

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

Respondent details

Comment ID number: PDSP.063.001

What is your Name: jimlomas66

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

DLP Planning Limited

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:

Mr J Hartley, Arthur's Skips

Document

Which document to you wish to make a representation on:

Part 1: Vision, Spatial Strategy, Sub-Area Policies and Site Allocations

Which section of the document is your representation on:

Policy CA1A: Priority Location in Neepsend

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

N/A

Representation

Do you consider the Local Plan is legally compliant: No

Do you consider the Local Plan is sound: No

Do you consider the Local Plan complies with the duty to co-operate: No

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:

See supporting report sent under separate cover

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:

See supporting report sent under separate cover

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 fully outline and present a case on behalf of the landowner and outline measures to be introduced in order to remedy the issue highlighted

From: [REDACTED]
To: [REDACTED]
Subject: Reg 19 Representation - Arthur's Skips
Date: 21 February 2023 07:47:49
Attachments: [image001.png](#)
[Arther's Skips - Reg 19 Submission.pdf](#)

Dear Sir/Madam,

Re: Re: Regulation 19 Local Plan Consultation

Site at Arthur's Skips

Parkwood Road

Neepsend

With reference to the above-mentioned public consultation exercise, I hereby attach a supporting report on behalf of Mr J Hartley seeking a minor change to the Priority Area in Neepsend

Overall, support for the allocation

Apologies, I thought this was sent yesterday - the formal questionnaire was submitted in time and this is purely supporting information

The formal online representation has been completed.

As ever, if there are any further questions, please do not hesitate to contact me.

Kind Regards,

Jim

Jim Lomas BA (Hons) MRTPI

Regional Director

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For and on behalf of
Mr J Hartley
Arthur's Skips
Parkwood Road
Sheffield

Sheffield Local Plan
Regulation 19 Consultation

Objections to Policy CA1A Reg 19 Local Plan Consultation

Prepared by
DLP Planning Ltd
Sheffield

February 2023



Insert Job Number & Site Name
Insert Client Name
Insert Name of Document
Insert Month & Year

Prepared by:	Jim Lomas BA (Hons) MRTI
Checked by:	
Approved by:	
Date: February 2023	Office: Sheffield

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1.0 INTRODUCTION.

1.1 The representation to the Sheffield Local Plan – Regulation 19 Consultation has been made on behalf of Mr J Hartley, Arthur’s Skips, Neepsend Lane, Sheffield.

1.2 It is considered that the parcel of land should be identified as lying within the Priority Location in Neepsend area part of a wider strategic housing regenerator the area for the following reasons:

- To contribute to Strategic housing needs within the City over the Plan period.
- Deliver a share of affordable housing with the Central area of the City.
- Utilise sustainable urban brownfield Lane land for much needed housing with in the City.
- Ensure continued economic growth with the City through the provision of housing.
- Build housing with a Flood Zone 1 to avoid risk of fluvial flooding in the Neepsend, Kelham Area of the City
- Offer an opportunity to remove an inappropriate Land use adjacent to emerging housing sites.
- Allow for decontamination of large swathes of urban land.
- Develop housing within an area devoid an any significant ecological value.
- Introduce a compatible land use with emerging policy options.
- Provide confidence of commercial investors ion the area given the wider policy commitments

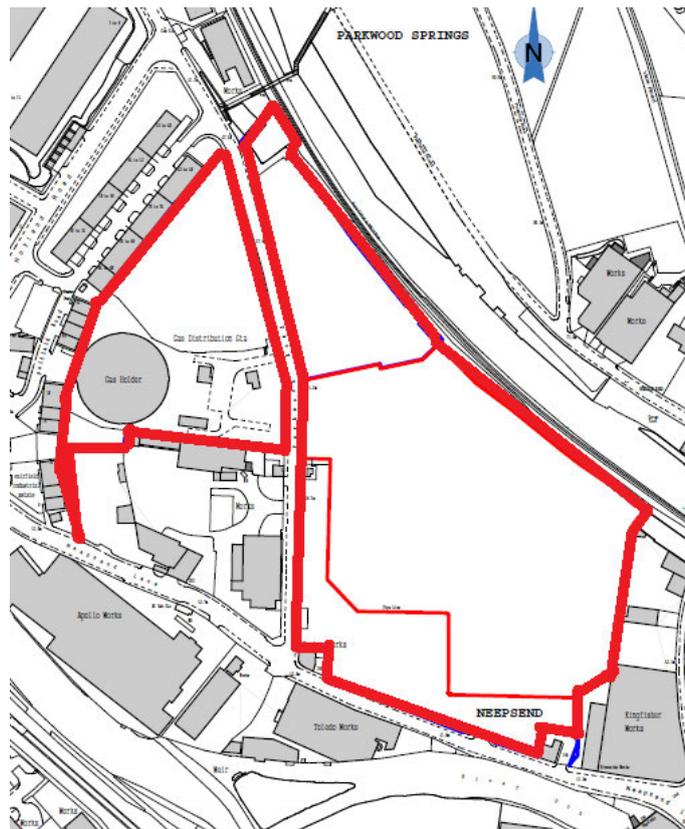
1.3 The objections to the emerging Local Plan need to be read in conjunction with representation a submitted by DLP Planning Limited for a wide range of policies, approaches and strategy proposed within the Regulation 19 submission.

1.4 This statement will comment on the following matters and supporting evidence.

- The Draft Regulation 19 Plan and policies

2.0 THE SITE

2.1 The site is shown in the plan below:



5.1

Figure 1: Site Location

2.2 The land has been the subject of previous land promotions through the Development Plan process for Sheffield (issues and Options).

2.3 The site is located within the heart of the Neepsend area of the City and lies to the north of the River Don and Penistone Road corridor.

2.4 The site comprises of reclaimed land which was previously the site of the former Neepsend Gas works. The parcel of land equates to approximately **7.34 Hectares of brownfield** land close to the City Centre, Kelham Island, Penistone Road corridor.

2.5 The site is currently in use as a waste transfer operation and recycling centre. The activity is

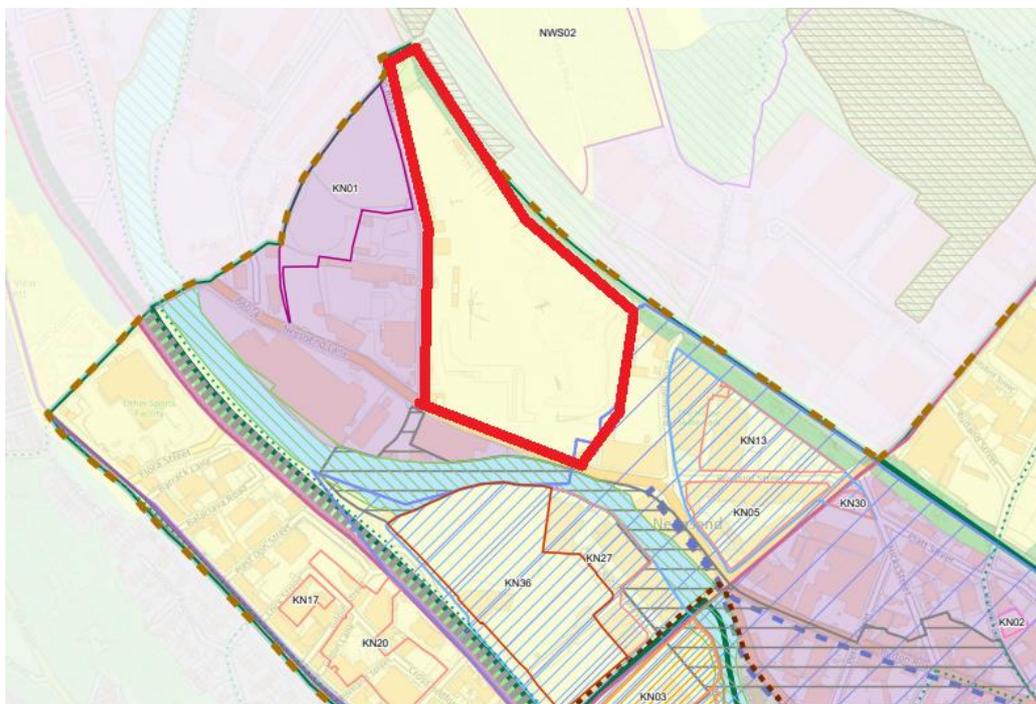
intensively used and forms a vital service for the City.

2.6 Land the north comprises of the railway line, beyond which lies the site of the former Ski Village. To the south lie a range of business uses and vacant sites, including the former Cannon Brewery. A number of residential land uses are starting to emerge in the locality and extend upstream of the River Don towards the site the subject of this submission.

2.7 The initial representation sought release of the site from the current **General Industry** land use to one which allows a diverse range of alternative land users to be developed, including:

- Business Uses (Class B1)
- Small scale retail
- Residential (Class C3 Housing and Class C2 residential institutions)
- Leisure Uses
- Ancillary Open spaces

2.8 The Regulation 19 Local Plan has responded positively to the initial request and the site is now identified as a “**Flexible Use** “**area which is SUPPORTED**. The nature of allocation is illustrated below:



Location of land North of Parkwood Road

5.2

3.0 CHANGES TO POLICY ALLOCATION

3.1 The Regulation 19 Local Plan clearly recognises that the locality is changing and that the pressure to increase residential development to meet strategic housing needs is increasing in the area. Penistone Road, Langsett Road, Kelham Island and Neepsend have all been the subject of an increased number of planning applications and developments over recent years, changing the overall character and mix from one of traditional heavy industries to that of an emerging mixture of residential, leisure and business uses.

3.2 However, the submission site is effectively a significant constraint upon the emerging vision for the City. Whilst the activities on site are lawful and benefit from numerous planning permission, they nevertheless represent an operation which is not compatible with residential areas due to a number of material factors. These include:

- Odours
- Noise
- Vehicle deliveries
- Visual amenity
- Dust generation
- Perception of an area

3.3 The landowner is therefore considering all options and potentially looking to promote alternative land uses which assist in the wider regeneration of the area, enhance the overall physical environment and address many of the City Council's strategic housing objectives.

3.4 In terms of meeting the housing needs, a brownfield site of some 7.34 Hectares has a potential ability to deliver a significant quantum of houses and apartments, offering diversity in choice, type and aspiration being located in a highly sustainable urban environment.

3.5 Whilst the proposed "flexible use designation is generally supported, it is evident that nearby future housing sites are identified, there are fundamental concerns that due to the activities associated with the current operations, the ability to bring forward strategic housing sites (Penistone Road/Rutland Road and the former Cannon Brewery) these may well be prejudiced as a result of the current activities at the submission site and therefore not delivered

3.6 It is noted that the Priority Area policy designation extends to covers these nearby strategic

housing allocations (KN105/KN36/KN13). However, the Priority Policy Area fails to encapsulate the current submission site and the associated activities, In order to encourage viable and more suitable uses at the submission site, the Priority Zone should be extended to provide investors/developers with a clear vision and commitment to the delivery of housing and suitable regeneration ion the area Failure to do so could ensure continued use of the submission site with an incompatible land use and unsatisfactory living conditions provided, prejudicing the overall vision

- 3.7 In order to encourager a viable, appropriate and compatible land use to the submission site, it is considered that the Neepsend Priority Policy designation as identified at Policy CA1A be et\extended to provide developer confidence that alternative, suitable, and compatible land uses can be delivered at the site in the wider interest of redeveloping the area.
- 3.8 **Objection to Policy CA1A** – This need to cover the Arthur’s Skip site as a Priority to redevelop for a more sensitive land use to facilitate to delivery of the identified nearby Housing sites and enhance the overall environment to ensure a satisfactory living environment can be delivered for housing purposes.



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