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To: [SheffieldPlan](#)
Cc: [REDACTED]
Subject: Traveller and Industrial Site Eckington Way
Date: 19 February 2023 22:04:34

Dear Planners and Councillors

We were told at the Public Meeting on Thursday 9 February that the site is proposed for Travelling Showpeople and Light Industry and we would be emailed with the contact details to be able to make a comment on the proposal. I have not received an email for whatever reason, so I am sending you a comment on this email address found on the Sheffield.gov.uk website and hope you will take my views into account.

First, I am concerned that the plans for the site were not publicised to local people, we found out from local councillor/ candidate leaflets in January, so we have only had a few weeks to comment. It does feel that it was hoped that this could be voted on before anyone was aware of the plans.

On the substance of the plans:

The field is good agricultural land, and has grown wheat, oil seed rape and other crops in the last few years that we need in the current global shortage caused by the war in Ukraine.

The field is leased together with the neighbouring field, so benefits from economies of scale in hire of equipment etc by cultivating both fields. Loss of the proposed development land could risk the profitability of the whole farm, making the pressure to build on the neighbouring fields more likely in the near future.

The paths through the fields are used by walkers, many of whom walk to the historic trig point in the neighbouring field. From there there are views across to Whiston in one direction and Ridgeway in the other. Any development on the proposed site will cut off these views. The development would also be quite visible from other areas because of the relative elevation.

The site itself is sloping which does not seem ideal for its intended use.

The visibility and accessibility of the site does not seem to be the ideal location for the storage of show equipment in any case. I would imagine the travelling showpeople would prefer a site that would attract less attention.

The location can only be accessed off Eckington Way, which is often gridlocked with traffic. The development and operation of the proposed site is likely to worsen this significantly. It was noted at the Public Meeting that the traffic survey in the area was last done nearly ten years ago. Since that date, a large Asda has opened; the site with Aldi, Home Bargains, Greggs, Costa Coffee, Tim Hortons has opened; Starbucks has been added to the Drakehouse site; Wetherspoons has opened; as has a new Tesla sales and servicing facility; some extra units on the outside of Crystal Peaks; and a Burger King is soon to open. This is all within 400m of the site entrance. It is too much.

The neighbouring retail parks have worked hard to attract good national companies. If the proposed development site becomes untidy, some of these tenant companies may close their stores and the jobs that have come with them.

Also, there is already has a another traveller site just over one a mile away at Longacre Way.

The proposal outlined in the Public Meeting stressed that it was intended for travelling showpeople. If the site is zoned for Traveller/ Industrial and the travelling showpeople decide it was of no interest to them, it would seem the obvious pressure would then be for it to be used as a general traveller site as it is already zoned for that.

We have been told at the meeting if it doesn't go here, there is nowhere else and it would have to be sited on greenbelt land. This seems disingenuous. There are pockets of brownfield land that are much more suitable for this. We were told that all brownfield sites have been allocated to employment. If this is the plan I am not sure

how achievable this is. We are at full employment at the moment indeed we have a shortage of workers so where are the workers going to come from? Does the plan take into account sites that are likely to become available from insolvency of existing businesses in the city in the next few years as a result of recent economic hits (Brexit, Covid, Ukraine related food and fuel supply issues, inflation, more home working etc). The site is not green belt land but it is under cultivation, and once lost as arable land this can not be recovered. The planners should prioritise finding a more suitable brownfield site in a more appropriate location.

In conclusion, I would suggest that the Eckington Way site is not included for development in the Draft Local Plan.

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