

Representation on the Sheffield Plan Publication (Pre-Submission) Draft

Respondent details

Comment ID number: PDSP.058.002

What is your Name: Michael

If you are making this representation as a member of an organisation, what is the name of your organisation:

Jigsaw Planning and Development Ltd

If you or your organisation are making a representation on behalf of another person, organisation or group, please tell us who it is and its role:

Meadowhall South Ltd

Document

Which document to you wish to make a representation on:

Part 2: Development Management Policies and Implementation

Which section of the document is your representation on:

Policy EC3: Development in General Employment Zones

Which paragraph/site/map layer of the document is representation on:

N/A

Representation

Do you consider the Local Plan is legally compliant: Yes

Do you consider the Local Plan is sound: No

Do you consider the Local Plan complies with the duty to co-operate: Yes

Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate:

In respect of EC3 this policy is generally supported but it is a wide brush approach across the plan area. The site we wish to make representations on is suitable for a hotel use and also trade retail.

It is closely associated with Meadowhall Retail centre, which appears to be largely ignored as a national/regional retail destination. The designation of General Employment Zones EC3 should be refined to accept that those in close proximity or association with the existing Meadowhall Retail offer should be considered more positively for associated hotel or trade retail purposes and a lesser test of the application of EC5 applied. Meadowhall should be accepted as a centre in its own right to permit associated hotel and trade retail uses which can capitalise on existing

travel journeys and public transport links. There are opportunities for such new development to provide exemplary sustainable and renewable design and build credentials in support of the climate change agenda and policies in the Local Plan

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

The designation of General Employment Zones EC3 should be refined to accept that those in close proximity or association with the existing Meadowhall Retail offer should be considered more positively for associated hotel or trade retail purposes and a lesser test of the application of EC5 applied. Meadowhall should be accepted as a centre in its own right to permit associated hotel and trade retail uses which can capitalise on existing travel journeys and public transport links.

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)

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

To explain and shape a more targeted application of EC3

From: no-reply@sheffield.gov.uk
To: [SheffieldPlan](#)
Subject: Contact Planning Policy Enquiries - Ref. 201001262628
Date: 20 February 2023 16:28:25

The below enquiry/question for your service has been made via the website.

Customer Details

Name: Mr Michael Evans

Date of Birth: 23/05/1955

Number: [REDACTED]

Email: [REDACTED]

Address: , , ,

Details

Question or enquiry: I have submitted representations on the Reg 19 Consultation and would like to supply a plan showing the site in question. Is there an email address I could send it to Planning policy? Thank you

How would you like us to contact you?: By email