

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Representations to the Sheffield Plan
Date: 20 February 2023 18:23:21
Attachments: [image001.jpg](#)
[Loxley New Road - Sheffield Plan .pdf](#)

Good afternoon

Please find attached representations to the Sheffield Plan on behalf of our client in relation to land they own at Loxley New Road.

Thanks

Caroline

Caroline McIntyre MRTPI

Director

Tel: [REDACTED]

Email: [REDACTED]

Website: www.springplanning.com



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

Dear Sir/Madam

[REDACTED], SHEFFIELD, S6 4NF: SHEFFIELD PLAN

We write on behalf of our client, Mr and Mrs Shaw, and further to the submission made in February 2020 to the Call for Sites process. The submission relates to land between [REDACTED]

[REDACTED] and lies behind a high retaining wall some 4.2 - 5.7m above street level. The land has an unkempt appearance and covers an area of 545 sq.m.

The site has not been allocated as a specific site allocation within the draft Sheffield Plan, despite having a history of applications which were supported by Officers and recommended for approval. It is considered that given the excellent public transport links and accessibility to services, this omission of this site from the allocations is disappointing as this provides an opportunity to deliver circa 15 new homes whilst reducing the requirement to allocate greenfield sites in open countryside elsewhere across the City including those in east Sheffield.

Given the history of the site it is clear that the principle of residential development on the site is acceptable and the site is suitable for residential development. However the design and scale of previous schemes were not acceptable and any future development on the site would need to take into account the constraints of the site.

The site is currently available for residential development, and is in a single ownership. There are no other interests in the site and the site has access to the highway. There is no existing use on the site which would restrict development from coming forward.

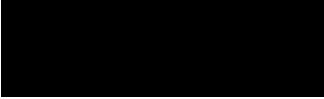
The removal of the existing trees on the site has previously been considered to be acceptable and has not been sited as a reason for refusal historically.

Development on the site would be achievable, and there is a scheme which would be economically viable to deliver a residential scheme on the site. Based on the 2011 application scheme it is considered that a development of around 14 residential units could be accommodated on site and that this is likely to be a mix of one and two bedroom apartments with a limited amount of onsite parking.

In summary the site is suitable and available for residential development and this would be achievable. We would therefore urge the Council to reconsider the inclusion of this site within the draft Sheffield Plan. If

you require any further information regarding this matter please do not hesitate to contact me on the details at the top of this letter.

Yours faithfully



Caroline McIntyre MRTPI