

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

Respondent details

Comment ID number: PDSP.072.002

What is your Name: RobS5

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

Sanctuary Housing Association

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:

N/A

Document

Which document to you wish to make a representation on:

Annex A: Site Allocations

Which section of the document is your representation on:

Policy SA3: Northeast Sheffield

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: Yes

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:

Not completed by respondent

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:

We are suggesting the addition of 4 housing site allocations in and around Shiregreen, as well as giving our support to other housing site allocations in the draft Plan. We will email these separately as there is no option to attach a file.

If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s):

No, I do not 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:

N/A

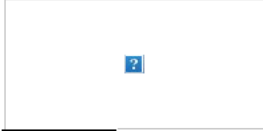
From: [REDACTED]
To: [REDACTED]
Subject: Comment on The Draft Local Plan
Date: 13 February 2023 15:25:08
Attachments: [image001.jpg](#)
[Regulation 19 Draft Sheffield Plan Consultation Sanctuary Housing Feb 23.docx](#)

Hi

I have just submitted a response to your draft Local Plan, and was looking to add our comments on various sites, however there wasn't an option on the online survey to adding a document, so I now attach this, which I trust is acceptable.

Regards

Rob Harbourne
Senior Development Manager



[REDACTED]
affordable homes, sustainable communities'

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Sanctuary, Chamber Court, Castle Street, Worcester, WR1 3ZQ
Tel: 01905 334000

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Regulation 19 Draft Sheffield Plan Consultation

Response from Sanctuary Housing Association

Sanctuary Housing Association completed a stock transfer of approximately 2,500 properties from Sheffield City Council in 2006. Following this transfer, our regeneration and development teams have been very active in Shiregreen and other areas of Sheffield.

We recognise that the draft plan encourages housing which meets the needs of older people but most of the proposed residential allocations are in the city centre where higher densities (apartments) are required. This does not deliver family housing or meet the needs of elderly people.

We are keen to deliver more affordable housing in Sheffield. The lack of available land is the most significant obstacle in achieving this aim. While we are pleased to support sites that are proposed as housing allocations, we would also like to take the opportunity to put forward four sites in or close to Shiregreen that would enable us to deliver additional new homes.

1. Shiregreen Arms and adjoining land, Mason Lathe Road, S5 0TL

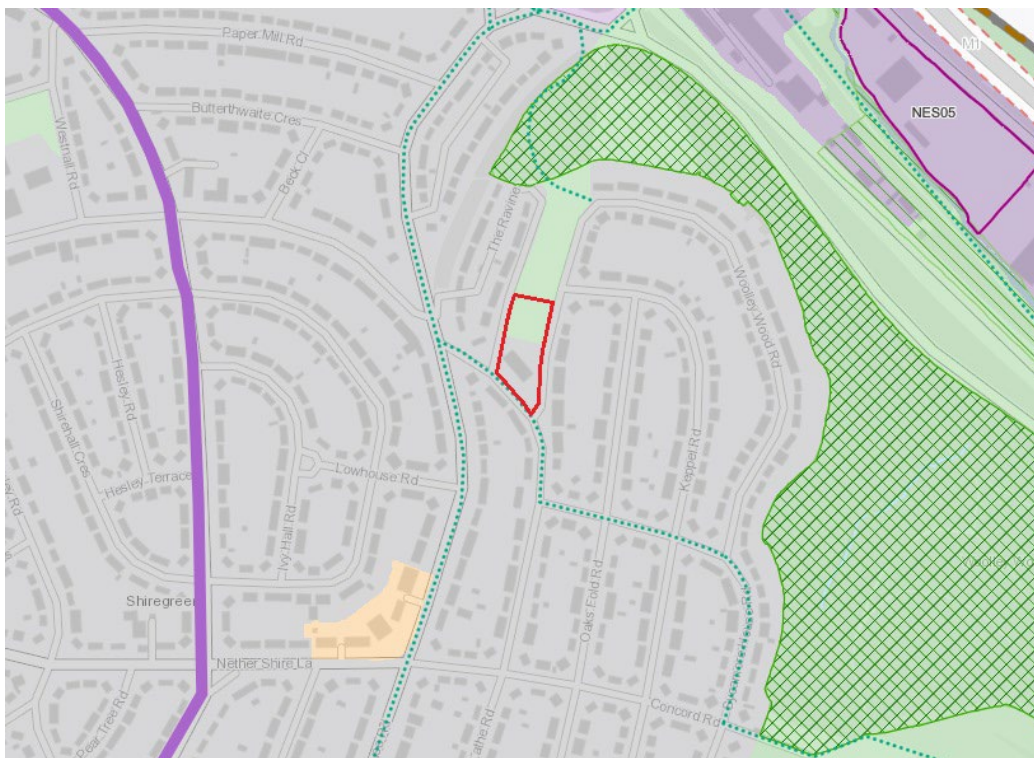
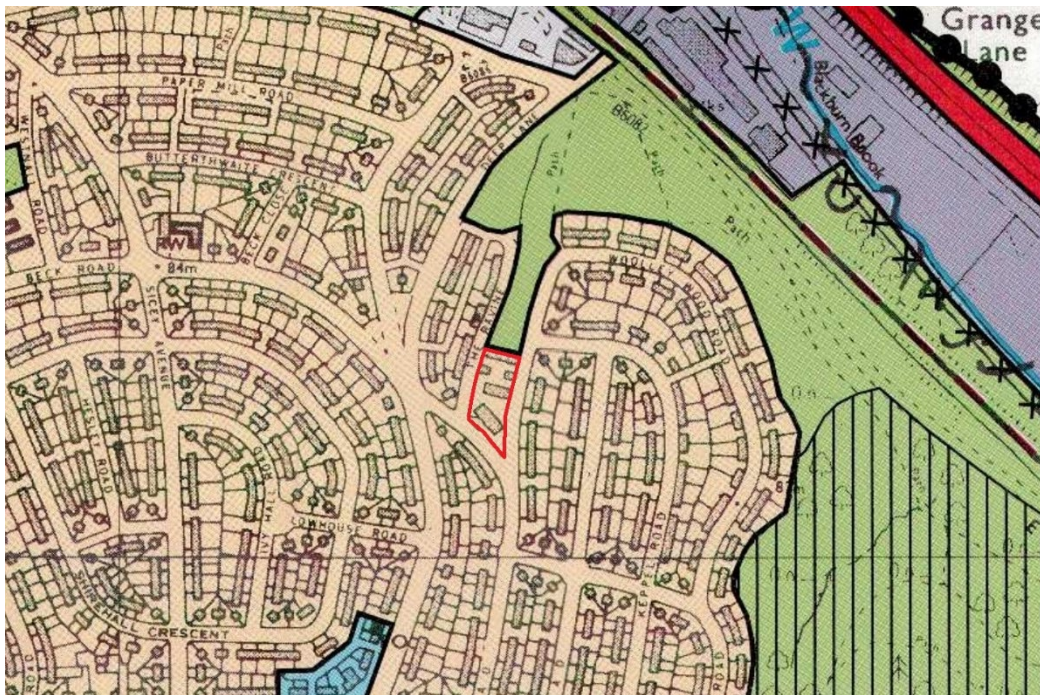
The Shiregreen Arms is empty and attracts ASB. We have been in discussion with the owner to explore the use of the site for an apartment scheme. Sanctuary owns the land to the rear of the pub and including some of this land in the development site would enable a scheme that includes bungalows overlooking the open space to the north.



The site was developed as evidence in the UDP proposals map. We would like to object to the previously developed part of the open space being included within the open space policy

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area, and instead suggest that the policy map mirror the UDP in this location, more easily enabling the provision of bungalows for older people.



2. Green Lane, Ecclesfield, S35 9WY

We would like to propose a Housing site allocation at Green Lane, Ecclesfield. The site is in the Green Belt although the Green Belt serves limited purpose in this location.

We have explored the option of a mixed tenure 75 home scheme with the site owners. The proposal includes upgrading the pitch to the east into a 5G playing pitch and providing new club facilities. Existing facilities are poor.

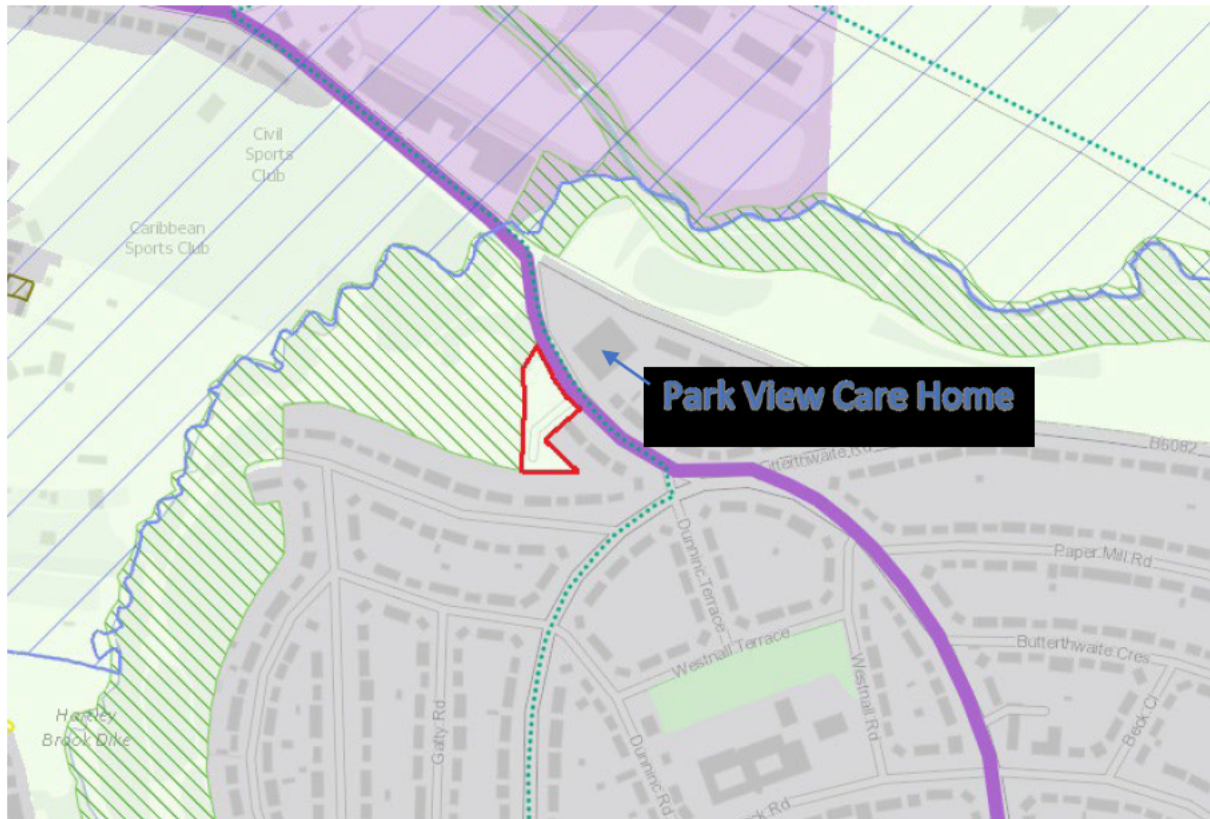
The site is within a mile of Shiregreen where we have 2,500 homes and associated infrastructure to manage and maintain the properties and estate.



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3. Garage site – land to the rear of 439 Sicey Avenue, S5 0EN

There is a redundant garage site, in SCC ownership, adjacent to and to the rear of 439 Sicey Avenue. We propose that it is removed from the Green Belt in order to allow the provision of bungalows or other specialist housing that would complement our care home, Park View, over the road.



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4. Lavender Way, Wincobank, S5 6DD

Lavender Way is part of the Flower estate where we own, manage and maintain an extra care facility, Roman Ridge, and homes that were built in 2009. Development of the Lavender Way site was included in the planning permission for the wider Flower estate but was not built out at the time.

We would welcome the allocation of this site for housing and the opportunity to deliver new homes here.



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Proposed Site Allocations

We support the allocation of sites for housing and would like to register our support specifically for the following sites:

SS01	Land to the west of Jordanthorpe Parkway, S3 8DZ
SS04	Former Hazelbarrow School, land at Hazelbarrow Close, S8 8AQ
SS17	Former Norton Aerodrome, Norton Avenue, S12 3LR
SS18	Hemsworth Primary School, land at Constable Road, S14 1FA
SES13	Land to the east of Jaunty Avenue, S12 3DQ
SES10	Land to the east of Moor Valley Road, S20 5DZ
SES28	Woodhouse East, land to the north of Beighton Road, S13 7SA
NSW19	Former Bolehill Residential Home, Bolehill View, S10 1QL

Many of these sites are owned by Sheffield City Council and we would welcome discussion about opportunities to deliver housing on these or any other available sites in the city.