

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Sheffield Plan - Harvest Lane  
**Date:** 20 February 2023 19:34:44  
**Attachments:** [image001.jpg](#)  
[Harvest Lane - Sheffield Plan.pdf](#)

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Good afternoon

Please find attached representations on behalf of our client.

Thanks

Caroline

**Caroline McIntyre** MRTPI

Director

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Planning Policy  
Sheffield City Council  
Howden House  
1 Union Street  
Sheffield  
S1 2SH

Dear Sir/Madam

## **LAND AT 147-154 HARVEST LANE – REPRESENTATIONS ON BEHALF OF MR A SPURR**

Please find enclosed on behalf of our client, Mr A Spurr, representations to the draft Sheffield Plan. Our client owns land at Harvest Lane which has been allocated as Site KN02.

The site KN02 is allocated for employment uses. However this is the only site within the area which is allocated for a use other than housing, for example nearby Allocations KN30 and KN19 & KN25 are all identified for residential.

Policy CA1: Kelham Island, Neepsend, Philadelphia, Woodside outlines that *'Development proposals in this Character Area will:*

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

Only two allocations within this area relate to employment uses, with the 34 remaining KN allocations specified as residential. It is not clear how these identified delivery of employment uses will come forward in the area through the plan period.

Policy EC3: Development In General Employment Zones states that *'In General Employment Zones the following uses will be:*

### *Acceptable*

- *Storage and distribution (Class B8) not including open storage*
- *Hotels (Class C1) where they would comply with Policy EC6*
- *Commercial, business and service uses (Class E) – where they would comply with Policy EC5*
- *Learning and non-residential institutions (Class F1) and local community uses (Class F2) – only in locations that are accessible and where they would comply with Policies EC5 and E6...'*

Areas where Class B2 and open storage allowed under Class B8 uses are allowed are covered by a different policy and site allocation, Policy EC4: Development In Industrial Zones. This policy makes it clear where these uses would be appropriate across the City.

The supporting text to Policy EC3 at Paragraph 5.14 identifies *'The General Employment Zones provide opportunity and flexibility for a wide range of business to expand, locate and relocate. However, residential uses and other sensitive uses are not appropriate in these areas due to noise, traffic or other disturbance.'*

The exclusion of residential from these areas on these grounds is therefore illogical as Class E and Class F1 uses are appropriate within a residential area, and Class C1 uses rely on quiet areas to operate a successful hotel. It is therefore considered that the allocation of part of Neepsend as a General Employment Zone and the associated restrictions on appropriate land use can only stem from the existing businesses located within the area. However it is considered that this allocation is short sighted and does not consider how this area will change over the lifetime of the new Plan, with the potential that these businesses will move out of the area to locations with cheaper rents. Furthermore any potential impact from residential or other proposed sensitive uses close to these existing businesses would be managed through Policy EC6 'Economic Development And Sensitive Uses' which addresses the Agent of Change principle.

Neepsend allocations KN05, KN13, KN19 and KN25 are either within or immediately adjoin the General Employment Zone. These allocations are for residential uses, and would be impacted by the same road noise, traffic and other disturbances as sites within this General Employment Zone. Again, specifically with regards to the Neepsend General Employment Zone allocation, this seems misplaced and an allocation that has not taken into account the context of the site.

More specifically, allocation KN30 is located within the General Employment Zone but is allocated for residential. This seems at odds with the wider employment allocation for the area, and suggests a inconsistency in the application of Policy EC3 from the outset.

Is it considered that a better approach to development within the Neepsend area would be to create a truly mixed use community, and for the whole area to be covered by *'Policy VC3: Development In The Central Area Flexible Use Zones'*. This would allow a mix of uses to come forward through the area, ensuring a range of users within the area at different times of day. A true mix of commercial and residential uses, along with other supporting uses, would create a vibrant area with active frontages and a sense of natural surveillance. By creating clearly defined zones for land uses, this creates pockets of the area which become a quiet and potentially less safe during different times of the day.

We would therefore request that the Neepsend Employment Zone allocation is removed and the whole area is covered by The Central Area Flexible Use Zone. Site Allocation KN02 should either be updated to reflect a more flexible approach to development on this site or removed and covered by the wider policies governing this area.

Yours faithfully

A black rectangular box redacting the signature of Caroline McIntyre.

**Caroline McIntyre MRTPI**