

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Sheffield Plan: Our City, Our Future – Publication (Pre-Submission) Draft - Land at Hillfoot Road and Penny Lane, Totley
Date: 20 February 2023 10:44:10
Attachments: [Sheffield Reg 19 Form - Appendix 1 - Site Allocations Rev A.pdf](#)
[Sheffield Reg 19 Form - Policy GS2 RevA.pdf](#)
[Sheffield Reg 19 Form - Policy SA6 Rev B.pdf](#)

Dear Sir/Madam

Please see attached representations submitted in respect of Land at Hillfoot Road and Penny Lane, Totley

Please let me know if you need any clarification

Kind Regards

Mike Hopkins

Mike Hopkins

Director - Planning & Development

JLL

Landmark, St Peter's Square, 1 Oxford Street, | Manchester M1 4PB



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Sheffield Plan Consultation Representation Form January – February 2023

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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: MIKE HOPKINS

Signature: M. Hopkins

Date: 16.02.2023

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: Mr Charles Rhodes and Star Pubs ('the landowners')
Organisation (if applicable):
Address:
Postcode:
Tel:
Fax:
Email:

2. Agent Details (if applicable)

Agent: Mike Hopkins
Organisation (if applicable): JLL
Address: Landmark, 1 Oxford Street, Manchester
Postcode: M1 4PB
Tel: [REDACTED]
Fax: N/A
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: JLL

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

Policy Number:

Paragraph Number: Appendix 1 Site Allocations

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.

Land at Hillfoot Road and Penny Lane, Totley

Objection to the exclusion from Appendix 1 – Site Allocations

See attached Statement and Location Plan

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.

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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 issues raised are considered to be too complex to deal with simply in writing. It is considered fundamental to the proper examination of the Sheffield Local Plan that this policy and the evidence base which supports it is fully explored, understood, and addressed by parties who have knowledge of the particular issues raised.

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.

Land at Hillfoot Road and Penny Lane, Totley

Representations to the Draft Local Plan (The Sheffield Plan)

Objection to:-

- **Policy SA6 - South Sheffield Sub Area Site Allocations**
- **Policy GS2 – Green Belt**
- **Appendix 1 List of Site Allocations**

Introduction

Our clients, Mr Charles Rhodes and Star Pubs control land to the west of Hillfoot Road and to the south of Penny Lane, Totley. Our clients request that this land is included for consideration in the ongoing preparation of the emerging Sheffield Local Plan.

We specifically object to the exclusion of the site within the list of Site Allocations in Appendix 1 and inclusion within Policy SA6 - South Sheffield Sub Area Site Allocations. We also object to the Green Belt boundary as drafted in the Local Plan (Policy GS6)

Site Description and Ownership

The site in question comprises two parcels; land to the west of Hillfoot Road and south of Penny Lane and land to the west of this parcel and south of Penny Lane. The former, outlined in **red** on the Location Plan submitted in support of these representations, is owned by Star Pubs and extends to 0.759Ha. The second parcel is owned by Mr Charles Rhodes (private individual) and extends to 1.248Ha, outlined in **green**. The combined area of both sites extends to 2.007Ha (4.959 acres). Our clients request that both parcels are considered as one submission. Star Pubs also owns the adjacent Crown Inn public house, located on the corner of Hillfoot Road and Penny Lane to the east of the Star Pubs land. This site and a small strip of land to its west is shown in blue on the Location Plan and is excluded from this submission.

The combined site (hereafter 'the site') is bounded by Penny Lane to the north, by Hillfoot Road to the east, residential properties on Hillfoot Road and Chapel Lane to the south and agricultural land to the west. The site comprises of agricultural grazing land.

The site slopes from approximately the 100m contour at the southern extent of the site falling to approximately 80m at the Penny Lane.

The Hope Valley Railway Line enters the Totley Tunnel approximately 130m north-west of the site. The route of the tunnel passes to the north of the site and to the north of Penny Lane.

There is no recorded planning history for the site.

Planning Policy

The Draft Local Plan identifies the site as falling within the Green Belt. The site is contiguous to the established settlement and represents the first parcels of land in the Green Belt extending from the existing settlement. The site benefits from strong natural and physical boundaries and is well contained. The site is not critical to maintaining the separation of settlements and does not contribute to a degree of openness as the site is physically constrained by woodland, mature trees, built development and topography. The site is considered to represent an appropriate location for Green Belt release for housing development through the plan-making process.

Technical Designations and Constraints

A review of various online databases suggest that the site is not constrained by any significant designation or constraint, as set out below.

Flood Risk and Drainage

A minor watercourse shown on maps as Needham's Dyke runs along the southern boundary of the site following the course of Penny Lane. There is no record of flooding in this area including at the adjacent Crown Inn and the watercourse appears to be culverted as short distance west of the Crown Inn. The watercourse appears to be a minor local watercourse which rises as a spring around 900m south-west of the site to the south of Baslow Road. The stream appears to discharge into Oldhay Brook at some point as short distance to the east of the site.

The Environment Agency Flood Risk Map for Planning confirms that the site lies in Flood Risk Zone 1 (Low). There is sufficient capacity within the site to include a stand-off buffer from the watercourse if appropriate. Subject to modelling and consultation with relevant bodies, it is considered there is good potential for the site to drain into the watercourse, once appropriate attenuation is provided and if infiltration is not possible.

Ecology and Habitats

The site is currently used for agricultural grazing with a number of boundary trees and hedges. The ecological potential of the site is considered to be limited. Existing trees and hedges could be incorporated into development proposals and any losses mitigated. The watercourse which runs along the northern boundary of the site would be protected and enhanced as part of any proposals.

There are no nationally or locally protected sites on or adjacent to the site. There are two Local Nature Reserves in the vicinity of the site; Eccleshall Woods 2km to the north-east and 1.5km to the north-east. However, the development of the site would not be expected to impact on either site. The Eastern Peak District Moors SSSI and South Pennine Moors SPA begin around 1km west of the site however the development of the site would not present a risk to either designation. The site lies within SSSI Impact Risk Zones for various protected sites, however, the threshold for consultation with Natural England is 50 rural dwellings or 100 dwellings in a non-rural setting.

It is considered ecological surveys would confirm the above assessment and any protected species such as birds, bats or amphibians could be addressed at an early stage and any potential impacts mitigated through careful scheme development.

Access and Sustainability

The site lies contiguous to the existing settlement of Totley and a short distance from Dore. The adjacent area of New Totley includes a range of services including a Co Op, pharmacy, cafes, public houses and a doctors surgery within 800m walk of the site. Totley All Saints CE Primary School and Totley Primary School lie 280m and 850m by foot respectively from the site.

Bus stops are located 450m south of the site at Baslow Road/Totley Hall Lane and offer regular services to Sheffield, Bakewell and Totley, while locally significant but stop at Totley Brook Road/Furniss Avenue lies 900m to 1.5km to the north-east of the site depending on the use of off-road public footpaths or paved surfaces.

Dore and Totley train station, offering connections to Sheffield, Manchester, Cleethorpes, Worksop, Norwich, Nottingham and intermediate stations, lies 2.5km by foot to the north east or 18 minutes by bus via Baslow Road.

The site benefits from good access to services within easy walking distance and is supported by excellent public transport links with regular busses and train services within walking distance of the site.

The site benefits from existing access from Penny Lane. It is considered that Penny Lane could be improved for a short distance from the Hillfoot Road junction to facilitate access if required. Ancillary pedestrian access could also be taken from Hillfoot Road which is served by a pedestrian footway.

Amenity

The site lies at the fringe of Totley and would have limited impact on existing residential amenity. The Crown Inn public house located at the east of the site would not be expected to represent an unreasonable impact on future residents and would any noise impact would be considered appropriate for a village fringe location.

The site lies on a gentle slope, offering opportunities to limit the visual impact of proposals on dwellings to the south. The site is well screened on all sides by mature trees and woodland, offering further screening in a landscape context.

Heritage

The site is not known to include any areas of archaeological importance. There are no listed buildings or Scheduled Ancient Monuments on or adjacent to the site.

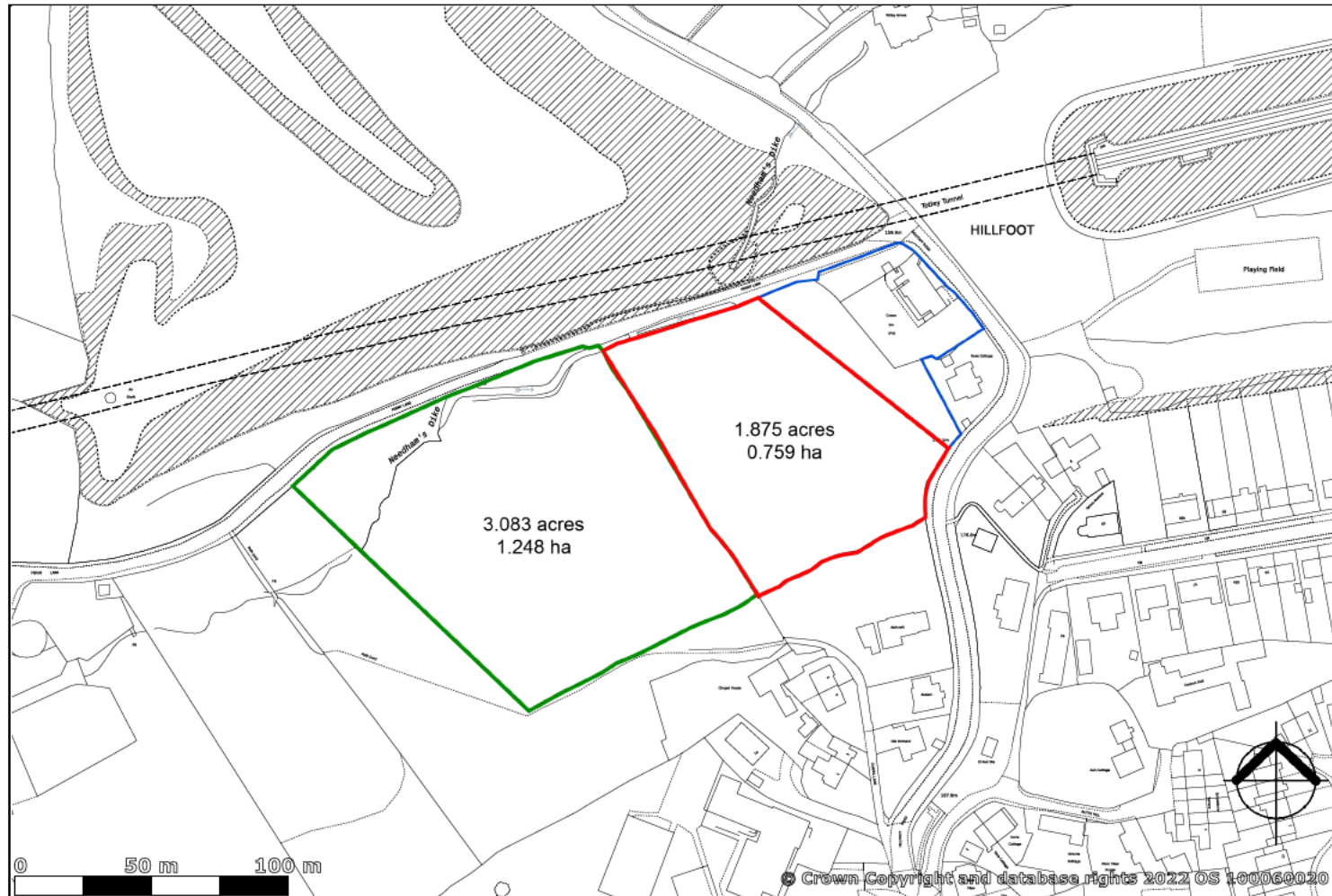
The site lies partly within the Totley Conservation Area with the eastern element of the site offering important open space and forming part of a key view. The site is well contained with mature trees around the site. Any views from Hillfoot Road are of medium to long distance. As such it is considered possible to use the topography of the site to maintain an open feeling with long views beyond Totley. The use of appropriate architecture and building materials would also offer an opportunity to add to the setting of the conservation area.

Conclusion

Our clients believe the site to be an appropriate location for development in the Topley area of Sheffield. As set out above, the site is subject to few constraints and lies in a highly sustainable location. Should the Council seek a balanced distribution of development in the draft Local Plan, the site is considered to be an appropriate location for residential development.

The site is readily available and deliverable in the near term. To this end, our clients request that the site is removed from the Green Belt (Policy GS2) and identified in Appendix 1 "List of Site Allocations", as a proposed housing allocation (Policy SA6).

Land at Hillfoot Road, Totley, Sheffield, S17 3AX



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Plotted Scale - 1:2,500

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No

Printed Name: MIKE HOPKINS

Signature: M. Hopkins

Date: 16.02.2023

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Part A- Personal Details

1. Personal Details

Name: Mr Charles Rhodes and Star Pubs ('the landowners')
Organisation (if applicable):
Address:
Postcode:
Tel:
Fax:
Email:

2. Agent Details (if applicable)

Agent: Mike Hopkins
Organisation (if applicable): JLL
Address: Landmark, 1 Oxford Street, Manchester
Postcode: M1 4PB
Tel: XXXXXXXXXX
Fax: N/A
Email: XXXXXXXXXX

Part B - Your representation

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

Name or Organisation: JLL

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

Policy Number: Policy GS2

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.

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No

4.(2) **Sound** Yes

No

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Land at Hillfoot Road and Penny Lane, Totley

Objection to the exclusion from Policy GS2 – Green Belt

See attached Statement and Location Plan

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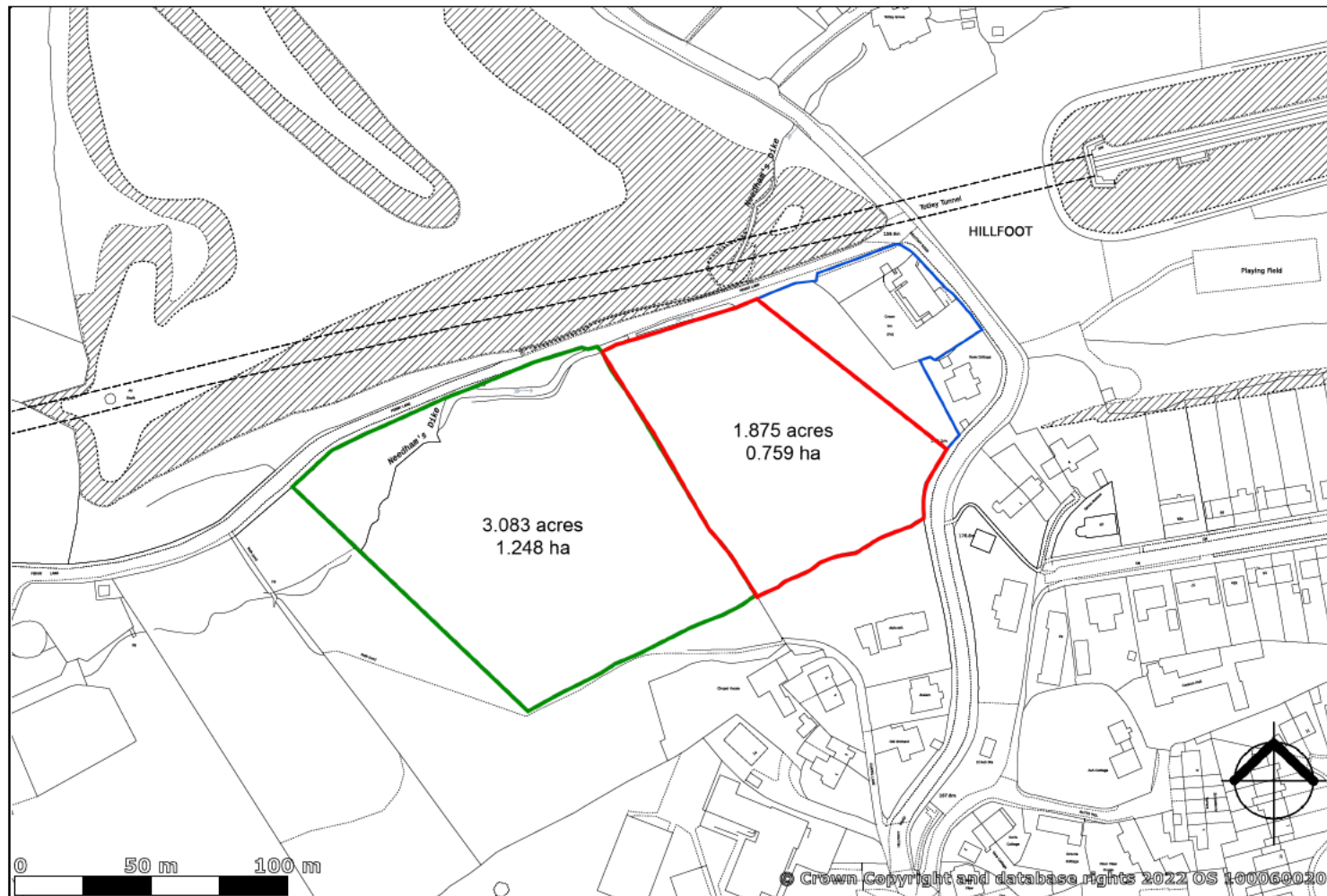
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Land at Hillfoot Road, Totley, Sheffield, S17 3AX



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Data Protection Notice:

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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: MIKE HOPKINS

Signature: M. Hopkins

Date: 16.02.2023

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: Mr Charles Rhodes and Star Pubs

Organisation (if applicable):

Address:

Postcode:

Tel:

Fax:

Email:

2. Agent Details (if applicable)

Agent: Mike Hopkins

Organisation (if applicable): JLL

Address: Landmark, 1 Oxford Street, Manchester

Postcode: M1 4PB

Tel: [REDACTED]

Fax: N/A

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: JLL

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

Policy Number: Policy SA6

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.

Continue on a separate sheet if necessary

Land at Hillfoot Road and Penny Lane, Totley

Objection to the exclusion from Policy SA6 – Site Allocations

See attached Statement and Location Plan

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 Statement and Location Plan

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:

The issues raised are considered to be too complex to deal with simply in writing. It is considered fundamental to the proper examination of the Sheffield Local Plan that this policy and the evidence base which supports it is fully explored, understood, and addressed by parties who have knowledge of the particular issues raised.

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.

Land at Hillfoot Road and Penny Lane, Totley

Representations to the Draft Local Plan (The Sheffield Plan)

Objection to:-

- **Policy SA6 - South Sheffield Sub Area Site Allocations**
- **Policy GS2 – Green Belt**
- **Appendix 1 List of Site Allocations**

Introduction

Our clients, Mr Charles Rhodes and Star Pubs control land to the west of Hillfoot Road and to the south of Penny Lane, Totley. Our clients request that this land is included for consideration in the ongoing preparation of the emerging Sheffield Local Plan.

We specifically object to the exclusion of the site within the list of Site Allocations in Appendix 1 and inclusion within Policy SA6 - South Sheffield Sub Area Site Allocations. We also object to the Green Belt boundary as drafted in the Local Plan (Policy GS6)

Site Description and Ownership

The site in question comprises two parcels; land to the west of Hillfoot Road and south of Penny Lane and land to the west of this parcel and south of Penny Lane. The former, outlined in **red** on the Location Plan submitted in support of these representations, is owned by Star Pubs and extends to 0.759Ha. The second parcel is owned by Mr Charles Rhodes (private individual) and extends to 1.248Ha, outlined in **green**. The combined area of both sites extends to 2.007Ha (4.959 acres). Our clients request that both parcels are considered as one submission. Star Pubs also owns the adjacent Crown Inn public house, located on the corner of Hillfoot Road and Penny Lane to the east of the Star Pubs land. This site and a small strip of land to its west is shown in blue on the Location Plan and is excluded from this submission.

The combined site (hereafter 'the site') is bounded by Penny Lane to the north, by Hillfoot Road to the east, residential properties on Hillfoot Road and Chapel Lane to the south and agricultural land to the west. The site comprises of agricultural grazing land.

The site slopes from approximately the 100m contour at the southern extent of the site falling to approximately 80m at the Penny Lane.

The Hope Valley Railway Line enters the Totley Tunnel approximately 130m north-west of the site. The route of the tunnel passes to the north of the site and to the north of Penny Lane.

There is no recorded planning history for the site.

Planning Policy

The Draft Local Plan identifies the site as falling within the Green Belt. The site is contiguous to the established settlement and represents the first parcels of land in the Green Belt extending from the existing settlement. The site benefits from strong natural and physical boundaries and is well contained. The site is not critical to maintaining the separation of settlements and does not contribute to a degree of openness as the site is physically constrained by woodland, mature trees, built development and topography. The site is considered to represent an appropriate location for Green Belt release for housing development through the plan-making process.

Technical Designations and Constraints

A review of various online databases suggest that the site is not constrained by any significant designation or constraint, as set out below.

Flood Risk and Drainage

A minor watercourse shown on maps as Needham's Dyke runs along the southern boundary of the site following the course of Penny Lane. There is no record of flooding in this area including at the adjacent Crown Inn and the watercourse appears to be culverted as short distance west of the Crown Inn. The watercourse appears to be a minor local watercourse which rises as a spring around 900m south-west of the site to the south of Baslow Road. The stream appears to discharge into Oldhay Brook at some point as short distance to the east of the site.

The Environment Agency Flood Risk Map for Planning confirms that the site lies in Flood Risk Zone 1 (Low). There is sufficient capacity within the site to include a stand-off buffer from the watercourse if appropriate. Subject to modelling and consultation with relevant bodies, it is considered there is good potential for the site to drain into the watercourse, once appropriate attenuation is provided and if infiltration is not possible.

Ecology and Habitats

The site is currently used for agricultural grazing with a number of boundary trees and hedges. The ecological potential of the site is considered to be limited. Existing trees and hedges could be incorporated into development proposals and any losses mitigated. The watercourse which runs along the northern boundary of the site would be protected and enhanced as part of any proposals.

There are no nationally or locally protected sites on or adjacent to the site. There are two Local Nature Reserves in the vicinity of the site; Eccleshall Woods 2km to the north-east and 1.5km to the north-east. However, the development of the site would not be expected to impact on either site. The Eastern Peak District Moors SSSI and South Pennine Moors SPA begin around 1km west of the site however the development of the site would not present a risk to either designation. The site lies within SSSI Impact Risk Zones for various protected sites, however, the threshold for consultation with Natural England is 50 rural dwellings or 100 dwellings in a non-rural setting.

It is considered ecological surveys would confirm the above assessment and any protected species such as birds, bats or amphibians could be addressed at an early stage and any potential impacts mitigated through careful scheme development.

Access and Sustainability

The site lies contiguous to the existing settlement of Totley and a short distance from Dore. The adjacent area of New Totley includes a range of services including a Co Op, pharmacy, cafes, public houses and a doctors surgery within 800m walk of the site. Totley All Saints CE Primary School and Totley Primary School lie 280m and 850m by foot respectively from the site.

Bus stops are located 450m south of the site at Baslow Road/Totley Hall Lane and offer regular services to Sheffield, Bakewell and Totley, while locally significant but stop at Totley Brook Road/Furniss Avenue lies 900m to 1.5km to the north-east of the site depending on the use of off-road public footpaths or paved surfaces.

Dore and Totley train station, offering connections to Sheffield, Manchester, Cleethorpes, Worksop, Norwich, Nottingham and intermediate stations, lies 2.5km by foot to the north east or 18 minutes by bus via Baslow Road.

The site benefits from good access to services within easy walking distance and is supported by excellent public transport links with regular busses and train services within walking distance of the site.

The site benefits from existing access from Penny Lane. It is considered that Penny Lane could be improved for a short distance from the Hillfoot Road junction to facilitate access if required. Ancillary pedestrian access could also be taken from Hillfoot Road which is served by a pedestrian footway.

Amenity

The site lies at the fringe of Totley and would have limited impact on existing residential amenity. The Crown Inn public house located at the east of the site would not be expected to represent an unreasonable impact on future residents and would any noise impact would be considered appropriate for a village fringe location.

The site lies on a gentle slope, offering opportunities to limit the visual impact of proposals on dwellings to the south. The site is well screened on all sides by mature trees and woodland, offering further screening in a landscape context.

Heritage

The site is not known to include any areas of archaeological importance. There are no listed buildings or Scheduled Ancient Monuments on or adjacent to the site.

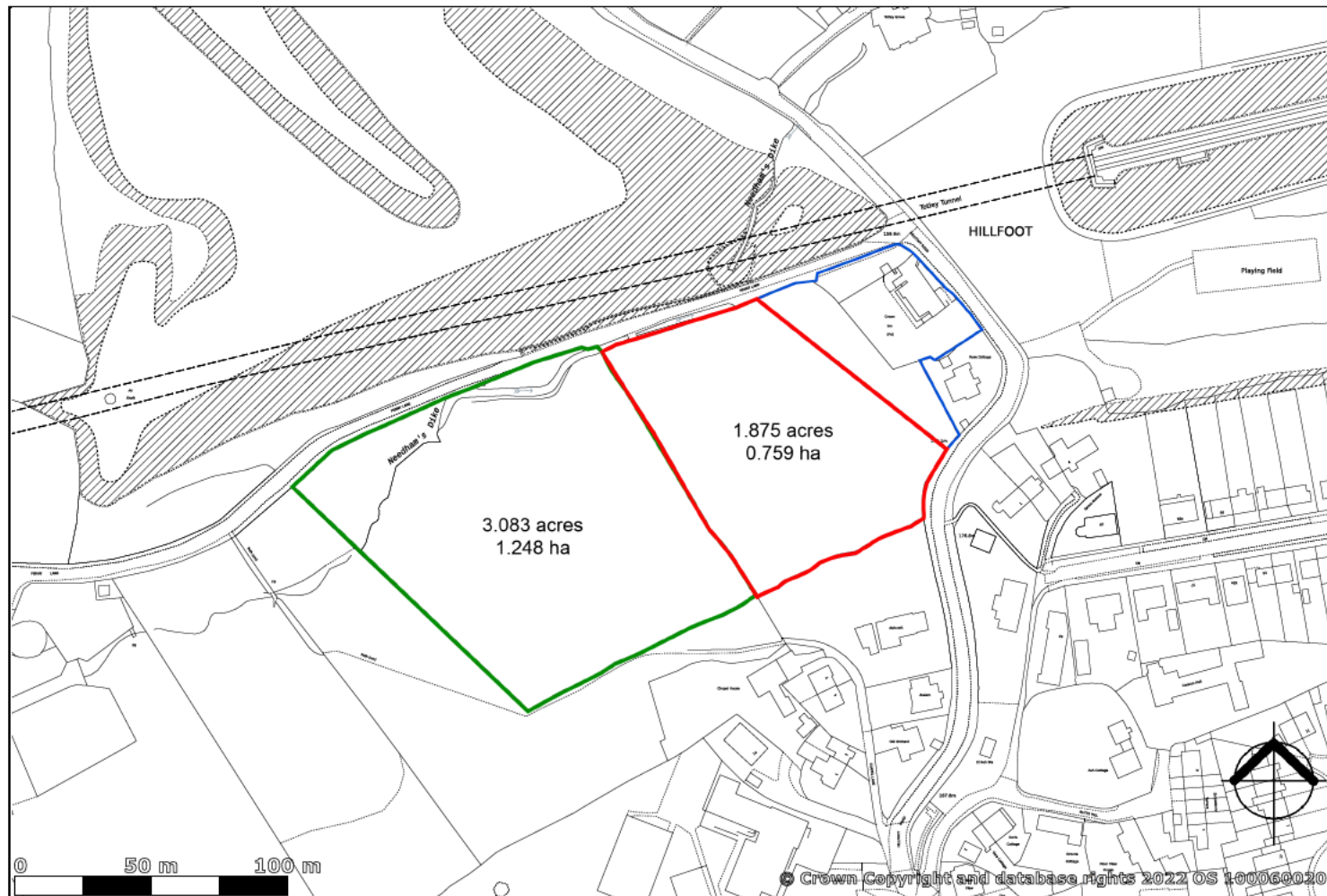
The site lies partly within the Totley Conservation Area with the eastern element of the site offering important open space and forming part of a key view. The site is well contained with mature trees around the site. Any views from Hillfoot Road are of medium to long distance. As such it is considered possible to use the topography of the site to maintain an open feeling with long views beyond Totley. The use of appropriate architecture and building materials would also offer an opportunity to add to the setting of the conservation area.

Conclusion

Our clients believe the site to be an appropriate location for development in the Topley area of Sheffield. As set out above, the site is subject to few constraints and lies in a highly sustainable location. Should the Council seek a balanced distribution of development in the draft Local Plan, the site is considered to be an appropriate location for residential development.

The site is readily available and deliverable in the near term. To this end, our clients request that the site is removed from the Green Belt (Policy GS2) and identified in Appendix 1 "List of Site Allocations", as a proposed housing allocation (Policy SA6).

Land at Hillfoot Road, Totley, Sheffield, S17 3AX



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Plotted Scale - 1:2,500

This plan is published for the convenience of identification only and although believed to be correct is not guaranteed and it does not form any part of any contract.

