

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Response Consultation on the Publication Draft Sheffield Local Plan
Date: 20 February 2023 14:51:20
Attachments: [Reg_19_Consultation_Form_-_Parts_A_and_B_Completed_20.02.22.pdf](#)
[Tesco_Savile_Street,_Sheffield_-_Representations_20.02.2023.pdf](#)
[Redline_Outline_of_Proposed_Site,_Sheffield_Savile_Street.pdf](#)

Dear Sir,

On behalf of Tesco Stores Ltd please find attached our representations to the Regulation 19 consultation on the Draft Sheffield Local Plan. These relate to the allocation of land at Savile Street/Spittal Hill.

I trust that these representations are acceptable, and I would be grateful if you could confirm receipt by reply. Please also do not hesitate to contact me if you require any additional information.

Regards,

Roddy

Roderick MacLeod

Director

Redline Planning

Tel: [REDACTED]

rm@redlineplanning.com

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Sheffield Plan Consultation Representation Form January – February 2023

Please use this form to provide representations on the Sheffield Local Plan. Sheffield City Council must receive representations by **5pm on 20th February 2023**. Only those representations received by that time have the statutory right to be considered by the inspector at the subsequent examination.

Responses can be submitted via

- the electronic version of the comment form which can be found on the Council's web site at: <https://haveyoursaysheffield.uk.engagementhq.com/draft-local-plan>
- an e-mail attachment: sheffieldplan@sheffield.gov.uk
- post to: **Strategic Planning Team, Planning Service, 4th Floor, Howden House, Sheffield S1 2SH**

Please note:

- Representations must only be made on the basis of the legal compliance, compliance with the Duty to Co-operate and/or soundness of the Plan.

Please read the guidance note, attached or available on the Council's webpage##, before you make your representations. The Local Plan and the proposed submission documents, and the evidence base are also available to view and download from the Council's Local Plan webpage:

Data Protection Notice:

Under the General Data Protection Regulation 2016 (GDPR) and Data Protection Act 2018 (DPA) Sheffield City Council is a Data Controller for the information it holds about you. The lawful basis under which the Council uses personal data for this purpose is consent.

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.

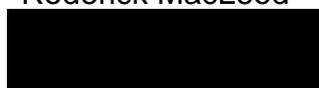
I would like to opt in to receive information about the Sheffield Plan.

Yes

No

Printed Name: Roderick MacLeod

Signature:



Date: 20/02/2023

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: Ben Train
Organisation (if applicable): Tesco Stores Ltd
Address: c/o agent
Postcode:
Tel:
Fax:
Email: c/o agent

2. Agent Details (if applicable)

Agent: Mr Roderick MacLeod
Organisation (if applicable): Redline Planning
Address: 
Postcode: 
Tel: 
Fax:
Email: 

Part B - Your representation

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

Name or Organisation: Tesco Stores Ltd

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

Policy Number: NC16

Paragraph Number:

Policies Map: Yes - allocation of land at Spittal Hill/Savile Street

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.

Please see accompanying letter

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.

Please see accompanying letter

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:

Tesco Stores Ltd reserve the right to participate in hearing sessions relating to the allocation of land at Savile St/Spital Hill to provide the Inspector with any additional information required to support the proposed modification.

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.

20th February 2023

Strategic Planning Team,
Planning Service,
4th Floor,
Howden House,
Sheffield
S1 2SH

Dear Sir,

**RESPONSE TO REGULATION 19 PUBLIC CONSULTATION ON THE PUBLICATION DRAFT SHEFFIELD LOCAL PLAN
ALLOCATION OF LAND AT SAVILE STREET/SPITAL HILL**

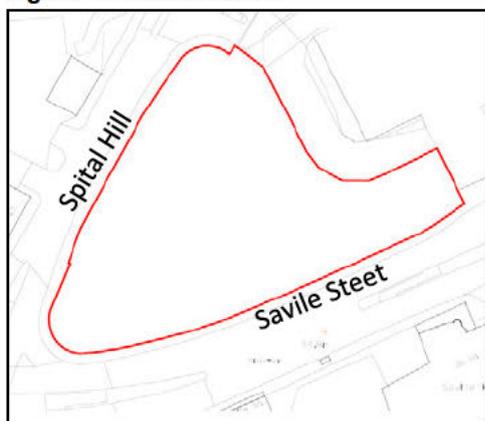
On behalf of Tesco Stores Ltd we hereby submit representations to the Regulation 19 consultation on the Draft Sheffield Local Plan. These representations set out that Tesco do not consider that the Plan is sound on the basis that the allocation of land at Savile Street/Spital Hill as a 'flexible use zone' outside the central sub-area under the terms of policy NC16 is not justified or effective. Tesco consider that the proposed allocation of this land for a limited range of uses is unnecessarily restrictive, and does not take account of reasonable alternatives. In particular, the Plan does not sufficiently justify why other storage and distribution (excluding open storage) uses are unacceptable in this location. Further, Tesco do not consider that the proposed land allocation is effective, and will not be deliverable over the plan period. Tesco have direct recent experience of seeking to deliver an approved office development on the site, with no market interest in this use.

Tesco therefore seek the reallocation of the site as part of the General Employment Zone which lies immediately to the south. This allocation allows a wider range of more appropriate uses to be developed. Importantly, this policy is supportive of storage and distribution (excluding open storage) uses coming forward, and would support the development of a self-storage facility, which has expressed a specific interest in the site in the short term. Tesco consider that the reallocation of the site for this purpose will allow reasonable alternatives to come forward, and ensure that the policy context is deliverable. It would therefore help to ensure that the emerging Local Plan is sound.

The Site

Tesco own an undeveloped triangle of land which fronts both Savile Street and Spital Hill (as shown in the location plan below), adjacent to their existing store in Spital Hill District Centre. The undeveloped land is surplus to Tesco's requirements. Planning permission (ref. 09/00523/FUL) was previously granted for the development of offices on this site as part of a larger redevelopment which included a new Tesco Extra store. The site has been marketed, with no interest received for this approved office use. Tesco have however recently received interest in the site from a self-storage operator (a B8 storage and distribution use), who will lodge a planning application for this use on the site upon the imminent conclusion of a contract to purchase.

Figure 1 – Site Location



Policy Position

As shown in the policies map extract below, the surplus Tesco land is identified in the publication draft Local Plan as a 'flexible use zone' outside the central sub-area. Associated policy NC16 sets out a list of acceptable and unacceptable use in these flexible use zones. This list establishes that Storage and Distribution (class B8) uses are unacceptable in these locations.

Figure 2 - Publication Draft Sheffield Local Plan Policies Map Extract



Suggested Modifications

Tesco consider that the proposed site allocation is overly restrictive, and will not allow the site to be development for any viable uses. In particular, it will mean that any proposals for a self-storage facility are contrary to the emerging policy position.

We therefore object to the current site allocation. We request that the site is removed from the 'Flexible Use Zone' and instead identified as part of the 'General Employment Zone'. This land allocation immediately adjoins the site to the south of Savile Street and extends eastwards, surrounding the Spital Hill District Centre. Policy EC3 of the Publication Draft Local Plan sets out that storage and distribution uses (B8), not including open storage, are acceptable in these General Employment Zones, in addition to other appropriate class C1 and class E commercial, business and service uses.

Incorporation of the Savile Street site as part of the General Employment Zone will better reflect the prospective purchaser's proposed use for the site, and allow it to be developed in a way which integrates with the wider area. The reallocation of this land will also not result in any material reduction in the supply of Flexible Use Zones outside the central sub-area, and will not prejudice the development of the Flexible Use Zone to the north of Spital Hill, which is identified as a residential led mixed use development opportunity (ref. NES09).

Concluding Remarks.

Tesco contend that the reallocation of their surplus land at Savile Street/Spital Hill as part of the General Employment Zone will allow other storage and distribution (excluding open storage) uses to come forward on the site as intended.

We therefore trust that the Local Plan is amended as suggested to make it sound.

Tesco reserve the right to participate in any future Examination procedures on this matter.

Yours sincerely,

[Redacted Signature]

Roderick MacLeod

Director

Email: [Redacted]

[Redacted]

Redline Outline of Proposed Site, Sheffield Savile Street

