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Dear Sir / Madam,

Please see attached our representations on behalf of our client the University of Sheffield. These are in relation to the Sheffield Local Plan Reg 19.

Should you require anything further please do not hesitate to contact me.

Kind regards,

Abigail Upton BA (Hons) MSc

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m [REDACTED]

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For and on behalf of
The University of Sheffield

Sheffield Local Plan 2023 Publication Draft Consultation

The University of Sheffield Sites

**Prepared by
DLP Planning Ltd
Sheffield**

February 2023



Prepared by:	Abigail Upton BA (Hons) MSc Planner
Approved by:	Michael Edgar Upton BA (Hons) Dip TP MRTPI Director
Date: February 2023	Office: Sheffield

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1.0 INTRODUCTION

- 1.1 Sheffield City Council have now published their Publication Draft Local Plan (Re. 19) which is consulted upon from Monday 9 January until Monday 20 February 2023.
- 1.2 These representations to the Sheffield Publication Draft Local Plan consultation have been prepared by DLP Planning Ltd on behalf of The University of Sheffield.
- 1.3 We believe there are some aspects of the Publication Draft Local Plan that are neither justified nor effective.
- 1.4 These representations comment on the soundness of the proposed policies set out within Part 1 (Vision, Spatial Strategy, Sub-Area Policies and Site Allocations) and Part 2 (Development Management Policies and Implementation) of the Publication Local Plan, identifying suggested changes to the policy, where relevant.
- 1.5 The University has specific interests in land ownership on the following sites:
 - SU02 (Pitt Street and Pitt Close),
 - SU01 (178 West Street),
 - NWS17 (St Georges Community Health Centre),
 - SU15 (23 Shepherd Street),
 - NWS12 (Former British Glass Labs),
 - SWS08 (Tapton Court Nurses Home, Shore Lane);
 - and further sites which are not allocated.
- 1.6 **In submitting these representations, we wish to be kept informed about future stages of the Emerging Sheffield Local Plan and request the opportunity to speak at the forthcoming examination hearings.**

2.0 PART 1: VISION, SPATIAL STRATEGY, SUB-AREA POLICIES AND SITE ALLOCATIONS

2.1 As set out in the introduction, the University of Sheffield supports the growth strategy and overall vision and objectives of the Local Plan. We do however have some concerns with specific sections of the Plan, which we consider will need to be amended to ensure the Plan is effective and supports the wider aims.

a) Sheffield's Sub-Area Strategy

2.2 The University of Sheffield proposes modifications to the Local Plan; particularly the sub-area strategy relating to Character Area Three - CA3 - (St Vincent's, Cathedral, St George's and University of Sheffield) to include a city centre "Spine" for the clustering of high-growth, innovation-led businesses within the area of Broad Lane and Tenter Street.

2.3 In 2017, The University of Sheffield refocused internal policy for creating, launching and supporting new spinout companies based on University research and intellectual property. Since this time the University has established twenty three new businesses - ranging from advanced medical companies such as Rinri Therapeutics to 4th generation Artificial Intelligence developers such as Opteran. These companies typically have 'fast-growth' potential with the ability to raise significant equity investment. To illustrate the scale and potential impact on Sheffield city; the British Business Bank reported in 2022 that the combined annual average equity fundraising of Small and Medium Enterprises in Sheffield City Region is £29 million. In comparison, both Rinri Therapeutics and Opteran have recently raised over £10M investment each and we expect some companies from our portfolio to soon start scaling beyond this. We estimate that the spinouts established since 2017 have established a combined 140 new jobs (not all in Sheffield), with some of those companies poised to raise Series B investment which will further increase these recruitment figures.

2.4 The quality of the university's spinout company pipeline enabled the establishment and capitalisation (May 2022) of a new venture capital business in our region, Northern Gritstone Ltd (NG). NG, chaired by Lord Jim O'Neill, has now raised £215 million to invest in intellectual property rich businesses in our region and recently announced investments into Phlux (£4M total round) and Iceotope (£30M total investment round). The investment into Iceotope (not a spinout) illustrates our desire to support NG to invest in scalable businesses in the region, rather than focusing the financing towards our spinouts exclusively.

2.5 Spinouts typically create skilled, high-income jobs and our recent research shows that the companies wish to cluster in the city centre near to the University of Sheffield campus and have access to our capital equipment and the staff and graduates of both Sheffield universities. The current lack of city-centre incubation and scaleup space for "deep tech" businesses restricts the potential growth of this important part of the economy and the spinouts and other innovation-led businesses currently face pressure to leave Sheffield for other cities that have created 'knowledge quarters' or 'urban innovation districts' that can support these companies to rapidly scale their scientific operations.

2.6 The University supports the Local Plan in highlighting the strategic importance of the Advanced Manufacturing District and its clear role in stimulating the Innovation ecosystem in South Yorkshire. We believe that a well branded city-centre innovation area located adjacent to the University campus will enable Sheffield to retain the fast-growth spinouts within the region and ultimately feed these companies (once mature enough) into AMID. However, without the city-centre incubator the companies are articulating how they need to leave Sheffield before they will reach a significant enough scale to become part of the AMID environment.

2.7 The University is determined to retain spinout companies in Sheffield city to drive economic

growth and creation of high income jobs and we believe doing so will also aid inward investment activities of the City Council and Mayoral Combined Authority. The University has made a fifteen year commitment to Northern Gristone, highlighting our long term ambition, and we therefore expect to see further growth in the number and scale of companies spinning out from The University of Sheffield between now and 2039.

- 2.8 The University of Sheffield is working closely with Sheffield Technology Parks and is in conversation with Sheffield Hallam University to propose a distinctive city-centre based incubation and innovation region in the area between The University of Sheffield campus and West Bar - running down Broad Lane and Tenter Street. We believe this area is perfectly located for a city-centre based innovation area, which we are currently referring to as the Sheffield Innovation Spine.
- 2.9 We believe this zone will suitably integrate with the Local Plan priorities (Paragraph 3.5) to locate growth where it would: enable homes to be built within reach of main employment, increase density in Central sub-Area, support distinctive and thriving District Centres and concentrate employment near to existing (Cathedral and Shalesmoor) tram stops.
- 2.10 Furthermore the Spine will perfectly support the Economic Growth priorities including: providing sufficient high-quality land to meet the city's employment needs [which] will support social inclusion and promote development that will provide new jobs, particularly well-paid, skilled work for local people in locations that can be easily accessed on foot, by cycle or by public transport (paragraph 3.10). The companies that locate within the spine will ultimately contribute more above average income jobs within the growth sector highlighted in the economic growth plan (paragraph 3.11).
- 2.11 Finally, the Spine will complement the proposals to expand the existing innovation facilities within CA2 along Haymarket, Commercial Street, and Exchange Street. The CA2 zone is well suited to support digital start-up businesses, but the addition of the Spine in CA3 adjacent to the University allows for 'deep tech' businesses to establish themselves while potentially using the scientific equipment installed within the University of Sheffield facilities. We are supportive of the Local plans existing aim to re-connect Castlegate into the wider City Centre but believe that this ambition will be limited in its aspirations unless the link seamlessly reaches up to one or both of the University campuses via CA3.
- 2.12 The University of Sheffield and Sheffield Technology Parks have identified a small number of potential development sites within the Spine and conversations with the owner of one of the largest complexes are already underway as an anchor to this zone. We are encouraged that suitable expansion of CA3 might enable the city and other stakeholders to encourage private funders into the area - buoyed in part by the current development at West Bar.
Policy CA1 Kelham Island, Neepsend, Philadelphia, Woodside
- 2.13 The creation of the Spine would provide an ambitious and inspirational character to this area within the Spatial Plan and would more purposefully link CA1 (Kelham etc) to CA3 (St Vincent's etc)) while generating high-income jobs in close proximity to the Primary Shopping Area as well as the Cathedral and Shalesmoor tram stops.

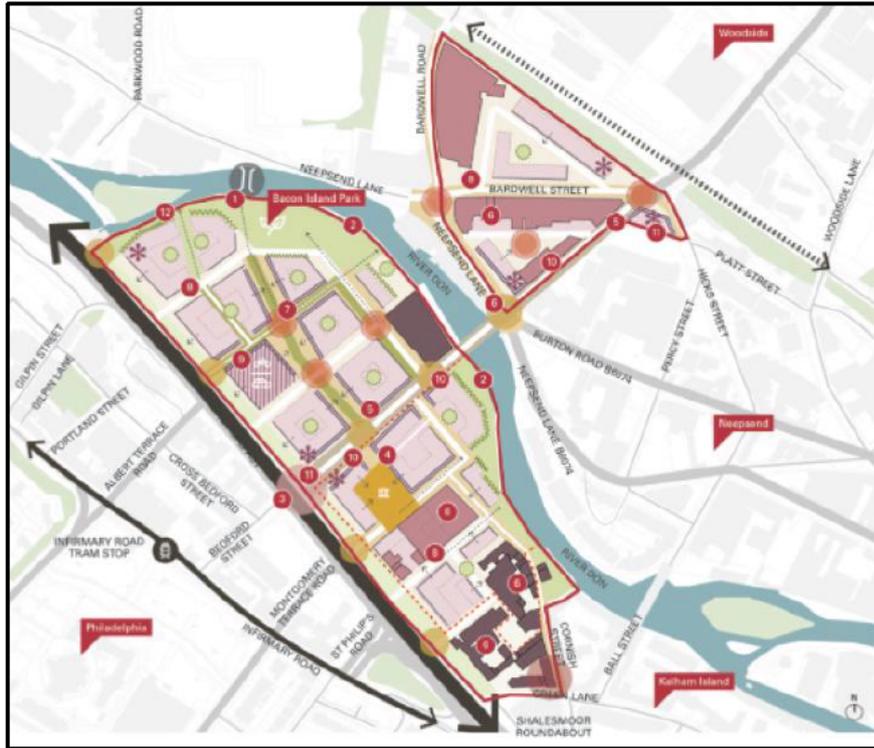


Figure 1. CA1 which should be amended to reflect opportunities for The Spine as set out Policy CA2: Castlegate, West Bar, The Wicker and Victoria

2.14 As described above The Spine will complement the proposals to expand the existing innovation facilities within CA2 along Haymarket, Commercial Street, and Exchange Street. The CA2 zone is well suited to support digital start-up businesses, but the addition of the Spine in CA3 adjacent to the University allows for 'deep tech' businesses to establish themselves while potentially using the scientific equipment installed within the University of Sheffield facilities.

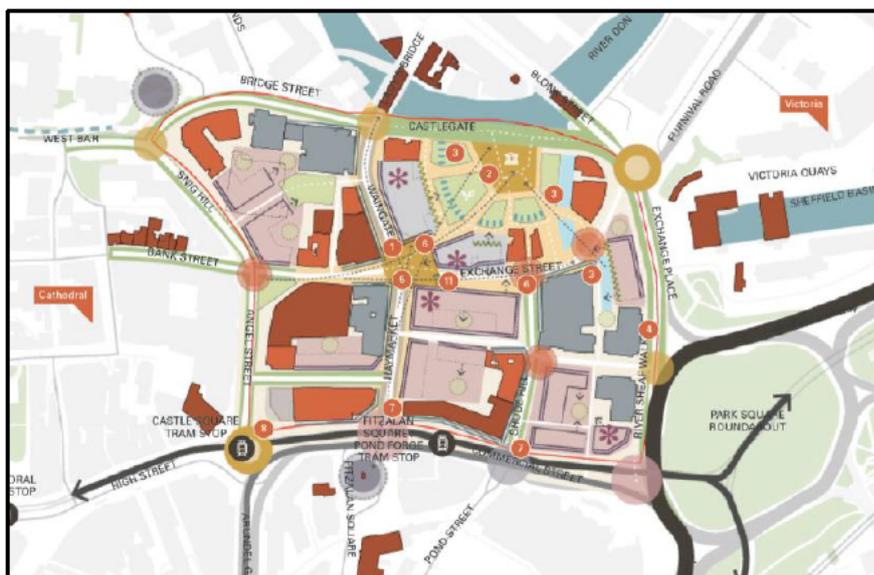


Figure 2. CA2 which should specifically reference opportunities for the Spine particularly along Haymarket, Commercial Street and Exchange Street.

Policy CA3 St Vincent's, Cathedral, St George's and University of Sheffield

- 2.15 The University proposes that the Economic and Spatial plans be enhanced by expansion of CA3. We suggest the CA3 boundary should reach further up Tenter Street and Broad Lane to touch the University of Sheffield Diamond Building with the purpose of creating a city centre Innovation Spine that could eventually house between two and four large, flagship Innovation buildings to incubate and accelerate fast-growth scientific and technology businesses drawn from spinouts of the two universities, city start-ups and inward investment activities. This could be achieved by reassigning some of the "Flexible Use" area surrounding CA3 into a city Innovation Spine.
- 2.16 The creation of the Spine would provide an ambitious and inspirational character to this area within the Spatial Plan and would more purposefully link CA1 (Kelham etc) to CA3 (St Vincent's etc) while generating high-income jobs in close proximity to the Primary Shopping Area as well as the Cathedral and Shalesmoor tram stops.
- 2.17 The Spine would also provide further benefits for the priority location of Furnace Hill (CA3A). Specifically the creation and clustering of 1,000-2,000+ highly skilled roles in the proximity of the 2,290 mixed residential accommodation planned for CA3A.
- 2.18 The Spine will create an attractive and vibrant linkage between other priority areas in the Local Plan with the purpose of encouraging sustainable travel. Extending CA3 will encourage active travel and movement through the University of Sheffield's pedestrianised campus through to 1) Kelham Island (CA1) via the proposed Furnace Hill Grey to Green extension and 2) Castlegate (CA2) via West Bar. It will also provide an attractive motivation for citizens to utilise the Cathedral and Shalesmoor tram stops (which could both feed the Spine) - encouraging footfall into an area of the city that has little pedestrian traffic.



Figure 3. CA3 which should be amended to reflect opportunities for The Spine by extending south from West Bar Green on to Tenter Street and Broad Lane



Figure 4. Extract of St Vincents and Shalesmoor area of CA3 which should be amended to reflect opportunities for The Spine including Shepherd Street and other locations within which residential by extending south from West Bar Green on to Tenter Street and Broad Lane.

3.0 PART 2: DEVELOPMENT MANAGEMENT POLICIES AND IMPLEMENTATION

Summary

- 3.1 Whilst it is acknowledged that the Council aims to become a zero-carbon city by 2030, draft Policy ES1 introduces new requirements without having national standards and it is unclear how these requirements would work alongside the Future Homes Standard or Future Buildings Standard which the Government has yet not acted upon. There are also concerns in terms of an evidence base in support of this policy. It is also unclear if these requirements are in line with the Building Regulations 2013 and Future Homes Standard from 2025 onwards.
- 3.2 In terms of draft Policy NC3, there are concerns regarding the second threshold for sites with less than 10 dwellings as this clearly contradicts paragraph 64 of the Framework. It is also suggested that the required contribution should be made with regards to the number of proposed units rather than the gross internal floor area.
- 3.3 Draft Policy NC4 introduces criterion that 100% of homes should be designed to be accessible and adaptable which seems to be a too high a bar for development and is potentially harmful to SME developers and self-build developers. There are also parts of the specialist housing elements which need to be reworked.
- 3.4 There are concerns with regards to draft Policy NC12 (Hot Food Take-Aways) as limiting new hot food take-aways would limit the choice local residents have and this also raises wider moral questions. There is also growing evidence that hot food take-away policies are not effective on the basis that by the lack of evidence hot food take-aways would cause greater harm to the health and wellbeing of local schoolchildren when compared to Class E uses (cafes/restaurants, shops).
- 3.5 Although it is appreciated that this iteration of the Plan now includes a policy on the Advanced Manufacturing Innovation District (AMID), it is unclear what 'key sites' are and how the Council can ensure that available plots are not taken up by large warehouse developments or other uses which are unhelpful for or contrary to AMID objectives. Draft policy EC1 should also refer to complementary uses which might be needed within the AMID to support preferred development proposals. There are also concerns that the defined AMID area includes large residential areas and this needs to be revisited. There is no reference made to the relationship with Rotherham and the wider area. A reference to cross-boundary benefits and development would be worthwhile to reflect this.

POLICY EC1: DEVELOPMENT IN THE ADVANCED MANUFACTURING INNOVATION DISTRICT (AMID)

Proposals for development on key sites (including significant windfall sites) within the AMID will be supported and encouraged where they reflect the innovation-focussed economic development objectives relating to the delivery of advanced manufacturing, innovation in advanced health and wellbeing or energy research focussed on net-zero carbon processes.

Development proposals on key sites that do not support the AMID objectives for economic development, or delivery of complementary new homes or place-making, are likely to be resisted.

- 3.6 For some policies, use classes are being overly prescriptive, e.g. in Policy EC8 the inclusion of research and development of products or processes (Class E(g)(ii)) as a 'preferred' use

cannot be controlled once development has taken place. Use Class E would need to be a preferred or acceptable use as there is no means of controlling movement of uses within Class E.

- 3.7 With regards to draft policy EC5, the threshold for a retail impact assessment seem to be very low (500 sq. metres for edge-of-centre, 300 sq. metres and within 800 metres of a District Centre, and 200 sq. metres within a Local Centre). This seems particularly true as Sheffield is a City and the Framework's threshold for this is 2,500 sq. metres.
- 3.8 How Policy EC7 'Promoting Local Employment in Development' can function is not clear. This is not a development management policy, nor is it a land use policy. This is entirely open ended and cannot be reasonably monitored or enforced. Would a condition, to make planning permission capable of being granted, be reasonable to secure this?
- 3.9 In terms of Biodiversity Net Gain (Policy GS6), BNG calculations could be extremely problematic with regards to the value of certain habitats including open mosaic habitat which could have the most demand for replacement or funding of units. This has the potential for a direct conflict with the urban brownfield focus of development. The requirement of in excess of 10% in some circumstances also adds uncertainty for the assessment of financial contributions or works and in application could obstruct appropriate development.
- 3.10 New trees should be planted at a ratio of at least 1 tree per dwelling, of which a minimum of 10% should be street trees on all residential developments of 10 or more homes and 1 tree per 100sqm of internal floorspace for non-residential development. This requirement seems overly prescriptive and not appropriate in the context of high-rise urban development or back of highway terraced housing.
- 3.11 Whilst it is recognised that Sheffield's unique Pennine setting and its industrial heritage is nationally important and recognised as fundamental to its identity, it is questionable if the Council have chosen the right approach when it comes to design and place making. The Council proposes in this section nine different design-related policies which are often overly prescriptive. However, the Government has dedicated a whole section within the Framework on high quality, beautiful and sustainable buildings and places and requires local planning authorities to prepare design guides or codes.

b) General observations:

- 3.12 Within the draft Plan, a total of 13 Policy Zones are defined and it is referred to the Framework, which states that 'land use designations and allocations should be identified on a policies map (para 23 of the NPPF). The draft Plan goes further in that it proposes 'preferred', 'acceptable' and unacceptable' uses for each of the policy zones

c) Policy AS1: Development on Allocated Sites

- 3.13 The policy states that on allocated sites where a specific use or mix of use is required, the required uses should cover at least 80% of the site area, or in the case of Office Sites, at least 60% of the gross floorspace.

Comment:

- 3.14 It is welcomed that draft Policy AS1 introduces a certain amount of flexibility when it comes to specific uses or mix of uses on allocated sites. However, the draft Plan does not allocate any 'Office Sites', therefore it seems that this part of the policy is not applicable.

d) **Policy ES1: Measures Required to Achieve Reduced Carbon Emissions in New Development**

POLICY ES1: MEASURES REQUIRED TO ACHIEVE REDUCED CARBON EMISSIONS IN NEW DEVELOPMENT

Developments that result in new dwellings or new non-residential buildings will be expected to reduce their carbon emissions by at least 75% from 1 January 2025 and be net zero carbon from 1 January 2030. In order to achieve this, developments should:

- a) adopt a 'fabric first' approach, achieving minimised energy demand through the use of efficient services and low carbon heating before maximising potential for onsite renewables; and
- b) generate renewable energy and/or provide low carbon heating in accordance with **Policies ES2 or ES3**; and
- c) reuse existing buildings wherever possible; and
- d) use sustainable and/or recycled materials wherever possible; and
- e) create and restore habitats that absorb carbon, such as wetlands and woodlands wherever possible and in accordance with **Policies GS5-GS7**; and
- f) improve soil management to enable better storage of carbon within soils wherever possible

3.15 New developments being expected to reduce their carbon emissions by at least 75% from 1 January 2025 and be net zero carbon from 1 January 2030.

Comment:

3.16 Whilst it is acknowledged that Sheffield City Council aims at becoming a zero-carbon city in the future, draft Policy ES1 introduces new requirements. There are concerns in terms of evidence base; it is our understanding that the Council has not undertaken any specific studies to underpin the requirements above. There is a real risk that this policy standard becomes outdated by the requirements of future Building Regulation changes and Future Homes Standard from 2025 onwards. This has the potential to be contradictory to more demanding levels of Building Regulations but lacks clarity in application.

3.17 As noted in paragraph 3.5 of the Plan, there is the potential for new Building Regulations to come forward and yet this policy is relating to the levels outlined in Building Regulations from 2013. This policy could become dated and confusing in the short term, particularly when it does not take account of the changes to Building Regulations 2022.

3.18 In order to demonstrate the compliance with this policy would effectively require two calculations be made which is an unnecessary and unreasonable burden placed on developers at their cost which would threaten viability. The policy is effectively asking for an assessment against 2013 Building Regulations as a baseline which has no basis in current regulations. Requiring SAP and SBEM calculations to be undertaken on expired Building Regulations standard cannot be reasonable to satisfy Local Planning Policy.

3.19 The National Planning Policy Framework (paragraphs 55 and 56) sets out the 6 tests of applying planning conditions and this is a helpful approach to understanding what planning

decisions should be concerned with. Conditions requiring compliance with other regulatory requirements (e.g. Building Regulations) are an example of conditions requiring compliance with other regulatory regimes will not meet the test of necessity and may not be relevant to planning. Use of informatives to remind the applicant to obtain further planning approvals and other consents may be more appropriate and applying this same approach would ensure that this planning policy does not overlap with those other regulations.

3.20 There also appears an inherent contradiction as the Policy states that developments that will result in new dwellings or new non-residential dwellings will be required to meet these targets and criteria set out. However, part c) of the policy goes on to identify the need for reuse of existing buildings wherever possible. This would not be a development resulting in new dwellings or non residential dwellings.

3.21 We would also question whether the creation and restoration of habitat such as wetlands and woodlands wherever possible can be reasonable related to development in the city centre where the focus of allocations and development is proposed. Part f) of the policy on soil management appears onerous in the context of development being focussed on the existing urban area.

3.22 **Policy ES2: Renewable Energy Generation**

3.23 Draft Policy ES2 expects all new developments to use low-carbon energy sources and to avoid all onsite combustion of fossil fuels.

Comment:

3.24 To what extent does new development need to avoid all onsite combustion of fossil fuels? Does this include the use of cars/vehicles and emergency generators? Clarification is required.

3.25 It is doubtful if standalone single wind turbines like at Hesley Wood and Greenland would make any measurable difference for the energy supply of a city like Sheffield with some 600,000 inhabitants. However, there can be genuine opportunities for wind energy and turbines to be used to power specific sites and offer a broader range of sustainable and renewable energy.

Developing onsite wind turbines to provide power to developing area could be an important emerging approach though. It appears restricting these to less than 35m from ground to tip of blade in the existing urban area will substantially limit the objective to achieve net zero. Developing wind turbines should be encouraged and whilst not seeking to contradict national planning policy, there should be not a “double lock” on the potential locations and scale of turbines or indeed groups of them over the lifetime of the plan.

e) **Policy ES3: Renewable Energy Networks and Shared Energy Schemes**

3.26 Draft Policy ES3 promotes decentralised renewable and low carbon energy networks.

Comment:

3.27 Whilst draft Policy ES3 is welcomed in general, it is unclear under which circumstances a development proposal would be required connecting to either the District Energy Network, the Biomass Combined Heat and Power Network or other renewable energy networks. As the District Energy network is not net zero this requirement is at odds with the requirement to achieve same. Indeed, carbon neutral and low carbon energy solutions which are available on site are essential to attracting new investment to the city and phased redevelopments.

3.28 The development of onsite wind turbines could also contribute to the objectives of shared energy schemes. As noted above under Policy ES2, development of wind turbines should

be encouraged.

f) Policy ES4: Other Requirements for the Sustainable Design of Buildings

3.29 Draft Policy ES4 requires all development to incorporate sustainable design features.

Comment:

3.30 In general, it is felt that building regulations address construction matters and this should be directly referred to.

3.31 Some requirements like sustainable drainage systems, managing flood risk, etc. are covered by their own respective policies so there is no need to repeat them under draft policy ES4.

3.32 Criteria j) seems overly prescriptive in respect of green, blue or brown roofs as a 80% threshold is a high bar, and unnecessary in particular settings. Overly prescriptive requirements relative to other cities and locations will encourage investors to consider alternative locations rather than Sheffield.

g) Policy ES5: Managing Air Quality

3.33 This policy requires that sensitive uses (residential uses and certain non-residential institutions) are protected from air pollution through location, environmental buffers and Air quality Impact Assessments for significant developments.

Comment:

3.34 Draft policy is based on the Sheffield Clean Air Strategy and broadly welcomed. It is however doubtful that an 'environmental buffer' can mitigate air pollution effectively. An 'environmental buffer' is defined as 'landscaping and/ or siting of appropriate uses between sensitive and other uses to reduce harm or potential nuisance.'

h) Policy ES6: Contaminated and Unstable Land

3.35 Draft policy requires that developers provide an appropriate assessment where contamination or land instability is identified as a significant risk.

Comment:

3.36 Instead of an 'appropriate assessment' the Council should require a Site Investigation where required which covers criteria b) to d).

i) Policy NC1: Principles Guiding the Development of Strategic Housing Sites

3.37 Draft Policy NC1 requires promoters of Strategic Housing Sites to produce an appropriate masterplan prior to the granting of planning permission. The masterplan should consider the cumulative impact of all development within the local area and should fulfil a total of twelve criteria.

Comment:

3.38 Whilst this requirement is broadly supported, there are question marks how best it can be addressed. Is a masterplan only required for a full or reserved planning permission or also for an outline permission?

3.39 It is acknowledged that cumulative impacts of development within the area should be considered; however, development in the area will be at different stages, i.e. at a very early planning stage where no detailed information is available, or granted development where a start on site has not been made yet or development which is under construction. This makes it very difficult to take fully into account potential effects of development within the area.

3.40 Draft policy NC1 includes a total of twelve criteria, most of which are design related and others refer to sustainable drainage systems, protection of air, water and ground quality, etc. which are dealt with in other specific policies. Therefore, it is felt that this is a lengthy policy

which unnecessarily repeats design and environmental requirements and should be cut back.

j) Policy NC2: Development in the Residential Zones

3.41 Residential Zones cover the areas where residential uses are the dominant uses and draft Policy NC2 aims to ensure that the living environment of existing and new residential areas is protected. The policy distinguishes between ‘preferred’, ‘acceptable’ and ‘unacceptable’ uses. It is worthwhile to mention that Houses in Multiple Occupation (Class C4), Commercial, Business and Service uses (Class E), and Learning and non-residential institutions (Class F1) are classified in this Policy as an ‘acceptable’ use.

Comment:

3.42 It is noted that Policy NC2 includes Class C4, Class E and Class F1 as acceptable uses in general.

k) Policy NC3: Provision of Affordable Housing

3.43 The draft policy provides the requirements for affordable housing and includes a minimum required contribution depending on affordable housing market areas.

Comment:

3.44 Whilst the first threshold of the policy of ‘10 or more dwellings’ is acknowledged, the second threshold of ‘sites with a capacity of less than 10 dwellings which would provide 10 or more dwellings when combined with an adjoining allocated site or vacant site’ is clearly contested as this contradicts paragraph 64 of the Framework. It states that *“provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas”*

3.45 Further to this, it needs to be borne in mind that a developer would not necessarily have control over an adjoining allocated site or vacant site as it might well have different land owners and interests.

3.46 It is acknowledged that there are different affordable housing market areas within Sheffield with a minimum required contribution; however, it is suggested, to simplify things, that the required contribution should be made with regards to the number of proposed units rather than the gross internal floor area. This would also be in line with neighbouring councils within the Sheffield City Region.

l) Policy NC4: Housing for Independent and Supported Living

3.47 Draft Policy NC4 demands that all new homes should be designed to enable independent living and introduces criteria.

Comment:

3.48 Draft Policy NC4 states that in developments of fewer than 50 new homes, 100% should be designed to be accessible and adaptable dwellings. This seems to be too high a bar for development and is potentially harmful to SME developers and self-build developers. In developments of 50 or more new homes, 98% should be designed to be accessible and adaptable dwellings and the remaining 2% should be wheelchair adaptable dwellings. Again, these are very high thresholds and even in the supporting text, it is stated that it is the Government’s intention to make it a requirement for all new homes but the Government has not acted upon.

3.49 Wheelchair adaptable homes should be located on the flattest part of a site and, where feasible, as close as possible to local facilities. There isn’t any flat site in Sheffield.

- 3.50 Specialist housing designated for older or disabled people should have access to facilities, but the policy fails to recognise that elderly care villages can provide shops and health care in-house. Public transport may not be an essential requirement for residents if services are provided on site.
- 3.51 Supported accommodation (including hostels providing an element of care), and non-supported accommodation should comprise wheelchair adaptable dwellings, but it is felt that they should not be required to be fully accessible to wheelchair users throughout. Back of house, service areas and staff only locations do not require the same level of access.

m) Policy NC5: Creating Mixed Communities

- 3.52 The Strategic Housing Market Assessment (SHMA) identifies a higher density of smaller households within the City Centre when compared to the rest of the city. The Council is therefore keen to encourage a broader mix of housing in the City Centre including homes suitable for families, older people and people with disabilities. Draft Policy NC5 states that mixed communities will be created and maintained by encouraging the development of housing to meet a range of needs including providing a mix of values, sizes, types and tenures.
- 3.53 The Policy goes on by saying that this will be achieved by:
- requiring that, in developments of 30 or more homes in the City Centre and other highly accessible locations, no more than half the homes consist of one-bedroom apartments and studios; and
 - requiring a greater mix of housing on developments of 30 or more homes in other locations, including homes for larger households; and
 - continuing to apply an Article 4 Direction to the areas shown on the Policies Map where new (or conversions to) Houses in Multiple Occupation (HMOs), hostels and shared housing, will be not be permitted where the combined concentration of these uses, when compared with the number of all residential properties within 200m of the site (as the crow flies), exceeds 20%

Comment:

- 3.54 Reference is made to providing a better mix of homes to support growth in new jobs by providing choice for people on different incomes. This is not something that planning policy can particularly control in respect of how households or individuals choose to spend their income, nor should it.
- 3.55 Since the last iteration of the Plan the threshold in paragraph a) and b) has been reduced from 60 or more homes to 30 or more homes. This makes it even more challenging for smaller development proposals to come forward and should be changed.
- 3.56 This policy appears to replicate much of Core Strategy Policy CS41.

n) Policy NC6: Purpose-Built Student Accommodation

- 3.57 Based on the Purpose-Built Student Accommodation Market Study 2021 (by Cushman & Wakefield), the Council states that 43% of current bed spaces have been built over the last six years. The study has identified that there is currently an over-supply of PBSA in Sheffield. Draft Policy NC6 therefore intends to limit PBSA and states that PBSA will be permitted where it is within an area identified as being suitable for such accommodation. Developers will also be expected to provide evidence of demand for the specific type of PBSA accommodation that is proposed.

New PBSA should also:

- provide for active ground floor uses (where appropriate); and
- provide a significant mix of different bed spaces with sufficient communal spaces for the occupants; and
- provide access for wheelchair users throughout all communal facilities, circulation areas and accessible bed spaces; and
- include 2% wheelchair accessible bed spaces: and
- be capable of later conversion to other types of residential accommodation.

Comment:

- 3.58 This approach is acknowledged. The University of Sheffield recruits students nationally, internationally and regionally. Students from the local area do apply to stay in University accommodation along with others from out of the area. No broad assumption should be made regarding students' home location and housing choice: study at university provides an education and life experience.
- 3.59 Restricting student housing development will have an impact on Sheffield. Demographics of 18 year olds continue to rise for the next 10 years, much faster than they fell in the previous 10 years. University accommodation in cities such as Manchester, Durham and Bristol are insufficient to meet demand. The corollary of the paucity of supply is reported in the national news, having an adverse impact on student recruitment and attractiveness of particular cities.
- 3.60 Furthermore it has the potential to push students out of the city centre if the supply of beds is restricted and the ratio of 1.8 to 2.0 students per bed is adopted. The economic benefits of students within the city and the vibrancy of the city centre would be detrimentally impacted with the current wording.
- 3.61 Students bring enormous benefits, culturally and economically to all university locations. Any restrictions on development numbers will have a detrimental effect on the experience of Sheffield and our ability to compete with other cities to attract the best people. An unintended consequence of the policy could be that, as drafted and if adopted, the policy could push students out of the city centre if the supply of beds is restricted and the ratio of 1.8 to 2.0 students per bed is applied. The economic benefits of students within the city and the vibrancy of the city centre would be detrimentally impacted with the current drafting.
- 3.62 The updates to Policy NC6 which outlines purpose-built student accommodation requirements which can be supported by the Universities and Colleges within the city give comfort to the deliver of future PBSA. However this requires a change in approach to nominate and support private sector investment. There are underlying concerns in respect of the approach to students within the city and the objective of growing higher and further education and in that respect this must be objected to at present.
- o) Policy NC7: Criteria for Assessing new Gypsy and Traveller and Travelling Showpeople Sites**
- 3.63 The Council recognizes that Gypsies and Travellers and Travelling Showpeople often have different needs than the settled communities and that communities should be located where their needs are best met. The draft policy includes several criteria for assessing new Gypsy and Traveller and Travelling Showpeople sites in terms of location, size and layout of pitches, design and standard of facilities, etc. and provide criteria for the protection of existing sites.

Comment:

- 3.64 This approach is broadly supported.

p) Policy NC8: Housing Space Standards

3.65 Draft Policy NC8 requires that residential developments comply with the Government's nationally described space standard.

Comment:

3.66 However, criterion b) (adequate living space for any residential accommodation not being C3) and c) (be flexible and adaptable) is overly prescriptive in the context of criterion a) and should be deleted.

q) Policy NC9: Housing Density

3.67 Draft Policy NC9 requires residential development to make efficient use of land. This is achieved by applying density ranges for different urban areas.

Comment:

3.68 However, it is unclear if the prescribed housing densities are set out in accordance with the capacity studies undertaken to inform the Local Plan evidence base. We would ask for this to be clarified.

r) Policy NC10: Development in District and Local Centres

3.69 Draft Policy NC10 defines commercial, business and service uses (Class E) on street level frontages and local community uses (Class F2) as 'preferred' uses within District and Local Centres, whilst a range of uses is 'acceptable' and general industrial (Class B2) and storage and distribution (Class B8) are 'unacceptable'.

Comment:

3.70 As offices (Class E(g)(i)) on street level do not fall within the preferred use, it is unclear if they are allowed in district and local centres at all. Clarification is needed.

s) Policy NC11: Access to Key Local Services and Community Facilities in New Residential Developments

3.71 Draft Policy NC11 requires residential developments of 10 or more dwellings to be within

- a 10-minute walk (800 metres) of a convenience shop and at least 3 other types of community facilities or important local services; and
- a 5-minute walk (400 metres) of a bus route providing minimum service frequency standard or a 10-minute walk of a tram stop or railway station; and
- 2 miles (3.2 kilometres) of a primary health care centre and primary school; and 3 miles (4.8 kilometres) of a secondary school.

Comment:

3.72 The thrust of this policy is that new residential developments need to comply with criteria a) to d) which, taken as a whole, is a high bar to achieve. Within Sheffield these criteria will not be met in large parts of the city. The post pandemic effects on the local economy including public transport demand will make this requirement undeliverable for many sites. Where development proposals do not meet the criteria, they will be expected to provide mitigation. It is not specified in which way or what. Clarification is needed,

3.73 It would be better if the policy would allow for exemptions, e.g. where criteria a) to c) is fulfilled but a secondary school d) is further away. In this instance, bus services for students should be improved.

3.74 That said, new residential developments provide funding for school and infrastructure through CIL and S106. In doing so, CIL and S106 contributions make new residential developments acceptable. Could the Council resolve this issue?

t) Policy NC12: Hot Food Takeaways

3.75 Draft Policy NC12 aims at limiting new hot food takeaways or extensions to existing hot food takeaways.

Comment:

3.76 It is questionable if this is the right approach to tackle health inequalities, specifically to improve better nutrition. In limiting new hot food take-aways, local residents have less choice, but would they have any alternatives in place i.e. affordable cafes/restaurants with healthy food choices, or more or better quality allotments, etc.?

3.77 In a very recent appeal decision regarding the refusal of planning permission for the change of use of an estate agent's in east London to a hot food takeaway, the Inspector found that, given the Class E use of the site, it could be used as a shop, café or restaurant without the need for planning permission. Such uses could sell food deemed as unhealthy as that of a hot food takeaway. He therefore concluded that, although the proposal would not comply with the provisions of development plan policy on hot food takeaways, the inspector decided that this was outweighed by the lack of evidence that it would cause greater harm to the health and wellbeing of local schoolchildren when compared with the lawful use of the site under Class E.

3.78 It also raises questions in that limiting food offers of a certain type will affect a specific group of the local population whilst others are unaffected. In fact, more privileged people decide what less privileged people should eat or not without providing them with an alternative.

3.79 Instead, it should be considered introducing a specific Policy on Health Impact Assessments which can help to reduce negative impacts on public health, improve benefits and tackle health inequalities on a wider level.

u) Policy NC13: Safeguarding Local Services and Community Facilities

3.80 The draft policy aims at protecting 'valued community facilities' but lists exemptions to this including continued unviable use, existence of adequate equivalent alternative facilities, provision elsewhere or replacement of the existing facility.

Comment:

3.81 Although mentioned in the supporting text, the draft policy needs clarification with regards to Assets of Community Value. It is unclear if they are entirely captured by the 'valued community facilities'.

v) Policy NC14: Safeguarding Sensitive Uses from Noise, Odours and other Nuisance

3.82 The draft policy states that new development should not cause residents to suffer from noise, odours and other nuisance and the development of noise-sensitive uses should incorporate appropriate design features within the building.

Comment:

3.83 The draft policy needs to be in accordance with the Framework, especially paragraph 185 which emphasises that new development needs to be appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment.

w) Policy NC15: Creating Open Space in Residential Developments

3.84 Draft Policy NC15 requires residential developments with a capacity for 100 or more

dwellings, at least 10% of the site should be laid out as open space, taking into account of two exceptions.

- 3.85 It goes on stating requirements for the provision of new open spaces including quality standards, layout and size, etc.

Comment:

- 3.86 This policy is unclear. Does it only apply to residential developments with a capacity for 100 or more dwellings or does it include residential institutions or PBSA as listed in Table 2?

x) Policy NC16: Development in the Flexible Use Zones (outside the Central Sub-area)

- 3.87 The Flexible Use Zones cover the areas outside the Central Area where a mix of residential and commercial uses can take place. Amongst others, Houses in Multiple Occupation (Class C4), Commercial, Business and Service uses (Class E) and Local Community and Learning uses (Class F) are included as 'acceptable' uses within draft Policy NC16.

Comment:

- 3.88 Similar to draft Policy NC2, it is welcomed that draft Policy NC16 accommodates a wide range of different uses which gives flexibility for future development.

y) Policy NC17: Development in the Hospital Zones

- 3.89 Draft Policy NC17 defines 'Medical or Health Services (Class E(e))' as a 'preferred' use.

Comment:

- 3.90 Use Class E would need to be a preferred or acceptable use as there is no means of controlling movement of uses within Class E as this does not constitute development and therefore planning permission would not be required and the Development Plan would not be applied to such undertakings.

- 3.91 Would the Council be able to resolve overly prescriptive preferred uses?

z) Policy EC1: Development in the Advanced Manufacturing Innovation District (AMID)

- 3.92 The draft policy supports and encourages development proposals on key sites within the AMID where they reflect the innovation-focused approach.

POLICY EC1: DEVELOPMENT IN THE ADVANCED MANUFACTURING INNOVATION DISTRICT (AMID)

Proposals for development on key sites (including significant windfall sites) within the AMID will be supported and encouraged where they reflect the innovation-focussed economic development objectives relating to the delivery of advanced manufacturing, innovation in advanced health and wellbeing or energy research focussed on net-zero carbon processes.

Development proposals on key sites that do not support the AMID objectives for economic development, or delivery of complementary new homes or place-making, are likely to be resisted.

Comment:

- 3.93 It is welcomed that the draft Plan now includes a specific policy on the AMID. The draft policy might include reference to intelligent mobility/light weighting as the supporting text does.

- 3.94 It is unclear though what 'key sites' within the AMID are. Does the Council refer to allocated Strategic Employment Sites or large vacant / underused sites or both?

- 3.95 The draft policy should also include reference to complementary uses which might be needed within the AMID to support development proposals of advanced manufacturing, advanced health and wellbeing processes or net-zero carbon processes.
- 3.96 Within the AMID, the policy designates a range of policy zones including general employment zones, industrial zones, etc. How does the Council ensure that available plots are not taken up by large warehouse developments or other uses which are unhelpful for AMID objectives? The AMID area is poorly defined within the Sheffield Local Plan. The AMID area also covers large parts of Rotherham, which clearly creates a specific need to develop a single plan, consistent, across the two local authority areas.
- 3.97 The plan area as drawn on page 278 of the plan encompasses large parts of already densely developed residential areas, such as Darnall, Acres Hill and Handsworth Hill. Little or no value can be achieved by these inclusions.
- 3.98 In contrast large parts of the wider adjoining district, remain without comment. As a key, potentially dominant feature of Sheffield city regions future, this omission must be addressed.
- 3.99 It is considered though that the second paragraph of the draft policy is unnecessary.

aa) Policy EC2: Development in the City Centre Office Zones

- 3.100 Draft Policy EC2 defines Offices (Class E(g)(i)) as 'preferred' use and includes residential uses (Class C) and other class E uses as 'acceptable' uses. 'Unacceptable' uses are general industrial (B2), storage and distribution (B8) and other unclassified uses that would be incompatible with residential uses.

Comment:

- 3.101 The thrust of the draft policy is broadly acceptable, however, there is no reference made with regards to on street level frontages. For new office buildings, it should be required to provide complementary uses including café/restaurants, corner shops, publicly accessible lobby, etc.

bb) Policy EC3: Development in General Employment Zones

- 3.102 Draft Policy EC3 defines storage and distribution (Class B8), hotels (class C1) and commercial, business and service uses (class E) and learning and non-residential institutions (class F1) as 'acceptable' uses and defines 'unacceptable' uses.

Comment:

- 3.103 This draft policy is broadly acceptable.

cc) Policy EC4: Development in Industrial Zones

- 3.104 Draft Policy EC4 defines general industrial (Class B2), and storage or distribution (Class B8) as 'preferred' uses and includes further 'acceptable' uses.

Comment:

- 3.105 Hotels (class C1) is defined as an 'acceptable' use within the draft policy, and it is questionable if this use is not contrary to what the policy wants to achieve. It seems crucial that existing industrial businesses are not limited in their operations if new hotel developments were to be built next door.

dd) Policy EC5: Assessment of Proposals for Commercial, Business and Service Uses, Retail Warehouse Clubs and Leisure Development Outside Centres

- 3.106 The draft Sheffield Plan aims at directing proposals for larger scale commercial, business and service uses, retail warehouse clubs and leisure developments to the existing town centres by using a sequential approach. If there are no suitable and available sites in town

centre locations, then edge-of-centre and out-of-centre locations can be considered. Draft Policy EC5 includes further detailed criteria and thresholds for conducting a sequential approach and retail impact assessments.

Comment:

- 3.107 The thrust of this policy is noted. However, policy's thresholds for a retail impact assessment seem to be very low (500 sq. metres for edge-of-centre, 300 sq. metres and within 800 metres of a District Centre, and 200 sq. metres within a Local Centre). This seems particularly true as Sheffield is a City and the Framework's threshold for this is 2,500 sq. metres. Why is there such a discrepancy to national policy, and where is the evidence for this?

ee) Policy EC6: Economic Development and Sensitive Uses

- 3.108 The supporting text states that a wide range of businesses in the City Centre contribute to the mix and diversity of uses. As such, they should be encouraged to remain and not be constrained by new uses that may be affected by them. The responsibility will be on the sensitive uses that are being introduced to an area to ensure that the existing and new uses can operate together effectively and not adversely impact on each other. However, the draft policy refers to growth aspirations of nearby businesses and in Industrial Zones and General Employment Zones.

Comment:

- 3.109 Could the Council clarify if this policy is targeted on the City Centre or Industrial Zones and General Employment Zones or both?

ff) Policy EC7: Promoting Local Employment in Development

- 3.110 The draft policy states that local sustainable employment will be secured by major employment-generating developments providing training and employment opportunities, to be taken up by local people during both the construction phase, and when practical, the occupation phase.

Comment:

- 3.111 How can this policy be managed / monitored and applied? This is not a development management policy, nor is it a land use policy. This is entirely open ended and cannot be reasonably monitored or enforced.
- 3.112 More specifically, it is unclear how training and employment opportunities can be secured for the occupation phase. For example, how could the Council make sure that the management of a new built retail development employs local people in their shops? And, is this something the Council should be involved with?

gg) Policy EC8: Development in University / College Zones

- 3.113 Draft Policy EC8 is designed to accommodate uses such as higher and further education, research and development, and information and communication technology facilities. Other, ancillary uses such as accommodation and catering facilities for staff and students and other supporting facilities and services will also be acceptable.

Comment:

- 3.114 It is welcomed that the draft Plan includes a specific University/College Zone designation. It is also acknowledged that draft Policy EC8 accommodates a wide range of different uses deemed as "acceptable" including, amongst others, Dwellinghouses (Class C3), Houses in Multiple Occupation (Class C4), and purpose-built student accommodation, etc.
- 3.115 However, the inclusion of Research and Development of Products or Processes (Class

E(g)(ii)) as a preferred use cannot be controlled once development has taken place. Use Class E would need to be a preferred or acceptable use as there is no means of controlling movement of uses within Class E as this does not constitute development and therefore planning permission would not be required and the Development Plan would not be applied to such undertakings.

hh) Policy VC1: Commercial, Business and Service Uses and Leisure Developments in the City Centre Primary Shopping Area

3.116 'Preferred' uses in the City Centre Primary Shopping Area are commercial, business and service uses (Class E) on street level frontages, except for offices (class E(g)(i)) and industrial processes (class E(g)(iii)). Draft Policy VC1 also includes Hotels (Class C1), and Dwellinghouses (Class C3) and Houses in Multiple Occupation (Class C4) except on ground floor street frontages as 'acceptable' uses.

Comment:

3.117 It is welcomed that the draft policy includes a wide range of acceptable uses but excludes certain of those uses on ground floor street frontages.

3.118 However, the policy neither includes purpose-built student accommodation nor explicitly excludes them. Clarification whether PBSA is an acceptable use in respect of the draft policy should be provided.

3.119 The draft policy does not reference Map 5: Shopping, Leisure and Culture Development where the Primary Shopping Area is shown or the relevant policy map.

3.120 It seems that the City Centre Primary Shopping Area is interrupted at Charter Row by a City Centre Office Zone. For the vitality and proper functioning of the Primary Shopping Area the link between Fargate / High Street and the Moor area should be strengthened.

ii) Policy VC2: Development in the Cultural Zones

3.121 Draft Policy VC2 defines learning and non-residential institutions (Class F1), theatres and concert halls as 'preferred' uses and, amongst others, hotels (Class C1) and commercial, business and service uses (Class E) as 'acceptable'.

Comment:

3.122 Whilst draft Policy VC1 accepts Dwellinghouses (Class C3) and Houses in Multiple Occupation (Class C4), draft Policy VC2 deems Use Classes C3 and C4 unacceptable. This requires clarification and justification.

3.123 The reference to dominance being at least 70% of the ground floor area has not been identified or justified. There is no reference to what this proportion currently is or why residential accommodation above ground floor level could not be appropriate. Furthermore, who would monitor the data and provide this in future to allow the policy to be applied.

jj) Policy VC3: Development in the Central Area Flexible Use Zones

3.124 Draft Policy VC3 accommodates a wide range of 'acceptable' uses including, amongst others, hotels (Class C1), dwellinghouses (Class C3), houses in multiple occupation (Class C4) and commercial, business and service uses (Class E).

Comment:

3.125 It is welcomed in general that the Council designates parts of the City Centre as Central Area Flexible Use Zones as they can accommodate a wide range of uses including commercial and residential uses which the City Centre would benefit from.

3.126 However, as in the case of draft Policy VC1, it raises the question if PBSA would be

acceptable within the Central Area Flexible Use Zones, as draft Policy VC3 neither includes PBSA nor explicitly excludes them.

- 3.127 Similarly, clarity is needed why residential institutions (class C2) is included as an acceptable use within draft Policy NC16 but not in draft Policy VC3. It is our understanding that the Council likes to promote city centre living for the elderly, but the draft policy would be contrary to this.

kk) Policy CO1: Development and Trip Generation

- 3.128 Draft Policy CO1 requires new development to commit to delivering zero transport carbon emissions and development proposals should prioritise travel by public transport, cycling, and walking and incorporate inclusive infrastructure. Provision will also be required to support the increased uptake of electric and zero emissions vehicles.

Comment:

- 3.129 Reference is made to Table 3 and the requirement for a Travel Plan / Travel Plan Statement. However, this relates to “significant trip generating development”. It should perhaps be confirmed that where a development proposal represents a change of use (and perhaps the net change in traffic does not reach the thresholds set out in Table 3), the thresholds in Table 3 are still relevant.
- 3.130 With regards to an ‘appropriate package of measures’ could the Council please indicate whether criteria a) to e) is a priority list / hierarchy or would an applicant need to fulfil all of them regardless their order?

ll) Policy CO2: Parking Provision in New Development

- 3.131 Draft Policy CO2 requires new development (including extensions) to comply with the Parking Guidelines set out in Annex B and states the principles to be applied to.

Comment:

- 3.132 It is acknowledged that the Council intends to reduce car use and provides parking guidelines which define standards for all use classes as maxima. The parking guidelines also distinguish between the Central Area and the remaining urban area.

mm) Policy CO3: Broadband and Telecommunications

- 3.133 Draft Policy CO3 requires all new developments to have the physical infrastructure to support gigabit-capable, full-fibre connections and proposals for the installation of telecommunications equipment should demonstrate that they fulfil criteria a) and b).

Comment:

- 3.134 How will the policy applied in respect of development involving the construction of new buildings or other structures that should not cause interference to broadcast or telecommunication services? Would the Council be able to explain how will this be used in the decision-making process?

nn) Policy GS1: Development in Urban Green Space Zones

- 3.135 Draft Policy GS1 restricts development in Urban Green Space Zones and includes eight different criteria to consider.

Comment:

- 3.136 There seems to be a disconnect between the supporting text and the draft policy as the supporting text only refers to ‘recreation’ but the policy refers to sports and recreational provision. It seems that the Council wants to include informal and formal green spaces,

recreation, allotments and formal sport provision within this policy. This is a wide range of outdoor uses to cover.

3.137 The eight different criteria make this policy very restrictive.

3.138 No reference is made to any evidence base document from which such an assessment can be undertaken. Would the Council be able to provide a background document to inform those zones?

oo) Policy GS2: Development in the Green Belt

3.139 Draft Policy GS2 repeats mainly National Green Belt policy with the only exception being bullet point d) proposals for infilling of a small gap within existing villages.

Comment:

3.140 Is repetition of national policy relevant or should this be removed? Does bullet point d) mean that infilling is not allowed anywhere else in Sheffield except for villages and road frontages as listed in the draft policy?

pp) Policy GS3: Landscape Character

3.141 The draft policy states that development within the countryside will only be permitted where it would safeguard or enhance the identified character and features of the listed landscape character areas.

Comment:

3.142 This seems to be a high bar to achieve. Would extensions to existing buildings need to comply with this policy as well?

qq) Policy GS4: Safeguarding the Best and Most Versatile Agricultural Land

3.143 Draft Policy GS4 protects the best and most versatile agricultural land from development.

Comment:

3.144 Will the Agricultural Land Classification (ALC) be shown on a map?

3.145 How will the Local Plan resolve the tension between agricultural and the potential for biodiversity net gain investments to off-set development in urban areas? Would the Council be able to clarify?

rr) Policy GS5: Development and Biodiversity

3.146 The draft policy states that development should avoid causing significant harm to protected and priority species/habitats and to areas and sites designated for their ecological value.

Comment:

3.147 This is a very lengthy policy with plenty of requirements for development proposals; however, it is unclear in which cases ('wherever relevant') these requirements need to be addressed.

ss) Policy GS6: Biodiversity Net Gain

3.148 The draft policy identifies that this will be a minimum of 10% gain from pre to post development and must be achieved for all habitat types evident on site.

3.149 BNG in excess of 10% may be required where there is a particular ecological need in that location based on evidence in a biodiversity/nature recovery action plan or as part of the Local Nature Recovery Network mapping, or there is evidence of rare/protected species within, or close to, the development site or the site starts with very low or nil existing biodiversity value.

Comment:

3.150 In general terms BNG calculations could be extremely problematic in terms of the value of certain habitats. In our experience open mosaic habitat (i.e. rubble overgrown with brownfield sites) is considered extremely valuable habitat and could have the most demand for replacement or funding of units. This has the potential for a direct conflict with the urban brownfield focus of development and could be difficult to achieve all habitat types on site.

3.151 The requirement of in excess of 10% in some circumstances also adds uncertainty for the assessment of financial contributions or works. Where a site has nil biodiversity value it would still be enhanced when applying a 10% net gain. Departing from the 10% net gain objective lacks specificity and in application could obstruct appropriate development.

tt) Policy GS7: Trees, Woodlands and Hedgerows

3.152 Draft Policy GS7 aims to protect existing trees, woodlands and hedgerows and encourages to plant new trees. The policy also includes a raft of criteria to be applied when considering development proposals.

Comment:

3.153 Besides BNG requirements, sites are being required to accommodate ever more. Whilst part d) of that policy allows that off-site provision will be permitted, new trees should be planted at a ratio of at least 1 tree per dwelling, of which a minimum of 10% should be street trees on all residential developments of 10 or more homes (where new streets are provided) and 1 tree per 100sqm of internal floorspace for non-residential development. This requirement seems overly prescriptive and not appropriate in the context of high-rise urban development. Will the Council accept the provision of this in City Centre locations? How will back of highway terraced housing accommodate such?

3.154 Why is reference to exceptional circumstances being made? This does not align with previous discussions on this matter with S-PA and Ecus outlining how this will be more often than not, off-site.

3.155 Would the Council be able to clarify?

uu) Policy GS8: Safeguarding Geodiversity

3.156 The draft policy will protect and enhance local geological sites where possible and development proposals affecting geological Sites of Special Scientific Interest will be considered in accordance with policy GS5. In addition, developments should protect rock outcrops and other landscape features that are of geological significance.

Comment:

3.157 It is acknowledged that the Council aims at protecting geodiversity; however, it is likely that only a very small portion of development sites will affect rock outcrops, or even local geological sites.

vv) Policy GS9: Managing Flood Risk

3.158 The draft policy includes both flood risk principles and flood risk management for development sites including specific criteria to prevent and manage flood risk.

3.159 Comment:

3.160 It is felt that this is a very lengthy policy and every effort should be made to shorten it, especially the first part of the policy (flood risk principles). The first paragraph of the second section still reads rather as a flood risk principle than a flood risk management requirement.

3.161 Looking through the whole raft of DM policies, this is the third time that sustainable drainage

systems are included as a requirement. This is too much of a repetition and there is draft policy GS11 on sustainable drainage systems in place anyway.

ww) Policy GS10: Protection and Enhancement of Water Resources

3.162 The draft policy states that new development must support the objectives of Water Framework Directive and Humber River Management Plan. Amongst others, this means development must not result in the deterioration of water bodies, not increase the risk of any pollution entering a nearby water body and not present a potential risk of contamination to groundwater.

Comment:

3.163 Whilst it is acknowledged that new development should not negatively impact on water bodies or increase the risk of pollution or contamination to groundwater, it is unclear how exactly development proposals can achieve this. Would this mainly affect drainage of surface water? If so this could be potentially combined with draft policy GS11.

xx) Policy GS11: Sustainable Drainage Systems

3.164 The draft policy requires the use of on-site sustainable drainage systems (SuDS) in all developments, where feasible, to ensure the appropriate disposal of surface water and improvements to water quality. SuDS Statements will be required for applications for developments comprising 10 or more dwellings or 1,000 sq. metres or more gross internal floor space.

Comment:

3.165 Whilst this policy is broadly supported, the poor standards of maintenance of existing SUD's schemes undermine the objectives of this.

A Well-Designed City

3.166 Whilst it is recognised that Sheffield's unique Pennine setting and its industrial heritage is nationally important and recognised as fundamental to its identity, and development should not be guided with one singular rulebook or vernacular, it is questionable if the Council have chosen the right approach when it comes to design and place making. The Council proposes in this section nine different design-related policies; however, the Government has dedicated a whole section within the Framework on high quality, beautiful and sustainable buildings and places and only recently introduces National Design Guide and National Model Design Codes. Paragraph 128 of the Framework states that *"to provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high-quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety."*

3.167 It is therefore suggested that the Council reconsiders its approach and shortens any draft design policy as far as possible. Instead, the Council should prepare place-based and tailored design guides and codes for different parts of the city.

yy) Policy DE1: Local Context and Development Character

3.168 The draft policy requires that development proposals should be informed by detailed appraisals of the site, context and local character. The policy further includes different criteria to be considered by development and requires the highest standards of design when it comes to the City Centre Primary Shopping Area, District Centres, Conservation Areas, along City

Centre Gateway Routes and along the Main Gateway Routes into the city.

Comment:

- 3.169 Whilst it is appreciated that development proposals take stock of the site, context and local character, it is considered that criteria included in this draft policy are generic and should instead be included in a place-based and tailored design guide and code which could be far more specific with regards to a local area or neighbourhood.

zz) Policy DE2: Design and Alteration of Buildings

- 3.170 Draft Policy DE2 requires that all new buildings and alterations to existing buildings should be designed and constructed to a high standard and includes criteria a) to r).

Comment:

- 3.171 Whilst the thrust of draft Policy D2 is acknowledged, the policy includes a total of 18 different criteria which raises the question if it is practicable. Combining similar criteria, e.g. criteria e) and f) regarding scale, height and massing of new development or criteria i) and j) in terms of outlook, daylight and privacy should be considered.
- 3.172 The draft policy also includes two criteria, namely criterion d) (incorporating active ground floor uses) and criterion n) (appropriate changing places and toilets) which are clearly describing uses/mix of uses rather than design requirements.

aaa) Policy DE3: Public Realm and Landscape Design

- 3.173 The draft policy requires landscape proposals to be informed by detailed appraisals of the site, context and local character to help create multifunctional, attractive, legible, well-defined spaces around and between buildings. These should be designed in a manner that is inclusive, dementia friendly, improves vitality and safety, encourages active and healthy lifestyles and enhances biodiversity. The policy includes another 14 criteria to support this.

Comment:

- 3.174 Yet again, another very lengthy policy. Every effort should be made to shorten it.
- 3.175 There is also repetition when compared to criterion a) of draft Policy DE2.
- 3.176 It is unclear if these design requirements are applicable for major development only or for all development.

bbb) Policy DE4: Design of Streets, Roads and Parking

- 3.177 Draft Policy DE4 states that roads, pedestrian routes and areas, cycleways, and public spaces should be well-connected, legible and permeable, providing safe and attractive travel choices, and should adhere to the principles of inclusive and dementia friendly design. The policy includes criteria a) to m).

Comment:

- 3.178 Similar to draft Policy DE3 above, the policy comprises 13 different criteria which raises the question if it is practicable. Again, it should be considered rationalising and combining some of the criteria.
- 3.179 Criterion f) will require consideration of street tree planting which is already required under draft Policy GS7.
- 3.180 It is considered that minimising potential terrorism risks should not be a design requirement.

ccc) Policy DE5: Design of Shop Fronts

- 3.181 The draft policy introduces design requirements for new and replacement shop fronts and

includes several criteria to be considered.

Comment:

- 3.182 Whilst it is appreciated that the Council aims at safeguarding and improving shop fronts to contribute to the overall architectural composition of a building and the wider street scene, this again should be considered in more detail within a design guide or code for a specific area or neighbourhood.
- 3.183 The draft policy does not specifically refer to the city centre or district centres or other shopping areas when it comes to shop fronts.

ddd) Policy DE6: Design of Tall Buildings and Protection of Views in the City Centre

- 3.184 Draft Policy DE6 states that tall buildings will be permitted in 'Tall Building Areas' within the City Centre and includes further requirements.

Comment:

- 3.185 Whilst the thrust of the policy is acknowledged, there is no indication that the Council have prepared a tall building or high-rise study in support of this policy and no further evidence can be found on the Council's website.
- 3.186 The draft policy refers to 'Tall Building Areas', however, the draft policy map of the Central Area does neither include such areas in the key nor show 'Tall Building Areas' on the map. Could the Council please clarify this.
- 3.187 In criterion d), how is "exceptional architectural quality" being defined? This appears too high a bar for development to be encouraged.

eee) Policy DE7: Advertisements

- 3.188 The draft policy requires advertisements to be located and designed in a way that they comply with criteria a) to h) and specific types of advertisements like large banner advertising hoardings, internally illuminated fascia signs and building wraps with criteria i) to k).

Comment:

- 3.189 Whilst it is acknowledged that the Council updates its local advertisement policy, draft Policy DE7 is clearly prepared from a design perspective. However, the Framework is clear that advertisements should be subject to control only in the interests of amenity and public safety (paragraph 136). Only one out of eight criteria deals with highway safety, whereas the other seven are design criteria. This seems to be overly prescriptive and should be shortened.
- 3.190 In terms of road safety, the Planning Practice Guidance states that "*all advertisements are intended to attract attention but proposed advertisements at points where drivers need to take more care are more likely to affect public safety.*" However, the draft policy does not specify such points, for example at junctions with traffic lights, etc.

fff) Policy DE8: Public Art

- 3.191 Draft Policy DE8 states that Public Art should be provided on all major development and should contribute to the local character and distinctiveness of the development, consisting of high-quality design, craft skills and materials.

Comment:

- 3.192 The thrust of the draft policy is supported.
- 3.193 Where there are several development proposals within an area, it should be possible to consider one large public art intervention which is financially contributed to by each of the proposals?

ggg) Policy DE9: Development and Heritage Assets

3.194 Draft Policy DE9 states that development proposals should conserve and, where appropriate, enhance and secure a sustainable future for those elements that contribute to the significance of the city's heritage assets. Development proposals that would affect heritage assets or their settings will be permitted only where they fulfil specified criteria.

Comment:

3.195 Some of the buildings/structures listed in Policy DE1 will be designated and non-designated heritage assets. Sheffield does not have a local list, but local planning authorities are encouraged to form such lists and it is considered that this should be undertaken as part of the Local Plan preparation and be referenced in draft Policy DE10. Planning Guidance states that *“a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets (Paragraph: 040 Reference ID: 18a-040-20190723).”*

3.196 The reference to heritage assets within this policy should be as designated and non-designated heritage assets. Only a minority of buildings have enough heritage significance to merit identification as non-designated heritage assets. These can either be identified in the Conservation Area Appraisals as key unlisted heritage assets or similar description or identified on a Local List. The cross reference back to a very broad list in Policy DE1 opens up the potential for a substantial number of buildings and structures to be considered under this policy when in actual fact they do not have enough heritage significance to merit identification. The list in DE1 is not clear and precise enough therefore lacking certainty when approaching the application process.

3.197 Reference to Policy DE1 within Policy DE9 is too broad an approach and for example washes over entire suburbs of Sheffield which are otherwise not protected by Conservation Areas or merit identification on a Local List. The reference to Policy DE1 within Policy DE9 should therefore be removed.

3.198 With regards to criterion e) paragraph 202 of the Framework states that *“Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”* It does not require proposals to preserve or state that development would be refused if it did not preserve the Conservation Area. It is considered that this could be interpreted as if the proposals do not preserve, they would not be permitted. It would also seem to contradict (c) which refers to a ‘desirability of preserving’ which is more consistent with the test set out in the Framework.

3.199 It is also considered that more detail is required in reference to substantial/less than substantial harm and public benefits and the balanced judgement set out within the Framework.

hhh) Policy DC1: The Community Infrastructure Levy (CIL) and Other Developer Contributions

3.200 The draft policy requires developers to contribute to the CIL in accordance with the CIL Charging Schedule. Developers of major developments will also be required to contribute towards education facilities, health facilities, open space, etc.

Comment:

3.201 The thrust of the draft policy is broadly acceptable. If, however, the latest changes to the Framework will be put in place in 2023 including a reformed Infrastructure Levy (IL), parts of the policy will need to be updated or amended soon.

4.0 APPENDIX 1 SITE ALLOCATIONS

SU02 - Pitt Street and Pitt Close, 10-22 Regent Street and 2 Pitt Street, S1 4EU

- 4.1 This is a brownfield site. The proposed allocation is mixed use with a total housing capacity of 32 homes and 0.11 hectares of employment land.



Figure 1: Pitt Street Proposed Site Allocation and Site Location Plan (Source: Sheffield Policies Central Map).

- 4.2 We broadly support this allocation, yet we believe there is potential for a taller building on the site. In terms of nearby site context, to the east of the site is an eight storey student accommodation block and to the north is Regent Court which is occupied by the University of Sheffield.
- 4.3 This site also has the following planning history of relevance; in July 2016 application reference 15/00731/FUL was granted conditionally for the demolition of existing offices and the erection of 72 studios and 1 two bed apartment in a 7 storey building. Thus, showing the principle of further upwards development on site.
- 4.4 There is a need for taller buildings in the city and around the periphery of the city centre. There is an opportunity under permitted developments recently introduced for purpose-built apartments to be extended upwards by two storeys, subject to a range of criteria. Whilst this may not be able to be exercised in every development, it gives a context to what might be considered reasonable in terms of a changing and evolving appearance in the street scene.
- 4.5 The Sheffield Central Area Strategy Capacity Report (July 2020) identifies Existing Building Heights on page 15 which shows the range of heights in the area. The city centre west area around the inner ring road and particularly clustered around University Roundabout and the junction with West Street and Upper Hannover Way is clearly evolving as an area for taller buildings.
- 4.6 There are other tall buildings which have been granted planning permission. As granted under planning permission reference 19/03779/FUL, land bounded by Rockingham Street and Wellington Street and Trafalgar Street Wellington Street, there is a mixed use development of up to 38 storeys. These taller buildings need to be taken into account, demonstrating there is capacity for similar in the city.

Land and Buildings at Leavygreave Road, S1 4DD

- 4.7 This site is brownfield land and is identified as being within the Central Sheffield Area. It is part of the University / College Zone and an area suitable for PBSA.



Figure 2: Site Location Plan and Proposed Allocation for Leavygreave (Source: Sheffield Policies Central Map).

- 4.8 We support this designation. However, we are of the opinion that the site could support a taller building.
- 4.9 The surrounding area is mixed but is characterised by the strong University of Sheffield presence, including key nearby uses being in Information Commons and the Arts Tower which are all nearby taller buildings.
- 4.10 As outlined in the section above, there is a need for taller buildings in the city centre. There is an opportunity under permitted developments recently introduced for purpose-built apartments to be extended upwards by two storeys, subject to a range of criteria. Whilst this may not be able to be exercised in every development, it gives a context to what might be considered reasonable in terms of a changing and evolving appearance in the street scene.

SU01 – 178 West Street, Sheffield, S1 4ET

- 4.11 This site is proposed to be allocated as a general employment site of 0.05 hectares and it is a brownfield site.

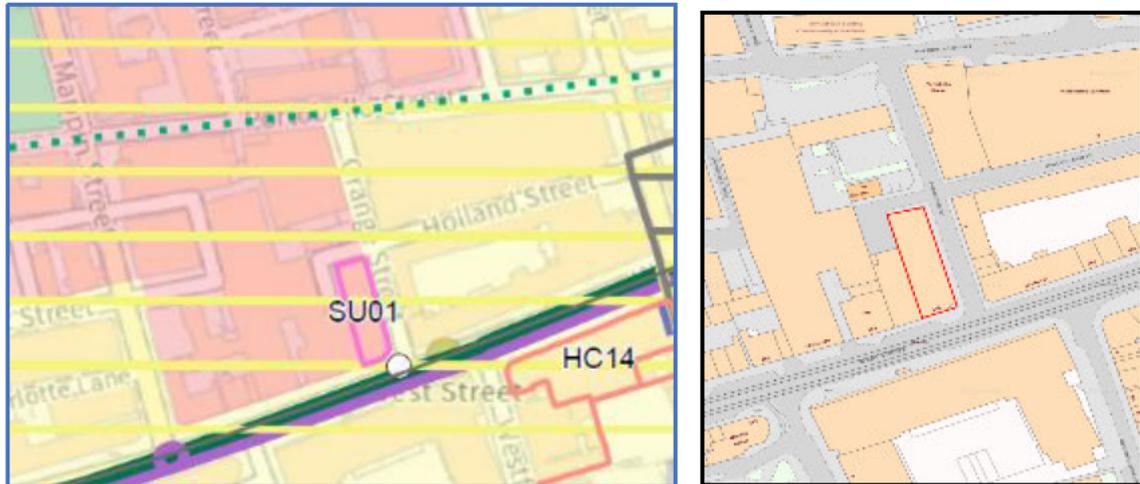


Figure 3: 178 West Street Site Allocation and Location Plan (Source: Sheffield Policies Central Map).

- 4.12 We strongly advise that this allocation is altered to be a residential site. This site currently has a positive pre-application response supporting residential use.
- 4.13 The pre application advice is set out under the reference number 21/02835/PREAPP. The Officer agrees that the principle of residential is acceptable on this site given its location within the Central Shopping Area and being a part of the St Vincent's quarter.

SU15 – 23 Shepherd Street, S3 7BA

- 4.14 This site is brownfield site which is proposed for residential allocation. It is anticipated to have a capacity of 27 dwellings.



Figure 4: 23 Shepherd Street Site Allocation and Location Plan (Source: Sheffield Policies Central Map).

- 4.15 This site was formerly used as a laboratory, and we wish to ensure that this site continues to have flexible use as there is scope for this to remain as laboratories.
- 4.16 The surrounding area is undergoing redevelopment to student accommodation and so to keep this site as a flexible use would complement the surrounding development.
- 4.17 However, it is essential to recognise that this is part of the group of areas which could benefit from the Innovation Spine as recommended in these modifications linking between Character Area Three - CA3 - (St Vincent's, Cathedral, St George's and University of Sheffield) to include a city centre "Spine" for the clustering of high-growth, innovation-led businesses within the area of Broad Lane and Tenter Street. This could accommodate spin out opportunities and other interests for investment in the area.

156 Broomspring Lane

- 4.18 This is a brownfield site with the proposed allocation of a residential zone within the Hanover Conservation Area.



Figure 5: Site Location Plan and Policy Map of Site (Source: Sheffield Proposed Southwest Policy Map).

- 4.19 We support this allocation however we have identified trees which need to be removed to support this allocation.
- 4.20 This site is surrounded by residential development and the site has previously been used as a car park following the demolition of a former University building.
- 4.21 It is understood that the site is within a Conservation Area meaning the existing trees are afforded statutory protection. However, the University of Sheffield has a policy of retaining existing mature trees where possible, and where select removal is required, replacing with two trees in an appropriate on site location. Therefore, we recommend that the identified trees on site are removed and replacement planting is allowed.
- 4.22 This was subject to a pre application enquiry, and here the redevelopment of this site would be of high quality bringing a positive addition to the built fabric of the area. It will remove the vacant site and contribute to the much needed densification of close to city centre sites which are needed to support the provision of housing in the city.

NWS17 - St Georges Community Health Centre, Winter Street, S3 7ND

- 4.23 This site is proposed to be allocated for housing with a total housing capacity of 23 homes on 0.16 hectares. The allocations outline development conditions which include the early 20th century heritage assets and nearby connective ecological corridors.



Figure 6: Winter Street Site Allocation (Source: Sheffield North West Proposals Map)

- 4.24 We welcome this allocation and have no further comment.

University North Campus

- 4.25 This site is a brownfield site which has the current policy designation; Well Meadow Conservation Area, University / College Zone and Night Time Quiet Area for St Vincents. This is also an area identified as being suitable for PBSA.



Figure 7: University North Campus Location Plan and Policy Designation (Source: Sheffield Central Policy Map).

- 4.26 We support this proposed designation.

Northumberland Road Car Park, S10 1AJ

4.27 This is a brownfield site with current planning permission as a modular village which is included in the proposed allocation. This was approved under application reference 20/02032/FUL for a temporary period of a further 3 years. The proposals included the retention of a two storey modular building for Use Class D1.

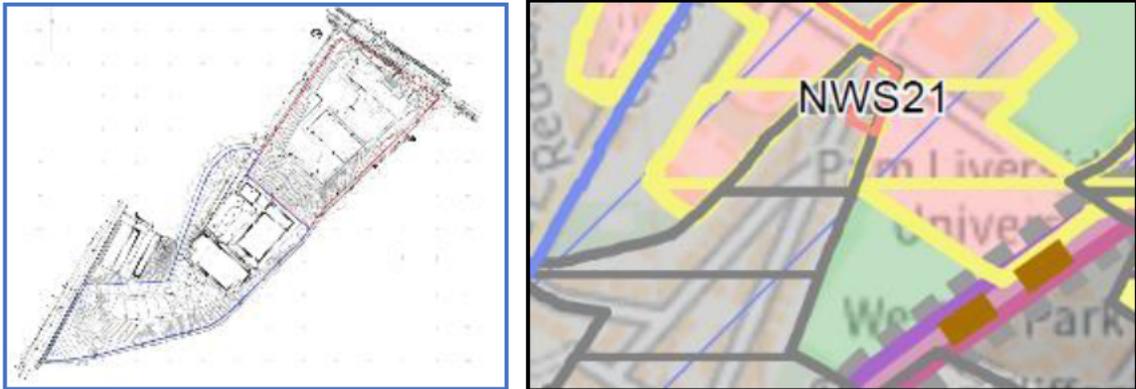


Figure 8: Northumberland Road Car Park Site Location Plan and Policy Designation (Source: Sheffield Southwest Policy Map).

4.28 This current use and policy designation we support.

The Octagon, Clarkson Street

- 4.29 The land to west of the site is identified as a local geological site. The rest of the site is part of the Sheffield Central Area and part of the University / College Zone and is suitable for PBSA.



Figure 9: The Octagon Site Location Plan and Policy Designation (Source: Sheffield Central Policies Map).

- 4.30 We challenge the local geological site designation as it would stifle the development of the Octagon. Here future office extensions are part of the University's development plan.
- 4.31 The expansion of the site is a longer term objective for the University of Sheffield however the opportunity for this coming forward earlier in the plan period should not be obstructed by unfavourable site specific policies and allocations.
- 4.32 In the 2013 Draft City Policies and Sites proposals map a geological local nature site allocation was applied to the site. There was no justification for this designation provided and the University's Landscape Team considered the site against the proposed policy criteria and could find no compliance.

Edgar Allen House, Glossop Road, S10 2GW

- 4.33 This brownfield site is proposed to be allocated within the Sheffield Central Area and part of the Flexible Use Zone. It is identified to be suitable for PBSA although it is within the Night-Time Quiet Area for the Devonshire Quarter.

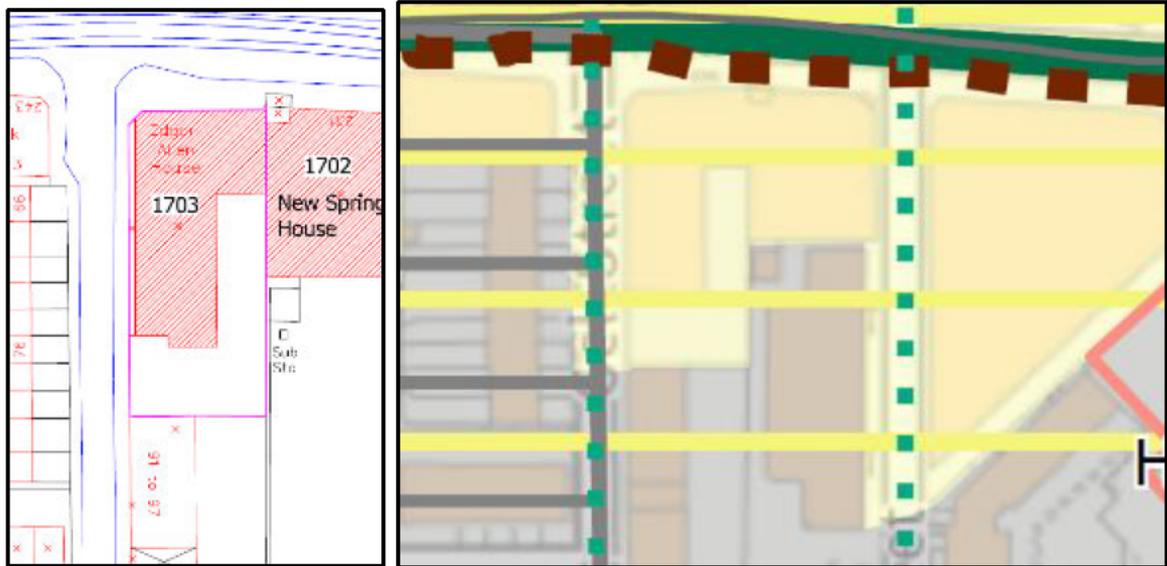


Figure 10: Edgar Allen House Site Location Plan and Policy Designation (Source: Sheffield Central Policies Map).

- 4.34 This proposed allocation we support yet we believe there is potential for a taller building on site.
- 4.35 Relevant planning history for this site included application 11/030112/CHU which was use of a 4 storey building for educational purposes.
- 4.36 As outlined in the previously, there is a need for taller buildings in the city centre. There is an opportunity under permitted developments recently introduced for purpose-built apartments to be extended upwards by two storeys, subject to a range of criteria. Whilst this may not be able to be exercised in every development, it gives a context to what might be considered reasonable in terms of a changing and evolving appearance in the street scene.

NWS12 - Former British Glass Labs, Crookesmoor

- 4.37 This site was previously put forward as an extended sports facility. Now it is proposed to be allocated for 76 residential dwellings.



Figure 11: Site Location Plan and Policy Designation (Source: Sheffield Northwest Policy Map).

- 4.38 This site has a history of planning permissions for residential development but has not come forward. This would suggest there is potential viability concerns or general deliverability which may be impeding the regeneration of this site.
- 4.39 The University has previously expressed its desire to pedestrianise Northumberland Road at its junctions with Whitham Road in the south and Marlborough road to the North. This proposed change would encourage cycling and walking. The diversity of development on this site at 76 dwellings will cause access and traffic concerns should this level of development proceed, particularly in the context of pedestrianisation of Northumberland Road.

Goodwin Sports Centre

4.40 This site has been identified as University / College Zone which is suitable for PBSA and within the BBEST neighbourhood plan area.



Figure 12: Goodwin Sports Centre Location Plan and Policy Designation (Source: Sheffield Northwest Policy Map).

4.41 We broadly support this policy designation.

SWS08 - Tapton Court Nurses Homes, Shore Lane

4.42 This site has permission for residential development. It has an estimated capacity of 38 dwellings.

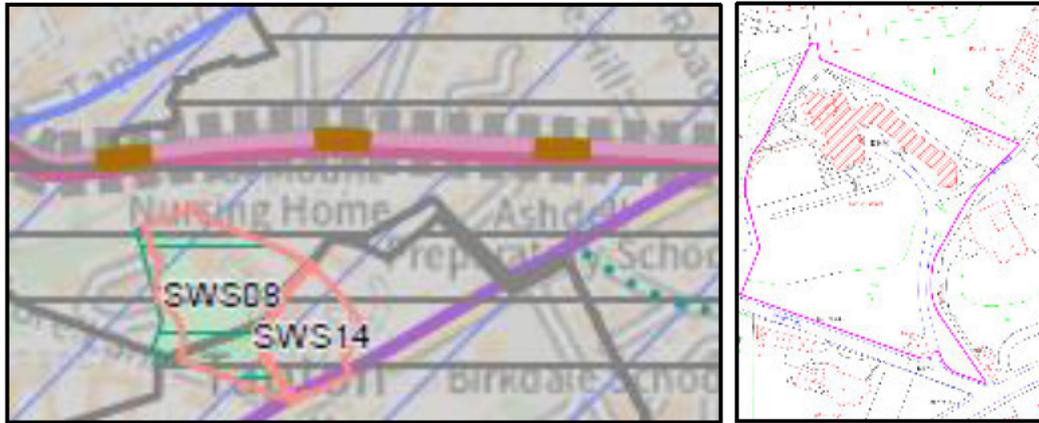


Figure 13: Tapton Court Nurses Homes Site Allocation and Location Plan (Source: Sheffield Northwest Policy Map)>

4.43 We broadly support this allocation.

Existing SITraN, Glossop Road, Sheffield

4.44 This is a brownfield site which is proposed to be within a residential zone.

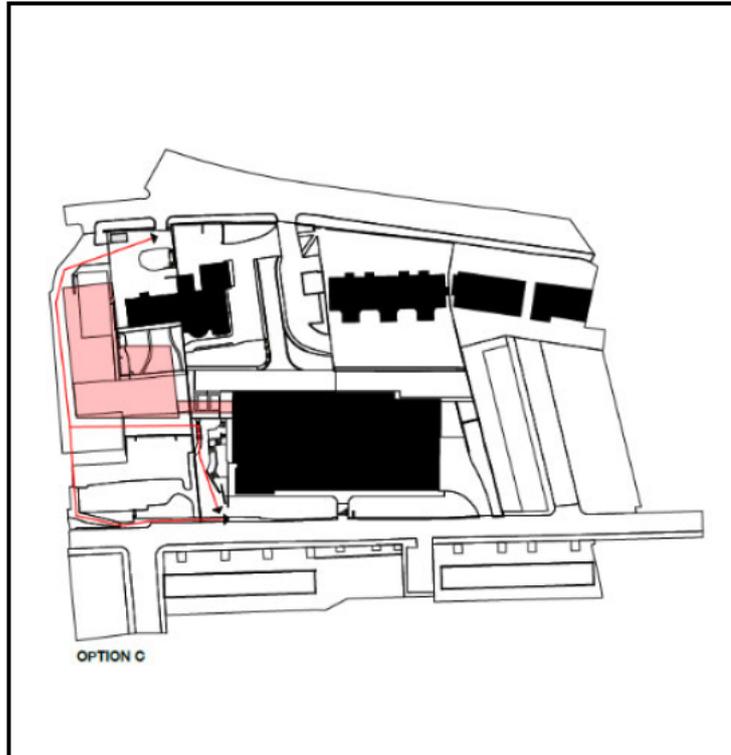


Figure 14: Site Location Plan.

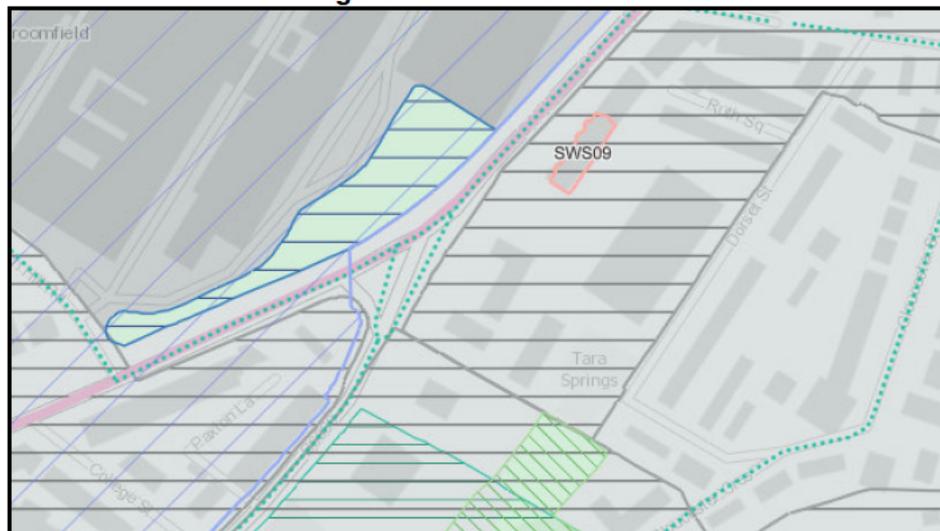


Figure 15: Proposals Map Extract

4.45 We object to this inclusion. This site needs to be included in the University / College Zone as it will be required to support the Medical School Investment Phase 1 project. This project is for the national award winning University of Sheffield Institute for Translational Neuroscience and currently Core Strategy Policy CS20 is supportive of educational development. Therefore, we advise that this policy designation is altered so that it can support a viable, educational development.

- 4.46 Medical School Investment Phase 1 will extend the work of neuroscience in supporting treatments for motor neurone disease and alzheimers disease amongst many illnesses studied at the centre. The existing SITRAN is of international importance and can now build further studies utilising the PET/MRI scanner investment that the University made in the last few years. This university funded scanner is one of only 8 such facilities in the UK. Utilising this scanner combined with a single centre for neurological research is essential to progress with the fight against these life limiting diseases which affect large part of the UK population.

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**RTPI**

Chartered Town Planner



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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: CA1 - PART 1: VISION, SPATIAL STRATEGY, SUB-AREA POLICIES AND SITE ALLOCATIONS

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.

See supporting documentation Paragraph 2.13. We believe this policy is in part sound but should be expanded to consider the University of Sheffield Innovation Spine proposal.

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.

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See attached documentation Paragraph 2.13. The creation of the Spine would provide an ambitious and inspirational character to this area within the Spatial Plan and would more purposefully link CA1 (Kelham etc) to CA3 (St Vincent's etc) while generating high-income jobs in close proximity to the Primary Shopping Area as well as the Cathedral and Shalesmoor tram stops.

Continue on a separate sheet if necessary

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Signature: A.UPTON

Date: 17.02.23

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Organisation (if applicable): DLP Planning
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Postcode: S1 4BY
Tel: 
Fax:
Email: 

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Name or Organisation: University of Sheffield

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Policy Number: CA2 - PART 1: VISION, SPATIAL STRATEGY, SUB-AREA POLICIES AND SITE ALLOCATIONS

Paragraph Number:

Policies Map:

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Printed Name: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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Address:
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Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
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Fax:
Email: 

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Paragraph Number:

Policies Map:

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See supporting documentation Paragraph 2.15 – 2.18. We believe this policy is sound in part but needs to be expanded to consider the University of Sheffield Spine proposal.

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See attached documentation Paragraph 2.15 – 2.18. The University proposes that the Economic and Spatial plans be enhanced by expansion of CA3. We suggest the CA3 boundary should reach further up Tenter Street and Broad Lane to touch the University of Sheffield Diamond Building with the purpose of creating a city centre Innovation Spine that could eventually house between two and four large, flagship Innovation buildings to incubate and accelerate fast-growth scientific and technology businesses drawn from spinouts of the two universities, city start-ups and inward investment activities. This could be achieved by reassigning some of the “Flexible Use” area surrounding CA3 into a city Innovation Spine.

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: AS1 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.13 to 3.14. We consider this policy unsound as it is not effective.

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.

See supporting documentation Paragraph 3.13 to 3.14.

It is welcomed that draft Policy AS1 introduces a certain amount of flexibility when it comes to specific uses or mix of uses on allocated sites. However, the draft Plan does not allocate any 'Office Sites', therefore it seems that this part of the policy is not applicable.

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.

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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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: ES1 – Part 2 Development Management Policies and Implementation

Paragraph Number: 3.5

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.

See supporting documentation Paragraph 3.15 -3.21. We object to this policy and paragraph 3.5 as we consider it unsound as it is neither justified or effective.

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.

See attached documentation Paragraph 3.15 – 3.21.

Whilst it is acknowledged that Sheffield City Council aims at becoming a zero-carbon city in the future, draft Policy ES1 introduces new requirements. There are concerns in terms of evidence base; it is our understanding that the Council has not undertaken any specific studies to underpin the requirements above. There is a real risk that this policy standard becomes outdated by the requirements of future Building Regulation changes and Future Homes Standard from 2025 onwards. This has the potential to be contradictory to more demanding levels of Building Regulations but lacks clarity in application.

As per paragraph 3.5 the baseline of the policy is 2013 building regulations. This should be deleted.

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.

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Yes, I wish to participate in hearing session(s)

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No

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Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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Yes

No

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

Yes

No

Printed Name: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

This form has two parts:

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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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: ES2 – Part 2 Development Management Policies and Implementation

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

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See supporting documentation Paragraph 3.23 to 3.25. We object to this policy as it is neither justified or effective this is evident by this representation seeking further clarification on this policy.

Continue on a separate sheet if necessary

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See attached documentation Paragraph 3.23 to 3.25.

The policy lacks clarity in respect of what extent does new development need to avoid all onsite combustion of fossil fuels? Does this include the use of cars/vehicles and emergency generators? Clarification is required.

There is no need for repetition of national policy in respect of wind energy. A more positive policy context is required for larger turbines, the number allowed outside of the existing urban area where these can be accommodated.

Continue on a separate sheet if necessary

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Please tick/ delete as appropriate:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: ES3 – Part 2 Development Management Policies and Implementation

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

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See supporting documentation Paragraph 3.26 – 3.28. We consider this policy is unsound as it is neither justified or effective.

Continue on a separate sheet if necessary

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See attached documentation Paragraph 3.26 to 3.28.

Whilst draft Policy ES3 is welcomed in general, it is unclear under which circumstances a development proposal would be required connecting to either the District Energy Network, the Biomass Combined Heat and Power Network or other renewable energy networks. As the District Energy network is not net zero this requirement is at odds with the requirement to achieve same. Indeed, carbon neutral and low carbon energy solutions which are available on site are essential to attracting new investment to the city and phased redevelopments.

Opportunities for wind energy need to be positively considered.

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.

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Yes

No, I do not wish to participate in hearing session(s)

No

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

This form has two parts:

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Part A- Personal Details

1. Personal Details

Name: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: ES4 – Part 2 Development Management Policies and Implementation

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

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See supporting documentation Paragraph 3.29 – 3. 3.32. We consider this policy unsound as it is neither justified or effective.

Continue on a separate sheet if necessary

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See attached documentation Paragraph 3.29 – 3.32.

In general, it is felt that building regulations address construction matters and this should deliver these requirements . These have been long standing issues as to whether 80% brown / green / blue roof coverage are delivered. This should be a design choice not a policy requirement. This policy is not necessary and can be deleted.

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.

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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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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.

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- post to: **Strategic Planning Team, Planning Service, 4th Floor, Howden House, Sheffield S1 2SH**

Please note:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: ES5 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.33 – 3.34. We object to this policy as it is neither justified or effective this is evident by this representation seeking further clarification on this policy.

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.

See attached documentation Paragraph 3.33 to 3.34.

Draft policy is based on the Sheffield Clean Air Strategy and broadly welcomed. It is however doubtful that an 'environmental buffer' can mitigate air pollution effectively. An 'environmental buffer' is defined as 'landscaping and/ or siting of appropriate uses between sensitive and other uses to reduce harm or potential nuisance.'

Continue on a separate sheet if necessary

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Yes, I wish to participate in hearing session(s)

Yes

No, I do not wish to participate in hearing session(s)

No

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: ES6 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.35 - 3.37. We consider this specific allocation of the Sheffield plan unsound as it is neither justified or effective this is evident by this representation seeking further clarification on this policy.

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.

See attached documentation Paragraph 3.35 – 3.37.

Instead of an 'appropriate assessment' the Council should require a Site Investigation where required which covers criteria b) to d).

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.

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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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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Yes

No

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: NC1 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.37 – 3.40. We consider this policy is unsound as it is neither justified or effective.

Continue on a separate sheet if necessary

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See attached documentation Paragraph 3.37 – 3.40.

Whilst this requirement is broadly supported, there are question marks how best it can be addressed. Is a masterplan only required for a full or reserved planning permission or also for an outline permission?

Continue on a separate sheet if necessary

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Yes, I wish to participate in hearing session(s)

Yes

No, I do not wish to participate in hearing session(s)

No

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Please tick/ delete as appropriate:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: NC2 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.42 – 3.43.

Continue on a separate sheet if necessary

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: NC3 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.44 – 3.47. We consider policy neither justified or effective.

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.

See attached documentation Paragraph 3.44 – 3.47.

Whilst the first threshold of the policy of ‘10 or more dwellings’ is acknowledged, the second threshold of ‘sites with a capacity of less than 10 dwellings which would provide 10 or more dwellings when combined with an adjoining allocated site or vacant site’ is clearly contested as this contradicts paragraph 64 of the Framework. It states that “provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas”

To simplify, clarify and make consistent with neighbouring districts the affordable housing contribution should be based on the number of unit rather than gross floorspace.

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.

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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:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: NC4 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.47 – 3.52. We object to this policy as it is neither justified or effective.

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.

See attached documentation Paragraph 3.47 – 3.51.

Draft Policy NC4 states that in developments of fewer than 50 new homes, 100% should be designed to be accessible and adaptable dwellings. This seems to be too high a bar for development and is potentially harmful to SME developers and self-build developers. In developments of 50 or more new homes, 98% should be designed to be accessible and adaptable dwellings and the remaining 2% should be wheelchair adaptable dwellings. Again, these are very high thresholds and even in the supporting text, it is stated that it is the Government's intention to make it a requirement for all new homes but the Government has not acted upon.

This policy should be deleted and building regulations used to provide appropriate designs.

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.

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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

If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

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Please tick/ delete as appropriate:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: NC5 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.52 - 3.56.

We consider this policy is unsound as it is neither justified or effective.

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.

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See attached documentation Paragraph 3.52 – 3.56.

Reference is made to providing a better mix of homes to support growth in new jobs by providing choice for people on different incomes. This is not something that planning policy can particularly control in respect of how households or individuals choose to spend their income, nor should it.

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.

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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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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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

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

Yes

No

Printed Name: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: NC6 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.57 – 3.62. We consider this policy neither justified or effective.

Continue on a separate sheet if necessary

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(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 supporting documentation Paragraph 3.57 – 3.62.

This approach is acknowledged. The University of Sheffield recruits students nationally, internationally and regionally. Students from the local area do apply to stay in University accommodation along with others from out of the area. No broad assumption should be made regarding students' home location and housing choice: study at university provides an education and life experience. However we do support some of the updates to the Policy.

Continue on a separate sheet if necessary

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Yes

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No

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Yes

No

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: NC7– Part 2 Development Management Policies and Implementation

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

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See supporting documentation Paragraph 3.62 – 3.63. We consider this policy sound.

Continue on a separate sheet if necessary

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: NC8– Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.65 – 3.68. We consider this policy unsound as it is neither justified or effective this is evident by this representation.

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.

See attached documentation Paragraph 3.65 – 3.68.

However, criterion b) (adequate living space for any residential accommodation not being C3) and c) (be flexible and adaptable) is overly prescriptive in the context of criterion a) and should be deleted.

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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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.

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: NC9 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.66 – 3.67. We consider this policy unsound as it is not justified.

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.

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See attached documentation Paragraph 3.66 – 3.67.

It is unclear if the prescribed housing densities are set out in accordance with the capacity studies undertaken to inform the Local Plan evidence base. We would ask for this to be clarified.

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.

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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:

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Please tick/ delete as appropriate:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: NC10 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.68 -3.69. We consider this policy unsound as it is not effective.

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.

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See attached documentation Paragraph 3.68 -3.69.

As offices (Class E(g)(i)) on street level do not fall within the preferred use, it is unclear if they are allowed in district and local centres at all. Clarification is needed.

Continue on a separate sheet if necessary

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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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: NC11 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.71 -3.74. We object to this policy as it is neither justified or effective this is evident by this representation seeking further clarification on this policy.

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.

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See attached documentation Paragraph 3.71 - 3.74.

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Yes, I wish to participate in hearing session(s)

Yes

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No

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Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: NC12 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.75 - 3.79. We object to this policy as it is neither justified or effective this is evident by this representation.

Continue on a separate sheet if necessary

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See attached documentation Paragraph 3.75 - 3.79.

It is questionable if this is the right approach to tackle health inequalities, specifically to improve better nutrition. In limiting new hot food take-aways, local residents have less choice, but would they have any alternatives in place i.e. affordable cafes/restaurants with healthy food choices, or more or better quality allotments, etc.

This policy should be deleted.

Continue on a separate sheet if necessary

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Please tick/ delete as appropriate:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: NC13 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.80 – 3.81. We consider this specific allocation of the Sheffield plan unsound as it is neither justified or effective this is evident by this representation seeking further clarification on this policy.

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.

See attached documentation Paragraph 3.80 – 3.81. Although mentioned in the supporting text, the draft policy needs clarification with regards to Assets of Community Value. It is unclear if they are entirely captured by the 'valued community facilities'. If this clarity cannot be provided the policy should be deleted.

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:

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.

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- post to: **Strategic Planning Team, Planning Service, 4th Floor, Howden House, Sheffield S1 2SH**

Please note:

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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:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: NC14 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.82 – 3.83. We consider this policy is unsound as it is not consistent with national policy.

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.

See attached documentation Paragraph 3.81 -3.82.

The draft policy needs to be in accordance with the Framework, especially paragraph 185 which emphasises that new development needs to be appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment.

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.

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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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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.

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: NC15 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.84 – 3.86. We object to this policy as it is neither justified or effective. This is evident by this representation seeking further clarification on this policy.

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.

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See attached documentation Paragraph 3.84 – 3.86. This policy is unclear. Does it only apply to residential developments with a capacity for 100 or more dwellings or does it include residential institutions or PBSA as listed in Table 2?

Continue on a separate sheet if necessary

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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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: NC16 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.87 – 3.88. We believe this specific policy is sound.

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.

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See attached documentation Paragraph 3.87 – 3.88.

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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:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: NC17 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.88 - 3.90. We consider this policy unsound as it is not effective in control use class E uses.

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.

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See attached documentation Paragraph 3.88 – 3.90.

Use Class E would need to be a preferred or acceptable use as there is no means of controlling movement of uses within Class E as this does not constitute development and therefore planning permission would not be required and the Development Plan would not be applied to such undertakings.

Continue on a separate sheet if necessary

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No

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: EC1 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.90 – 3.98. We consider this policy is neither justified or effective.

Whilst an specifically identified AMID Policy is welcomed, this approach lacks ambition and clear objectives as were set out by the Brooking Institute previously in the use of Sheffield as a case study and opportunity for a new form of innovation district. The policy does not articulate the key characteristics that were discussed at that time.

Map 3 which accompanies Policy EC1 does not identify the land which is important to AMID outside of the Local Authority boundary.

The policy and locational approach is diffuse and therefore lacks the clarity and ambition that was originally envisioned for AMID. A clearer commitment to those objectives would be welcomed.

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.

See attached documentation Paragraph 3.92 – 3.99. It is welcomed that the draft Plan includes a specific policy on the AMID. The draft policy might include reference to intelligent mobility/light weighting as the supporting text does.

It is unclear though what 'key sites' within the AMID are. Does the Council refer to allocated Strategic Employment Sites or large vacant / underused sites or both? What windfall opportunities are envisioned?

This policy needs to be amended to the wider adjoining area locationally and it would be helpful to reference those key characteristic that were set out by the Brookings Institute case study in respect of education, research, community assets, complementary housing and real investment in mass transit along with the recognition of the availability of land.

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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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.

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- an e-mail attachment: sheffieldplan@sheffield.gov.uk
- post to: **Strategic Planning Team, Planning Service, 4th Floor, Howden House, Sheffield S1 2SH**

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: EC2 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.100 – 3.101. We believe this specific policy is sound.

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.

See attached documentation Paragraph 3.100 – 3.101. The thrust of the draft policy is broadly acceptable, however, there is no reference made with regards to on street level frontages. For new office buildings, it should be required to provide complementary uses including café/restaurants, corner shops, publicly accessible lobby, etc.

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.

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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:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: EC3 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.101 -3.102. We believe this policy is sound.

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.

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See attached documentation Paragraph 3.102 – 3.103.

Continue on a separate sheet if necessary

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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:

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Please tick/ delete as appropriate:

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Yes

No

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: EC4 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.104 – 3.105. We consider this policy unsound as it is neither justified or effective.

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.

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See attached documentation Paragraph 3.104 -3.105.

Hotels (class C1) is defined as an 'acceptable' use within the draft policy, and it is questionable if this use is not contrary to what the policy wants to achieve. It seems crucial that existing industrial businesses are not limited in their operations if new hotel developments were to be built next door.

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.

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Yes, I wish to participate in hearing session(s)

Yes

No, I do not wish to participate in hearing session(s)

No

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Please tick/ delete as appropriate:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: EC5 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.106 – 3.107. We consider this policy is unsound as it is not accordance with national policy.

Continue on a separate sheet if necessary

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See attached documentation Paragraph 3.105 – 3.106. The thrust of this policy is noted. However, policy's thresholds for a retail impact assessment seem to be very low (500 sq. metres for edge-of-centre, 300 sq. metres and within 800 metres of a District Centre, and 200 sq. metres within a Local Centre). This seems particularly true as Sheffield is a City and the Framework's threshold for this is 2,500 sq. metres. Why is there such a discrepancy to national policy, and where is the evidence for this?

Continue on a separate sheet if necessary

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Please tick/ delete as appropriate:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: EC6 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.108 – 3.109. We consider this policy is unsound as it is neither justified or effective this is evident by this representation seeking further clarification on this policy.

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.

See attached documentation Paragraph 3.108 – 3.109.

Could the Council clarify if this policy is targeted on the City Centre or Industrial Zones and General Employment Zones or both?

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.

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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:

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.

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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:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: EC7 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.110 – 3.112. We consider this policy unsound as it is neither justified or effective.

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.

See attached documentation Paragraph 3.109 – 3.111. How can this policy be managed / monitored and applied? This is not a development management policy, nor is it a land use policy. This is entirely open ended and cannot be reasonably monitored or enforced.

Continue on a separate sheet if necessary

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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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: EC8 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.113 – 3.118. We consider this specific policy to be sound.

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.

See attached documentation Paragraph 3.112 – 3.114.

It is welcomed that the draft Plan includes a specific University/College Zone designation. It is also acknowledged that draft Policy EC8 accommodates a wide range of different uses deemed as “acceptable” including, amongst others, Dwellinghouses (Class C3), Houses in Multiple Occupation (Class C4), and purpose-built student accommodation, etc.

Continue on a separate sheet if necessary

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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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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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

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: [REDACTED]

[REDACTED] Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
Tel: [REDACTED]
Fax:
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: University of Sheffield

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

Policy Number: VC1 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.116 – 3.117. We consider this specific policy requires clarification in respect to PBSA.

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.

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See attached documentation Paragraph 3.116 – 3.120-. It is welcomed that the draft policy includes a wide range of acceptable uses but excludes certain of those uses on ground floor street frontages. PBSA is an acceptable use should be added.

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.

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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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: VC2 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.121 – 3.123. We consider this policy is unsound as it is neither justified or effective this is evident by this representation seeking further clarification on this policy.

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.

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See attached documentation Paragraph 3.121 – 3.123. Whilst draft Policy VC1 accepts Dwellinghouses (Class C3) and Houses in Multiple Occupation (Class C4), draft Policy VC2 deems Use Classes C3 and C4 unacceptable. This requires clarification and justification.

Continue on a separate sheet if necessary

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No, I do not wish to participate in hearing session(s)

No

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: VC3 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.124 – 3.127. We consider this policy unsound as it is neither justified or effective. This representation seeks clarification on this policy.

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.

See attached documentation Paragraph 3.124 – 3.127.

It is welcomed in general that the Council designates parts of the City Centre as Central Area Flexible Use Zones as they can accommodate a wide range of uses including commercial and residential uses which the City Centre would benefit from.

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.

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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:

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.

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- an e-mail attachment: sheffieldplan@sheffield.gov.uk
- post to: **Strategic Planning Team, Planning Service, 4th Floor, Howden House, Sheffield S1 2SH**

Please note:

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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:

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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>

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: CO1 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.128 – 3.130. We consider this policy unsound as it is neither justified or effective and this representation seeks further clarification.

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.

See attached documentation Paragraph 3.128 – 3.130.

Reference is made to Table 3 and the requirement for a Travel Plan / Travel Plan Statement. However, this relates to “significant trip generating development”. It should perhaps be confirmed that where a development proposal represents a change of use (and perhaps the net change in traffic does not reach the thresholds set out in Table 3), the thresholds in Table 3 are still relevant.

With regards to an ‘appropriate package of measures’ could the Council please indicate whether criteria a) to e) is a priority list / hierarchy or would an applicant need to fulfil all of them regardless their order?.

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.

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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:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: University of Sheffield

Organisation (if applicable):

Address:

Postcode:

Tel:

Fax:

Email:

2. Agent Details (if applicable)

Agent: Abigail Upton

Organisation (if applicable): DLP Planning

Address: Ground Floor, V1 – Velocity, Sheffield

Postcode: S1 4BY

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: University of Sheffield

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

Policy Number: CO2 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.131 – 3.132.

Continue on a separate sheet if necessary

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See attached documentation Paragraph 3.131 – 3.132.

It is acknowledged that the Council intends to reduce car use and provides parking guidelines which define standards for all use classes as maxima. The parking guidelines also distinguish between the Central Area and the remaining urban area.

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.

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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:

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.

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: CO3 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.133 – 3.134. We consider this policy unsound as it is neither justified or effective and requires clarification.

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.

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See attached documentation Paragraph 3.133 – 3.134. How will the policy applied in respect of development involving the construction of new buildings or other structures that should not cause interference to broadcast or telecommunication services? Would the Council be able to explain how will this be used in the decision-making process?

Continue on a separate sheet if necessary

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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:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: GS1 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.135 – 3.138. We consider this policy unsound as it is neither justified or effective and clarification is required.

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.

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See attached documentation Paragraph 3.135 -3.138. There seems to be a disconnect between the supporting text and the draft policy as the supporting text only refers to 'recreation' but the policy refers to sports and recreational provision. It seems that the Council wants to include informal and formal green spaces, recreation, allotments and formal sport provision within this policy. This is a wide range of outdoor uses to cover. Clarity is required.

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.

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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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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.

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: GS2 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.139 -3.140. We consider this specific allocation of the Sheffield plan unsound as it is neither justified or effective and unnecessarily repeats national policy.

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.

See attached documentation Paragraph 3.138 -3.139. Is repetition of national policy relevant or should this be removed? Does bullet point d) mean that infilling is not allowed anywhere else in Sheffield except for villages and road frontages as listed in the draft policy?.

Deletion of the repetition of national policy is recommended.

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.

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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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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- post to: **Strategic Planning Team, Planning Service, 4th Floor, Howden House, Sheffield S1 2SH**

Please note:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: GS3 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.141 – 3.142. We consider this specific allocation of the Sheffield plan unsound as it is neither justified or effective and clarification is required.

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.

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See attached documentation Paragraph 3.141 – 3.142. This seems to be a high bar to achieve. Would extensions to existing buildings need to comply with this policy as well?

Continue on a separate sheet if necessary

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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:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: GS4 – Part 2 Development Management Policies and Implementation

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

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See supporting documentation Paragraph 3.145 – 3.148. We consider this policy unsound as it is neither justified or effective and clarification is required.

Continue on a separate sheet if necessary

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See attached documentation 3.145 -3.148. We require further clarification on this policy.

Continue on a separate sheet if necessary

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Yes, I wish to participate in hearing session(s)

Yes

No, I do not wish to participate in hearing session(s)

No

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: GS5 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.146 – 3.147. We consider this policy is unsound as it is not effective.

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.

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See attached documentation Paragraph 3.146 – 3.147. This is a very lengthy policy with plenty of requirements for development proposals; however, it is unclear in which cases ('wherever relevant') these requirements need to be addressed.

Continue on a separate sheet if necessary

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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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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Please tick/ delete as appropriate:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: GS6 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.148 – 3.151. We consider this policy justified or effective and the impacts do not appear to have been duly considered.

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.

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See attached documentation Paragraph 3.148 – 3.151. In general terms BNG calculations could be extremely problematic in terms of the value of certain habitats. In our experience open mosaic habitat (i.e. rubble overgrown with brownfield sites) is considered extremely valuable habitat and could have the most demand for replacement or funding of units. This has the potential for a direct conflict with the urban brownfield focus of development and could be difficult to achieve all habitat types on site.

Continue on a separate sheet if necessary

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: GS7 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.152 – 3.155.

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.

See attached documentation Paragraph 3.152 -3.155.

Besides BNG requirements, sites are being required to accommodate ever more. Whilst part d) of that policy allows that off-site provision will be permitted, new trees should be planted at a ratio of at least 1 tree per dwelling, of which a minimum of 10% should be street trees on all residential developments of 10 or more homes (where new streets are provided) and 1 tree per 100sqm of internal floorspace for non-residential development. This requirement seems overly prescriptive and not appropriate in the context of high-rise urban development. Will the Council accept the provision of this in City Centre locations? How will back of highway terraced housing accommodate such? Why is reference to exceptional circumstances being made? This does not align with previous discussions on this matter with S-PA and Ecus outlining how this will be more often than not, off-site. Would the Council be able to clarify.

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.

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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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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- an e-mail attachment: sheffieldplan@sheffield.gov.uk
- post to: **Strategic Planning Team, Planning Service, 4th Floor, Howden House, Sheffield S1 2SH**

Please note:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: GS8 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.156 – 3.157. We consider this policy is not effective.

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.

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See attached documentation Paragraph 3.156 – 3.157. It is acknowledged that the Council aims at protecting geodiversity; however, it is likely that only a very small portion of development sites will affect rock outcrops, or even local geological sites.

Continue on a separate sheet if necessary

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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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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Please tick/ delete as appropriate:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: GS9 – Part 2 Development Management Policies and Implementation

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

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See supporting documentation Paragraph 3.158 – 3.160.

Continue on a separate sheet if necessary

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See attached documentation Paragraph 3.157 – 3.159.

It is felt that this is a very lengthy policy and every effort should be made to shorten it, especially the first part of the policy (flood risk principles). The first paragraph of the second section still reads rather as a flood risk principle than a flood risk management requirement.

Continue on a separate sheet if necessary

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Yes, I wish to participate in hearing session(s)

Yes

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Yes

No

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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

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

Yes

No

Printed Name: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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Part A- Personal Details

1. Personal Details

Name: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: GS10 – Part 2 Development Management Policies and Implementation

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

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See supporting documentation Paragraph 3.162 – 3.163. We consider this policy is not justified and clarification is required.

Continue on a separate sheet if necessary

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See attached documentation Paragraph 3.162 – 3.163. Whilst it is acknowledged that new development should not negatively impact on water bodies or increase the risk of pollution or contamination to groundwater, it is unclear how exactly development proposals can achieve this. Would this mainly affect drainage of surface water? If so this could be potentially combined with draft policy GS11.

Continue on a separate sheet if necessary

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Yes, I wish to participate in hearing session(s)

Yes

No, I do not wish to participate in hearing session(s)

No

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Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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Please tick/ delete as appropriate:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: GS11 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.164 – 3.165. We consider this policy is not effective and further clarification is required.

Continue on a separate sheet if necessary

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See attached documentation Paragraph 3.164 – 3.165. Whilst this policy is broadly supported, the poor standards of maintenance of existing SUD's schemes undermine the objectives of this.

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.

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No

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- an e-mail attachment: sheffieldplan@sheffield.gov.uk
- post to: **Strategic Planning Team, Planning Service, 4th Floor, Howden House, Sheffield S1 2SH**

Please note:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: DE1 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.168 – 3.169. We consider this policy is unsound as it is neither justified or effective and would be better contained in a design code.

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.

See attached documentation Paragraph 3.168 – 3.169. Whilst it is appreciated that development proposals take stock of the site, context and local character, it is considered that criteria included in this draft policy are generic and should instead be included in a place-based and tailored design guide and code which could be far more specific with regards to a local area or neighbourhood.

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.

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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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: DE2 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.170 -3.172. We consider this policy unsound as it is neither justified or effective.

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.

See attached documentation Paragraph 3.170 -3.172. Whilst the thrust of draft Policy D2 is acknowledged, the policy includes a total of 18 different criteria which raises the question if it is practicable. Combining similar criteria, e.g. criteria e) and f) regarding scale, height and massing of new development or criteria i) and j) in terms of outlook, daylight and privacy should be considered.

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.

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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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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Please tick/ delete as appropriate:

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Yes

No

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: DE3 – Part 2 Development Management Policies and Implementation

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

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See supporting documentation Paragraph 3.173 -3.176. We consider this specific allocation of the Sheffield plan unsound as it is not effective and lacks clarity.

Continue on a separate sheet if necessary

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See attached documentation Paragraph 3.173 -3.176. We advise that every effort should be made to shorten this policy.

Continue on a separate sheet if necessary

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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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: DE4 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.177 – 3.180. We consider this policy neither justified or effective and these matters should be dealt with by building regulations and fewer criteria.

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.

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See attached documentation Paragraph 3.177 – 3.180. Similar to draft Policy DE3 above, the policy comprises 13 different criteria which raises the question if it is practicable. Again, it should be considered rationalising and combining some of the criteria.

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.

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Yes, I wish to participate in hearing session(s)

Yes

No, I do not wish to participate in hearing session(s)

No

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: DE5 – Part 2 Development Management Policies and Implementation

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

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See supporting documentation Paragraph 3.181 -3.183. We consider this policy unsound as it is neither justified or effective and further clarification is required.

Continue on a separate sheet if necessary

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See attached documentation Paragraph 3.181 -3.183. Whilst it is appreciated that the Council aims at safeguarding and improving shop fronts to contribute to the overall architectural composition of a building and the wider street scene, this again should be considered in more detail within a design guide or code for a specific area or neighbourhood.

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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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- post to: **Strategic Planning Team, Planning Service, 4th Floor, Howden House, Sheffield S1 2SH**

Please note:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: DE6 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.184 -3.187. We consider this policy as it is not justified.

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.

See attached documentation Paragraph 3.184 -3.187. Whilst the thrust of the policy is acknowledged, there is no indication that the Council have prepared a tall building or high-rise study in support of this policy and no further evidence can be found on the Council's website.

Continue on a separate sheet if necessary

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Yes

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No

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: DE7 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.188 – 3.190. We consider this policy unsound as it is neither justified or effective or compliant with national policy.

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.

See attached documentation Paragraph 3.188 – 3.190. Whilst it is acknowledged that the Council updates its local advertisement policy, draft Policy DE7 is clearly prepared from a design perspective. However, the Framework is clear that advertisements should be subject to control only in the interests of amenity and public safety (paragraph 136). Only one out of eight criteria deals with highway safety, whereas the other seven are design criteria. This seems to be overly prescriptive and should be shortened.

Continue on a separate sheet if necessary

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No

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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Yes

No

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

Yes

No

Printed Name: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: DE8 – Part 2 Development Management Policies and Implementation

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

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See supporting documentation Paragraph 3.190 – 3.192. We believe this policy is sound.

Continue on a separate sheet if necessary

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Yes, I wish to participate in hearing session(s)

Yes

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No

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Please tick/ delete as appropriate:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: DE9 – Part 2 Development Management Policies and Implementation

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.

See supporting documentation Paragraph 3.194 -3.199.

Continue on a separate sheet if necessary

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See attached documentation Paragraph 3.194 -3.199.

Some of the buildings/structures listed in Policy DE1 will be designated and non-designated heritage assets. Sheffield does not have a local list, but local planning authorities are encouraged to form such lists and it is considered that this should be undertaken as part of the Local Plan preparation and be referenced in draft Policy DE10. Planning Guidance states that “a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets (Paragraph: 040 Reference ID: 18a-040-20190723).”

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: B1 - PART 1: VISION, SPATIAL STRATEGY, SUB-AREA POLICIES AND SITE ALLOCATIONS

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

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See supporting documentation Paragraph 2.19. We believe this policy is sound.

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.

See attached documentation Paragraph 2.19.

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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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.

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- an e-mail attachment: sheffieldplan@sheffield.gov.uk
- post to: **Strategic Planning Team, Planning Service, 4th Floor, Howden House, Sheffield S1 2SH**

Please note:

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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:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: 156 Broomspring Lane - Site Designation

Paragraph Number:

Policies Map: Sheffield Southwest Policy 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.

Please see supporting documentation, Paragraph 4.18 to 4.22. We consider this should be a specific allocation for residential development of this site.

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 the supporting documentation, Paragraph 4.18 to 4.22. This site has been subject to pre application enquiries which has positive for residential development subject o detailed design. The pre application response (reference 20/01393/PREAPP) suggest this would be appropriate for allocation.

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.

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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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: Edgar Allen House, S10 2GW – Policy Designation

Paragraph Number:

Policies Map: Sheffield Central 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.

See supporting documentation Paragraph 4.33 to 4.36. We the failure of the plan to identify this as a location for a taller building being unsound.

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.

See supporting documentation Paragraph 4.33 to 4.36. We believe this site has a larger capacity for residential yield subject to a positive a planning policy context for a tall building on the site.

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.

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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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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- an e-mail attachment: sheffieldplan@sheffield.gov.uk
- post to: **Strategic Planning Team, Planning Service, 4th Floor, Howden House, Sheffield S1 2SH**

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: Goodwin Sports Centre – Policy Designation

Paragraph Number:

Policies Map: Sheffield northwest policy 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.

See supporting documentation Paragraph 4.40 – 4.41. We consider this specific allocation sound.

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.

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See supporting documentation Paragraph 4.40 -4.41.

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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:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: Land and Buildings at Leavygreave Road S1 4DD – Policy Designation

Paragraph Number:

Policies Map: Sheffield Central 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.

Please see attached documentation, Paragraphs 4.7 to 4.10. We consider it unsound as it is neither justified nor effective to not support a tall building on Leavygreave Road site for the University of Sheffield.

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.**

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Please see attached documentation from Paragraph 4.7 to 4.10. We believe that the site could support a taller building to allow a range of uses associated with the University including teaching space, offices, leisure and accommodation.

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.

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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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: University North Campus – Policy Designation

Paragraph Number:

Policies Map: Sheffield Central Policy 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.

Please see supporting documentation Paragraph 4.25 to 4.26. We believe this specific allocation within the Sheffield Plan is sound.

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 supporting documentation Paragraph 4.25 to 4.26.

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:

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.

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: Northumberland Road Car Park, S10 1AJ – Policy Allocation

Paragraph Number:

Policies Map: Sheffield southwest policy 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.

Please see supporting documentation Paragraph 4.27 to 4.28. This specific designation within the Sheffield Plan we believe is sound.

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 supporting documentation Paragraph 4.27 to 4.28.

Continue on a separate sheet if necessary

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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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: Former British Glass Labs, Crookesmoor NWS12 – Site Allocation

Paragraph Number:

Policies Map: Sheffield Northwest 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.

Please see supporting documentation Paragraph 4.37 to 4.39. We object to this allocation. We consider this specific allocation of the Sheffield plan unsound as it is neither justified or effective this is evident by this representation challenging the allocation.

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 supporting documentation Paragraph 4.37 to 4.39. This site has an established planning history for residential development which has simply not come forward. The University have been promoting changes to pedestrianised Northumberland Road and that would change the context of residential development. Allocation NWS12 should be deleted.

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.

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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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: NWS17 St Georges Community Health Centre, S3 7ND – Site Allocation

Paragraph Number:

Policies Map: Sheffield Northwest Policy 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.

Please see supporting documentation Paragraph 4.23 to 4.24. We consider this specific allocation within the Sheffield Plan to sound.

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.**

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Please see attached documentation from Paragraph 4.23 to 4.24.

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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

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Please tick/ delete as appropriate:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: The Octagon, Clarkson Street – Policy Designation

Paragraph Number:

Policies Map: Sheffield Central 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.

Please see supporting documentation Paragraph 4.29 to 4.32. We consider this specific allocation of the Sheffield plan unsound as it is neither justified or effective in respect of the local geological site designation.

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 attached documentation Paragraph 4.29 to 4.32. We object to the local geological site designation as it would stifle the development of the site and it is not supported by evidence in the context of the surrounding area.

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.

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: SITraN, Glossop Road – Site Designation

Paragraph Number:

Policies Map: Sheffield central policy 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.

Please see supporting documentation Paragraph 4.44 to 4.46. We consider this policy designation unsound as it is neither justified or effective.

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 supporting documentation Paragraph 4.44 to 4.46. We object to this designation, we advise that this site is included within the University/ College Zone to support a viable educational development, very likely to be the Medical School Investment Phase 1 Project.

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.

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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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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.

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- an e-mail attachment: sheffieldplan@sheffield.gov.uk
- post to: **Strategic Planning Team, Planning Service, 4th Floor, Howden House, Sheffield S1 2SH**

Please note:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: 178 West Street, S1 4ET SU01 Site Allocation

Paragraph Number:

Policies Map: Sheffield Central Policy 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.

Please see supporting documentation, Paragraph 4.11 to 4.13. We consider this specific allocation of the Sheffield plan unsound as it is neither justified or effective.

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 supporting documentation from Paragraph 4.11 to 4.13. We object to this allocation and propose it is altered to residential given the positive pre application response on this site.

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.

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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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: SU02 Site Allocation – Pitt Street and Pitt Close, S1 4EU

Paragraph Number:

Policies Map: Central Policy 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.

Please see attached documentation from Paragraph 4.1 to 4.6. We consider this specific allocation of the Sheffield Plan unsound as it is neither justified or effective this is evident by this representation challenging the residential yield.

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 attached documentation from Paragraph 4.1 to 4.6. We broadly support this allocation, yet we consider that the capacity of the site is higher and can bring a higher residential yield with employment capacity being limited and a positive policy context for a taller building being promoted.

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.

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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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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Please tick/ delete as appropriate:

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: 23 Shepherd Street S3 7BA - SU15 Site Allocation

Paragraph Number:

Policies Map: Sheffield Central Policy 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.

Please see attached documentation, Paragraph 4.14 to 4.17. We object to this allocation and consider it to be unsound as it is neither justified or effective this is evident by this representation challenging the allocation.

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 attached documentation from Paragraph 4.14 to 4.17. We object to this allocation as we wish for this site to continue to have a flexible use to allow for development, directly related to the innovation and investment opportunities with 'The Spine' proposals.

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.

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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:

Given the University's wider interests and estate management in the city verbal presentation at the hearing would be appreciated.

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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: Abigail Upton

Signature: A.UPTON

Date: 17.02.23

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: Chris Garlick
Organisation (if applicable): University of Sheffield
Address:
Postcode:
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Abigail Upton
Organisation (if applicable): DLP Planning
Address: Ground Floor, V1 – Velocity, Sheffield
Postcode: S1 4BY
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: University of Sheffield

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

Policy Number: Tapton Court Nurses Homes SWS08 – Site Allocation

Paragraph Number:

Policies Map: Sheffield northwest policy 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.

See supporting documentation Paragraph 4.42 – 4.43. We consider this specific allocation of the Sheffield Plan sound.

Continue on a separate sheet if necessary

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See supporting documentation Paragraph 4.42 to 4.43.

Continue on a separate sheet if necessary

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No, I do not wish to participate in hearing session(s)

No

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