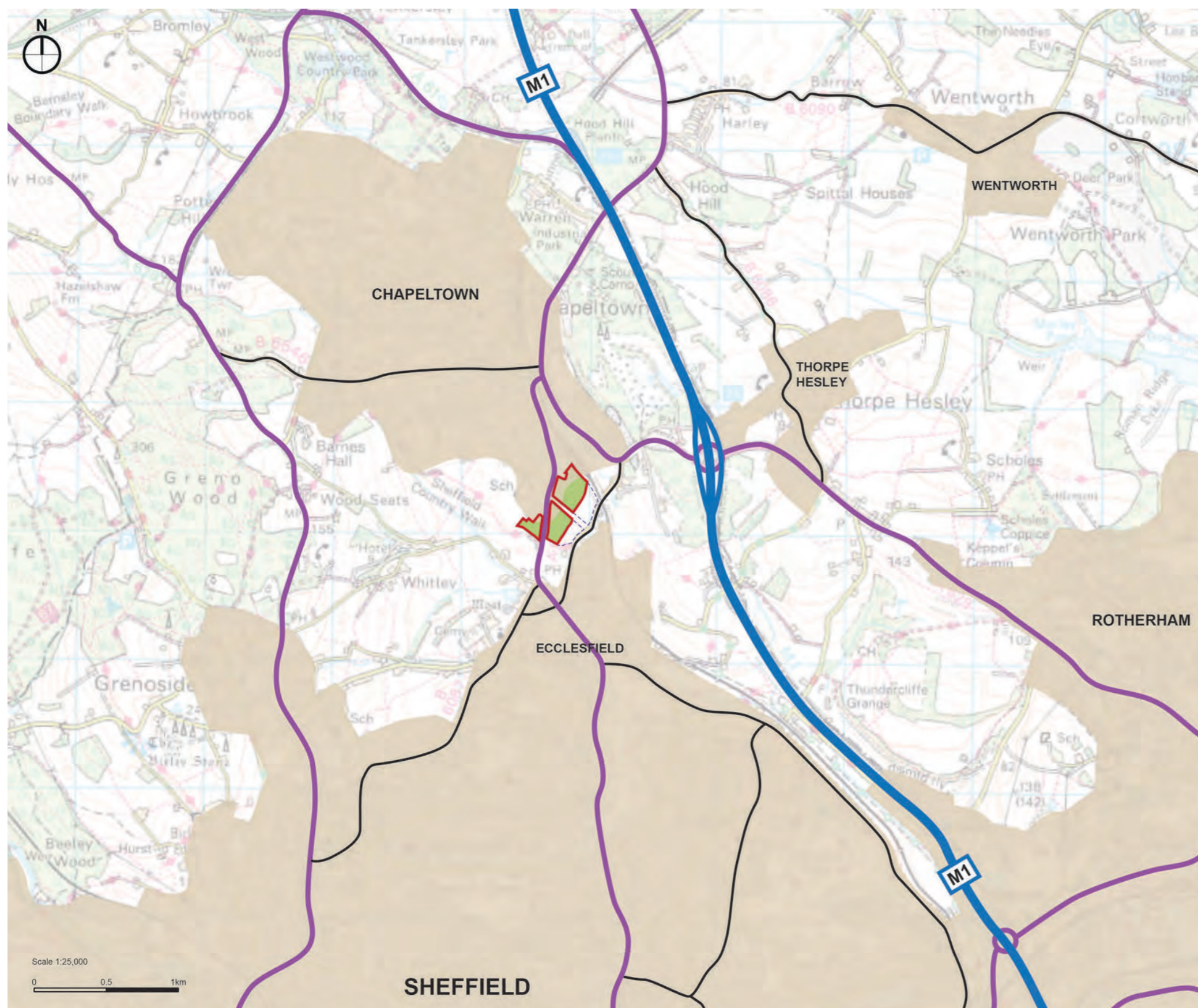


View of Stuart Grove



Photo Location Key

5. WIDER CONTEXT



- Key:
- Site Boundary
 - M1 Motorway
 - A-Road
 - B-Road

6. SITE OPPORTUNITIES AND CONSTRAINTS

SITE OPPORTUNITIES

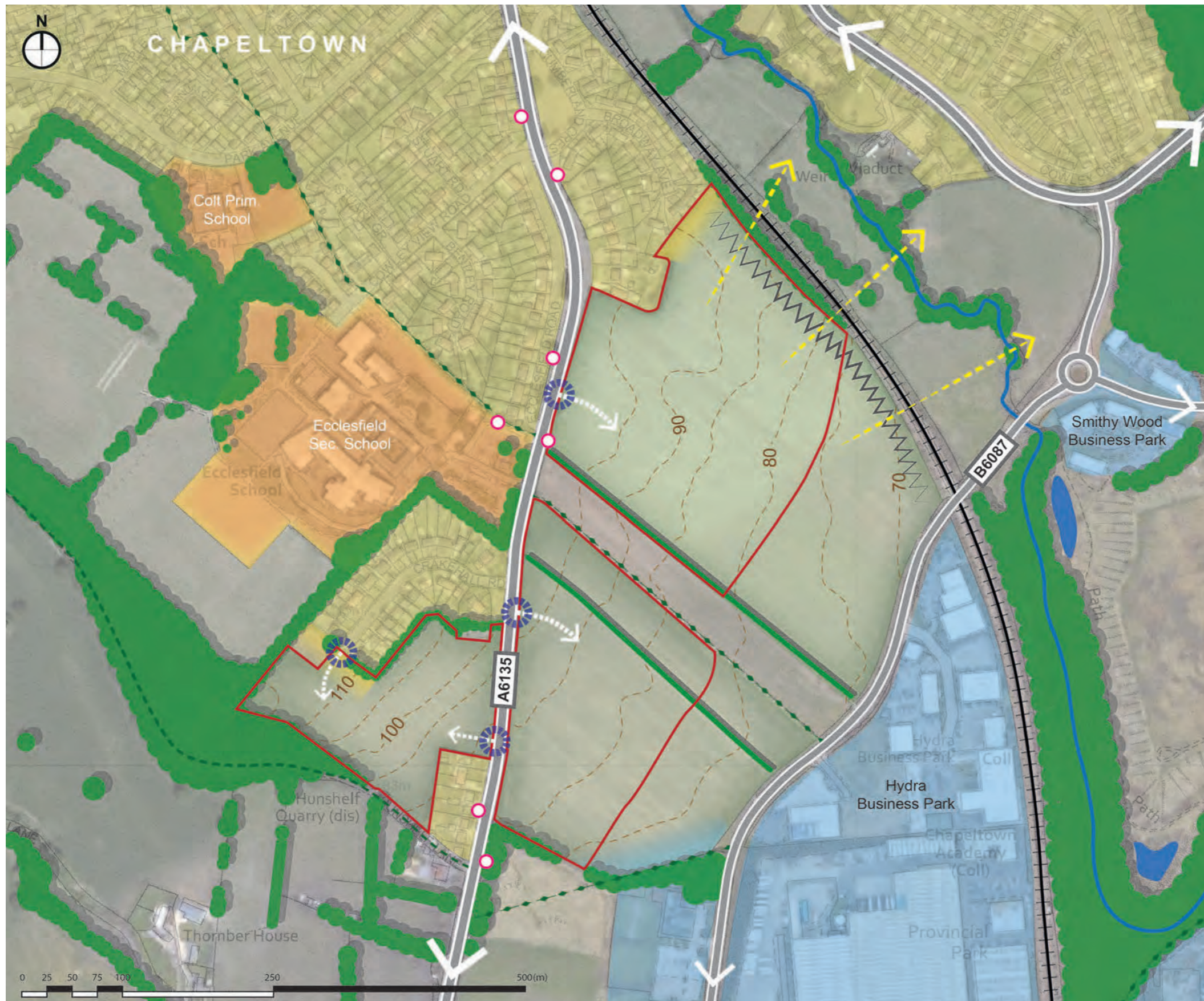
- Situated at the southern edge of Chapeltown which is part of the northern area of conurbation of Sheffield. The junction 35 of the M1 (approximately 1km) to the east. This assessment includes two distinct sites both of which presents opportunities for a sustainable and well connected development, benefiting from their proximity to social and economic infrastructure, such as schools, open spaces and recreation grounds and Hydra Business Park employment to the east;
- Located along the southern edge of the built-up area of Chapeltown, the site presents an opportunity for residential expansion southward, together with associated open space, SUDS and a substantial wooded area which will increase the net biodiversity of the area;
- The south facing slope provides a significant opportunity for the site to benefit from solar gain and efficient photovoltaic provision to deliver a more energy efficient development;
- The site is outside flood zones 2 and 3 and therefore provides an opportunity for residential development;
- Coit Primary School, located approximately 0.6km from the eastern parcels, is well within walking distance (under 10-minute walk), with Ecclesfield Secondary approximately 0.25km distance (under 5 minute walk) from the same location;
- The site is in a highly sustainable location, with bus routes along the A6135 route, pedestrian and cycle ways towards Chapeltown town centre for easy access to existing community facilities;
- Opportunities to sensitive approach with varied densities across the site to respond to different contexts;
- An opportunity to provide a range of housing much needed family housing, including specialised provision for older persons wishing to “right size”;

- Public Rights of Way within and around the site provide an opportunity to enhance pedestrian connectivity through the site, linking existing employment facilities and the open countryside with Chapeltown’s local facilities such as the schools, retail facilities, churches, pubs and recreation areas;
- The sites are easily accessible to a range of local community services and facilities within both Chapeltown and Ecclesfield;
- Both sites are well related to the existing urban area of Chapeltown, the development of either site would not erode the townscape of the local area due to both sites being separated from wider countryside by virtue of their relatively enclosed nature;
- Enhance and link to new green infrastructure to the south of the proposed development with the provision of open space SUDS and a planted woodland area to join the areas of woodland on the western boundary;
- The sites are located within Flood Zone 1 and are therefore considered appropriate for development in flood risk terms;
- There is an opportunity for further community facilities to be delivered as part of the potential residential land infrastructure; and
- An opportunity to provide an interlinked network of green corridors to enhance pedestrian connectivity and site permeability, along the Public Rights of Way, also enhancing biodiversity and supporting existing habitats.

SITE CONSTRAINTS

- Both western parcel and the eastern parcels comprise of agricultural farmland;
- Both parcels are presently within Sheffield Green Belt (the impact of the release of these sites on the function of the Green Belt in these locations has been dealt with earlier);
- Primary vehicular access to the site is limited currently to tracks or lay-by off A6135 or B6087 roads;
- The eastern parcel is bounded by a railway line to the north;
- A Public Right of Way crossing the site diagonally from the employment area to the south-east to residential areas to the north-west will require incorporating into the proposed scheme;
- Site topography is challenging but not abnormal for Sheffield, as the land of the western parcel dips down from 114m to 91m AOD and at the eastern parcel from 100m to 73m AOD;
- Interface with the residential areas of Cumberland Crescent / Broadway Avenue (north part of eastern parcel) and with dwellings on Crakehall Road (western parcel);
- The interface with the backs of Chapeltown Road properties;
- Existing vegetation and ecologically sensitive areas, particularly along existing hedgerows central to the eastern parcel and the present edge of the site group of trees, would need careful consideration and incorporation into the scheme; and
- Employment uses on the east side of B6087 and their associated traffic.

6. SITE OPPORTUNITIES AND CONSTRAINTS



- Key:
- Site Boundary
 - Existing Employment
 - Existing Residential
 - Existing School
 - ⊙ Potential Site Access
 - +—+—+— Railway Tracks
 - - - PROW
 - Existing Main Road
 - Existing Bus Stop
 - - - Contour Lines
 - Green Infrastructure
 - Green Infrastructure
 - ~ Noise Pollution

Site Opportunities & Constraints Plan

7. DEVELOPMENT PROPOSALS - OPTION 1



LAND USE

- 13.10ha Gross Red Line Areas
- 8.50ha Residential Development Area

Key:

- Development parcels
- Land also in owner's interest
- Potential residential
- Potential site access
- Public right of way
- Bridleway
- Green corridor
- Public open space
- Open land retained including SUDS solution
- Existing green infrastructure
- Proposed new green infrastructure

7. DEVELOPMENT PROPOSALS - OPTION 2



LAND USE

- 12.79ha Gross Red Line Areas
- 8.00ha Residential Development Area

Key:

- Development parcels
- Land also in owner's interest
- Potential residential
- ⊙ Potential site access
- Public right of way
- Bridleway
- Green corridor
- Public open space
- Open land retained including SUDS solution
- Existing green infrastructure
- Proposed new green infrastructure

7. DEVELOPMENT PROPOSALS - DESIGN CONCEPT

The proposed site comprises three parcels of an area of approximately 13 hectares in total, parcel A to the west of Chapeltown Road and parcels B1 and B2 the two east, physically adjoining the existing built area of Chapeltown. The development proposals capable of delivering approx. 300 dwellings offer an opportunity to create a new and sustainable residential neighbourhood.

The main principle of the design concept is the delivery of a sustainable and integrated development which links to the existing built form and provides a range of new facilities and benefits including a mix of housing and specialist housing for the elderly, educational provision, and new green spaces, located to the south east.

The movement solutions proposed as part of the scheme play an important role in the design concept, including new vehicular links accessing residential parcels.

The layout of the Green Infrastructure network will enhance the setting of the proposed development and reinforce the local landscape structure.

The site layout responds to the local context and provides for leisure, ecology, play areas and green spaces (not just for new residents, but available to all residents of Chapeltown) together with pedestrian, cycle or bus links to the existing High Street facilities further north of the site area.

Future footpaths link to the existing Public Rights of Way central to the eastern part of the site area, enabling connections to the adjacent educational, recreational and employment facilities nearby, enhancing permeability and connecting the proposed development to the wider area.

The scheme proposals will incorporate SUDS, which could benefit the wider site area and beyond. The drainage concept includes a series of attenuation basins at the lowest topographical points, incorporated into the informal open spaces managed for ecology and recreation. The basins also serve as amenity features, as well as enhancing biodiversity. Detailed design of these features, their size and exact location, are subject to further surveys and specialist studies.



Opportunities for supporting facilities for new and existing residents



Example of transition between residential areas and GI



Example of potential treatment of attenuation and open space



Opportunities for enhanced and sustainable connectivity

TRANSPORT PLANNING OVERVIEW

- A number of vehicle access options have been examined. For the land parcels to the east of the A6135, the preferred option is to provide two new vehicular access points off the A6135. An internal spine road would be beneficial to connect these two access points.
- The speed limit along the A6135 currently reduces from 40mph to 30mph – just to the north of the A6135 / Crakehall Road junction. Along the northern end of the site frontage on the A6135, visibility is excellent with the opportunity to provide a priority junction along this stretch.
- Further south along the A6135, the site frontage is located within a 40mph speed limit. The applicant would therefore potentially investigate the opportunity to extend the existing 30mph speed limit along the full frontage of the sites, coupled with a package of traffic calming measures. Notwithstanding this, visibility at the proposed site access points to serve the larger site to the east of the A6135 appear to be achievable.
- All access points to serve residential development would take the form of a new 5.5m wide road with 2m wide footways at both edges. It is likely that any new access provided off the A6135 would require a ghost-island right-turn lane to be provided, however this could be achieved within the existing public highway or applicants land.
- The precise position of any proposed new access off the eastern kerbline of the A6135 would need to take account of the proximity of Ecclesfield Secondary School. It is accepted that congestion often occurs around school entrance points during start and end of the school day. Therefore careful consideration would be given to reduce any potential conflict with the school.
- For the smaller parcel of land to the west of the A6135, the preferred option would be to extend the existing Crakehall Road cul-de-sac into the site. The A6135 / Crakehall Road junction is already provided with a ghost island right turn lane and should therefore be sufficient to accommodate the proposed development traffic from a capacity perspective.
- As part of any future assessment, traffic count surveys and speed surveys would be undertaken at key locations on the local road network so that the effects of the proposals can be analysed and assessed, such that any mitigation measures can be determined and agreed with the local highway authority.



Opportunities to enhance existing facilities



Example of potential surface treatment of residential streets



Land at Chapeltown

Site Promotion Document Appendix
Option Development



27th May 2021

prepared for **Limes Developments Ltd.**



RESIDENTIAL & EMPLOYMENT OPTION 1



LAND USE

- 22.64ha** Gross Red Line Areas
- 9.58ha** Residential Development Area
- 5.45ha** Employment Development Area
- 7.39ha** Open Space Area

RESIDENTIAL & EMPLOYMENT OPTION 2



LAND USE

- 22.64ha** Gross Red Line Areas
- 11.93ha** Residential Development Area
- 3.07ha** Employment Development Area
- 7.42ha** Open Space Area

