

**From:** [REDACTED]  
**To:** [SheffieldPlan](#)  
**Subject:** Objections to site SES03 detailed within the Sheffield Draft Local Plan  
**Date:** 15 February 2023 11:10:52  
**Attachments:** [Objection to Site ref SES03.pdf](#)

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Please find attached my objections to site SES03 as detailed within the Sheffield draft plan.

I would be grateful if you could confirm safe receipt.

Many thanks

Regards

Steve English

**Name:** Steven English

**Address:** [REDACTED]

**Objection:** Objection to Site ref SES03 in the Draft Local Plan / Land to East of Eckington Way, S201XE / Industrial & Traveller Site

I would like to lodge my objections to site SES03 for the following reasons:

### 1.0 Traffic Congestion

#### 1.1 The impact this development will have on Eckington Way and the surrounding road network

Already there is significant amounts of traffic multiple times a day across the entire week. Any further development in the immediate area is only going to compound this problem and make the traffic and congestion even worse for residents and users of the nearby retail sites.

Eckington Way (A6053) is also part of the main arterial route from J30 of the M1 through to the Sheffield Parkway/A57. Arterial roads are supposed to allow for high-capacity traffic flow. Eckington Way is a low-capacity, single carriageway road, and easily becomes gridlocked.

#### 1.2 Recent Development in Crystal Peaks / Drakehouse Area

There has been significant development over the past few years for example:

- Expansion of the Drakehouse Retail Park & Industrial Area (at the side of Eckington Way) including an Aldi & ASDA Supermarkets, Costa Coffee, Tim Hortons and more recently a Tesla garage and UPS warehouse for distribution. The recent UPS warehouse appears to be a 24-hour operation with a constant movement of delivery vehicles
- The old Damon's restaurant has recently been taken over by Wetherspoons and has a 1,200 capacity with a large inside and outside area. A Burger King is currently being erected on the same land and residents believe there is ongoing discussions about squeezing further retail outlets onto this land.

#### 1.3 No Recent Traffic Flow Study Undertaken

There hasn't been a recent survey/study of the "cumulative effect" of the significant increase in traffic, due to development, in the Eckington Way/Crystal Peaks/Drakehouse area ( I believe it was 2014/15 when this was last undertaken)

#### 1.4 Current Road Network Often Gridlocked

The Current Road Network around Eckington Way/Crystal Peaks/Drakehouse Retail Park is already at breaking point. Before any further development is made in the area a proper plan needs to be put in place to deal with the existing traffic issues, let alone add to it with even more traffic. Clive Betts (MP) has advised that Council officers have already recognised these traffic flow problems and have indicated they need to be addressed (but haven't been). This should happen first before other sites are considered for development.

In addition, the only access point for the site is Eckington Way, which as mentioned is already congested due to its proximity to Crystal Peaks Shopping Centre and Drakehouse Retail Park. The congestion has led to a number of collisions on Eckington Way and the north roundabout over the past 5 years, with 5 serious collisions and 8 slight collisions recorded.

## 2.0 Pollution

### 2.1 From Traffic

At peak times during the week and at weekends traffic is often at a standstill around Eckington Way/Crystal Peaks/ Drakehouse area which must, by definition, create significant pollution. This is happening **now** and the issue hasn't been addressed. Adding another Industrial/Traveller site would only add to an already unbearable situation.

While the increased traffic would result in increased air pollution in a densely populated area, this surely poses a significant health risks for local residents.

Sheffield City Council has a legal obligation to improve air quality. In fact, the council is already implementing a Clean Air Zone in the City Centre to improve air quality, yet this proposed development would result in an increase of traffic in an area that already has air quality concerns.

### 2.2 No Recent Traffic Pollution Study Undertaken

There hasn't been a recent survey/study of the "cumulative effect" of the significant increase in traffic pollution, due to development, in the Eckington Way/Crystal Peaks/Drakehouse area ( I believe it was 2014/15 when this was last undertaken). There has been no indication from the Council as to the legal safe pollution limits and whether the current pollution levels fall within safe levels, notwithstanding future levels as a result of the proposed development.

### 2.3 Noise Pollution from the Proposed Traveller Site

As far as I am aware the Travellers will be able to undertake maintenance work on the equipment that they use. Given such work will be undertaken on "open land" I am concerned about the inevitable noise this would create from power tools, diesel generators and work noise in general. Given the site is on a "Hill Top" the wind would certainly assist in noise travel along with the unsightly view from the extremely close residential housing of Springwell Grove.

I am curious as to why a business undertaking similar operational activities would be expected to do so within a factory environment but, Travellers are not. Furthermore, all health & safety noise regulations (amongst others) would need to be adhered to. Why are Travellers allowed to undertake such activities on open land?

## 3.0 Elevated Site Location

3.1 The site behind Springwell Grove is notably higher than the residential houses backing onto it. Any development on this site would be imposing for residents which I do not feel is fair, or appropriate. There is also a risk, due to this heightened elevation of the site, that residents risk losing their right to privacy.

3.2 The Green Belt area directly at the side of the proposed development (separated by a footpath only) has a Trig Point/Triangulation Pillar which are generally placed on the top of a hill or mountain! I am at a loss as to why "Planners" would think it appropriate to place industrial units and a traveller site on such elevated land.

View Looking Down onto the Springwell Residential Estate



Trig Point



#### 4.0 High Pressure Gas Pipe

There is a high-pressure gas pipe that runs directly through the proposed site. Access for maintenance/emergency work would be required 24/7 and building/excavation work in such an area would be severely restricted.



## 5.0 High Voltage Electricity Pylons

There are 2 high voltage electricity pylons located on the proposed site with the high voltage cables running diagonal across the site. Access for maintenance/emergencies work would be required 24/7



## 6.0 Additional Demand on Local Schools and Doctors Surgeries

Local Schools and Doctors Surgeries are already oversubscribed. Any permanent traveller families would just add to this already unacceptable situation.

## 7.0 Grade 3a Farming Land

7.1 Sheffield City Council's site appraisal states that agricultural land surveys are required to determine the land's classification, which raises the risk of the site being protected as a Grade 3a farming land and potentially leading to the failure of the proposal at a later date. The Sheffield Gypsy and Traveller Accommodation Assessment (2019) also indicates a preference for a brownfield site, further emphasising the unsuitability of the proposed location.

7.2 Britain is running out of land for food and faces a potential shortfall of two million hectares by 2030 according to new research. The report, from the University of Cambridge, says the growing population plus the use of land for energy crops are contributing to the gap. It criticises the government's lack of a coherent vision on how to make the most of UK farm land.

The total land area of the UK amounts to over 24 million hectares with more than 75% of that used for farming. Overall, the UK runs a food, feed and drink trade deficit of £18.6bn.

7.3 I have lived on [REDACTED] and the land has been farmed each year and provides much needed food chain crops. It makes no sense to me to build over good quality arable land.

#### 8.0 Disruption to Wildlife Habitats

The development of the green field site, which is located between a busy road and an existing residential estate, would have adverse environmental impacts. The construction process would entail clearing vegetation and disrupting wildlife habitats.

#### 9.0 Proximity to Residential Housing

The site backs directly onto residential housing which makes it entirely unsuitable for development, for this reason alone, without taking into consideration the multitude of issues mentioned throughout these objections.

Changes to land drainage or water runoff could also result in flooding for neighbouring properties and put additional pressure on local water resources.



#### 10.0 Planning Policy Published by the Department for Communities and Local Government

Says that particular attention should be given to early and effective community engagement with both settled and traveller communities. It's open to debate what actually constitutes "early and effective community engagement" but, opening this draft plan for consultation on the 9th January 2023 and closing it on the 20th February doesn't scream openness. The sheer scale of anger and frustration from local residents about the SES03 development is a great illustration that public engagement certainly has not been effective.

In conclusion, the proposed use of site SES03 as an Industrial and Gypsy & Traveller site should be removed from the draft plan for the reasons stated within these objections. It is not justified due to its proximity to residential areas, the elevated position of the site, potential environmental impacts on wildlife habitats as well as increased traffic congestion and air pollution. I find it hard to believe that there are not more suitable locations for both the industrial site and traveller site elsewhere in the city.