

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

Respondent details

Comment ID number: PDSP.001.001

What is your Name: Simon

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

Canal & River Trust

If you or your organisation are making a representation on behalf of another person, organisation or group, please tell us who it is and its role:

N/A

Document

Which document to you wish to make a representation on:

Part 1: Vision, Spatial Strategy, Sub-Area Policies and Site Allocations

Which section of the document is your representation on:

Policy CA2: Castlegate, West Bar, The Wicker, and Victoria

Which paragraph/site/map layer of the document is representation on:

N/A

Representation

Do you consider the Local Plan is legally compliant: Yes

Do you consider the Local Plan is sound: No

Do you consider the Local Plan complies with the duty to co-operate: Yes

Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate:

Victoria Quays provides the gateway between the Sheffield & Tinsley Canal and the City Centre. The 'Grey to Green' Project has recently improved access to this area, which has the potential to encourage greater use of the Quays area for leisure, recreation and events; in addition to encouraging trips along the wider towpath network.

We believe that the Local Plan should seek to encourage greater connectivity between the City Centre and the Canal towpath, as this could help promote active travel, greater use of the green infrastructure network associated with the waterway, and improved connectivity with the Lower Don Valley, where activities associated with the development of Attercliffe Waterside (allocations ES22, ES28, ES33) and

the Advanced Manufacturing Innovation District could help increase demand for the use of our towpath network.

Part f) of the policy wording consists of broad policy aims to improve connectivity to opportunities in the East Sheffield Sub Area, which could help to ensure that the above opportunities are realised.

Part e) of the policy wording consists of specific wording associated with improving the environment alongside the river, with proposals that positively interact with the river. However, we are concerned that the wording does not refer to the opportunity to improve environments along the canal, which could also help meet the objectives of part f), especially given the proximity of the canal to new developments in the Lower Don Valley. This could make the policy less effective in encouraging connectivity to the East Sheffield Sub Area. We therefore request that part e) is amended to refer to river and canalside spaces, as opposed to just exclusively the river. We request that this change is made in order to make the Plan more effective.

Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above:

We request that part e) is amended to refer to river and canalside spaces, as opposed to just exclusively the river. We believe this would help make the policy more effective in meeting the objectives identified in part f) of this policy, especially given the proximity of the canal to new developments in the Lower Don Valley. This change could make the policy more effective in encouraging connectivity to the East Sheffield Sub Area.

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

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

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

N/A

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

Respondent details

Comment ID number: PDSP.001.002

What is your Name: Simon

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

Canal & River Trust

If you or your organisation are making a representation on behalf of another person, organisation or group, please tell us who it is and its role:

N/A

Document

Which document to you wish to make a representation on:

Part 1: Vision, Spatial Strategy, Sub-Area Policies and Site Allocations

Which section of the document is your representation on:

Policy SA4: East Sheffield

Which paragraph/site/map layer of the document is representation on:

N/A

Representation

Do you consider the Local Plan is legally compliant: Yes

Do you consider the Local Plan is sound: No

Do you consider the Local Plan complies with the duty to co-operate: Yes

Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate:

The Local Plan envisions significant development within the Lower Don Valley, as envisioned through a range of site allocations including ES20, ES22, ES28, ES31 ES33, and the promotion of the Advanced Manufacturing Innovation District. Waterway corridors associated with the river Don and the Sheffield & Tinsley Canal form a key green infrastructure asset associated with the Lower Don Valley. These are unique features for East Sheffield that provide opportunities for active travel and leisure.

Access to the Strategic Green Infrastructure Network from new residents and employees could offer significant wellbeing benefits to these people. For example, our canalside spaces offer areas for active travel, recreation, and provide spaces for

relaxation. To demonstrate this, our 2017 nationwide Community Survey (carried out in conjunction with Kanter TNS) identified that 30% of visitors to the canal network do so for health/fitness reasons; and 90% of users agree that the canal is a good place to relax/de-stress.

For example, there is significant potential for the canal to be used for exercise and leisure. The Canal & River Trust Canoe Club (based at Tinsley marina) provides a resource for introducing the local community to water sports, and to learn new skills through volunteering opportunities. We also are seeking to promote fishing and the use of the canal towpath for running.

The canal also provides an attractive setting for development. Well-designed development utilising the canal could help promote inward investment for the establishment of new homes and jobs, which could help reduce economic inequality between the east and west of the city.

Whilst we recognise that Policy BG1: Blue and Green Infrastructure includes a general aim to improve and enhance Blue and Green Infrastructure, we do not believe that it is effective in signposting decision makers and developers to the unique environment of the Lower Don Valley, where improvements to access to the river and canal corridors could offer significant benefits to the Local Community.

In order to maximise wellbeing opportunities for local people, we believe that development proposals in East Sheffield should seek to encourage access to and improvements to these waterway corridors. For example, our network in Sheffield is significantly underused compared to comparator cities, which could be due to poor wayfinding from the street network above and the lack of engagement of development with or towpath.

To help realise the benefits of improved access to the Green Infrastructure network unique to this part of Sheffield, we request that Policy SA4 should include a priority to deliver improvements to access to and along the River Don and Sheffield and Tinsley canal corridors through the Lower Don Valley. Without this inclusion, the Local Plan will be less effective in promoting access to the GI network in this part of the city and the benefits it could bring.

Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above:

To help realise the benefits of improved access to the Green Infrastructure network unique to this part of Sheffield, we request that Policy SA4 should include a priority to deliver improvements to access to and along the River Don and Sheffield and Tinsley canal corridors through the Lower Don Valley. Without this inclusion, the Local Plan will be less effective in promoting access to the GI network in this part of the city and the benefits it could bring.

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

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

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

N/A

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

Respondent details

Comment ID number: PDSP.001.003

What is your Name: Simon

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

Canal & River Trust

If you or your organisation are making a representation on behalf of another person, organisation or group, please tell us who it is and its role:

N/A

Document

Which document to you wish to make a representation on:

Part 1: Vision, Spatial Strategy, Sub-Area Policies and Site Allocations

Which section of the document is your representation on:

Policy SA4: East Sheffield

Which paragraph/site/map layer of the document is representation on:

N/A

Representation

Do you consider the Local Plan is legally compliant: Yes

Do you consider the Local Plan is sound: No

Do you consider the Local Plan complies with the duty to co-operate: Yes

Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate:

Not completed by respondent

Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above:

We do not consider that any change is required to the Local Plan to address the comments above. However, we do advise that the above comments should be taken into account should the road proposals be developed further.

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

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

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

N/A

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

Respondent details

Comment ID number: PDSP.001.004

What is your Name: Simon

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

Canal & River Trust

If you or your organisation are making a representation on behalf of another person, organisation or group, please tell us who it is and its role:

N/A

Document

Which document to you wish to make a representation on:

Part 1: Vision, Spatial Strategy, Sub-Area Policies and Site Allocations

Which section of the document is your representation on:

Policy BG1: Blue & Green Infrastructure

Which paragraph/site/map layer of the document is representation on:

N/A

Representation

Do you consider the Local Plan is legally compliant: Yes

Do you consider the Local Plan is sound: No

Do you consider the Local Plan complies with the duty to co-operate: Yes

Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate:

The general policy aim would help to ensure that consideration will be given to the protection and enhancement of Blue and Green Infrastructure in line with the wide aims of Part 15 of the National Planning Policy Framework.

We request that the policy wording, which lists river corridors but does not include the Sheffield & Tinsley Canal, should be re-worded so that reference to the canal is given. This would make the plan more effective in signposting decision makers and developers to the role of the Canal as part of Sheffield's wider Strategic Blue and Green Infrastructure.

We believe this is necessary, as the Canal forms one of the larger bodies of water within the City, and has and plays an important role as part of the wider ecological network. We therefore request that the following wording should be incorporated: “the main waterway corridors (Rivers Don, Porter, Sheaf, Rivelin, Loxley, Blackburn Brook, and the Sheffield & Tinsley Canal)”;

Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above:

We request that the policy wording should be amended to refer to the Sheffield and Tinsley Canal.

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

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

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

N/A

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

Respondent details

Comment ID number: PDSP.001.005

What is your Name: Simon

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

Canal & River Trust

If you or your organisation are making a representation on behalf of another person, organisation or group, please tell us who it is and its role:

N/A

Document

Which document to you wish to make a representation on:

Part 1: Vision, Spatial Strategy, Sub-Area Policies and Site Allocations

Which section of the document is your representation on:

Policy D1: Design Principles and Priorities

Which paragraph/site/map layer of the document is representation on:

N/A

Representation

Do you consider the Local Plan is legally compliant: Yes

Do you consider the Local Plan is sound: Yes

Do you consider the Local Plan complies with the duty to co-operate: Yes

Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate:

Part h) of this policy makes reference to aims to enhance the main river corridors and the canal. Reference to the canal within this policy will help make the Local Plan more effective in promoting future use and engagement with this part of the Infrastructure Network, in line with the general aims of part 15 of the National Planning Policy Framework.

Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above:

N/A

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

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

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

N/A

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

Respondent details

Comment ID number: PDSP.001.006

What is your Name: Simon

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

Canal & River Trust

If you or your organisation are making a representation on behalf of another person, organisation or group, please tell us who it is and its role:

N/A

Document

Which document to you wish to make a representation on:

Part 2: Development Management Policies and Implementation

Which section of the document is your representation on:

Policy ES2: Renewable Energy Generation

Which paragraph/site/map layer of the document is representation on:

N/A

Representation

Do you consider the Local Plan is legally compliant: Yes

Do you consider the Local Plan is sound: No

Do you consider the Local Plan complies with the duty to co-operate: Yes

Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate:

The general aim of this policy, which seeks for new developments to use low carbon energy sources, would help to ensure that the Local Plan addresses the aims of the National Planning Policy Framework (NPPF) to address the challenge of climate change, including aims in paragraph 155 to promote the use of renewable and low carbon energy and heat.

We believe that the policy could be more effective if the descriptive text provided examples of low carbon energy sources, to help signpost developers and decision makers to examples they may wish to consider. Without any signposting, there is a risk that certain feasible options for low carbon energy generation may not be considered during the assessment and decision phase.

As an example of a low carbon energy source, water from our waterways may be used for heating and cooling new developments. The water flowing through our waterways contains enough thermal energy to produce approximately 640 MW of energy nationwide, and we believe can make a contribution towards the needs of Sheffield.

The Trust wish to highlight that water resources from our network are commonly used for active cooling and heating solutions in new developments, including the use of water source heat pumps, which can be more efficient than air source alternatives.

Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above:

We request that the descriptive text provided alongside the policy should provide examples of low carbon energy sources, to help signpost developers and decision makers to examples they may wish to consider. Without any signposting, there is a risk that certain feasible options for low carbon energy generation may not be considered during the assessment and decision phase.

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

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

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

N/A

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

Respondent details

Comment ID number: PDSP.001.007

What is your Name: Simon

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

Canal & River Trust

If you or your organisation are making a representation on behalf of another person, organisation or group, please tell us who it is and its role:

N/A

Document

Which document to you wish to make a representation on:

Part 2: Development Management Policies and Implementation

Which section of the document is your representation on:

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

Which paragraph/site/map layer of the document is representation on:

N/A

Representation

Do you consider the Local Plan is legally compliant: Yes

Do you consider the Local Plan is sound: No

Do you consider the Local Plan complies with the duty to co-operate: Yes

Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate:

The AMID proposals provide an opportunity to promote regeneration in the Lower Don Valley, including areas close to the Canal.

Paragraph 5.11 promotes improvements to connections to local communities and neighbourhoods, and seeks to promote public spaces for interaction.

We observe that the Sheffield & Tinsley Canal and river Don both provide key existing publicly accessible spaces for relaxation and enjoyment, which could provide spaces for interaction and a setting for place-based regeneration.

Opportunities exist to improve engagement with these spaces, which could result in wellbeing and economic benefits to the local community.

For example, independent research commissioned by the Trust shows that spending time by the waterways can make you happier and improve life satisfaction, with an equivalent estimated social wellbeing value of £3.8bn per year (SIMETRICA, 2018). We are concerned that the lack of reference to these assets within the descriptive text could mean that opportunities to promote access to these spaces, or for development to take advantage of the setting of these assets could be missed, which would reduce the benefits brought by AMID associated regeneration. We request that the descriptive text should include reference to the promotion of access to and improvements to existing blue and green infrastructure. For example, paragraph 5.11 could be amended with the following suggested text: "Improving access to the emerging economic opportunities will also involve connecting to local communities and neighbourhoods. The AMID will act as a catalyst for place-based regeneration including improving local amenities, creation of attractive public spaces and improved engagement with existing blue and green infrastructure to encourage interaction and the creation of a significant number of new homes within the AMID and its surrounding communities within the plan period - creating sustainable neighbourhoods for the next generation."

Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above:

We request that the descriptive text should include reference to the promotion of access to and improvements to existing blue and green infrastructure. For example, paragraph 5.11 could be amended with the following suggested text: "Improving access to the emerging economic opportunities will also involve connecting to local communities and neighbourhoods. The AMID will act as a catalyst for place-based regeneration including improving local amenities, creation of attractive public spaces and improved engagement with existing blue and green infrastructure to encourage interaction and the creation of a significant number of new homes within the AMID and its surrounding communities within the plan period - creating sustainable neighbourhoods for the next generation."

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

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

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

N/A

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

Respondent details

Comment ID number: PDSP.001.008

What is your Name: Simon

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

Canal & River Trust

If you or your organisation are making a representation on behalf of another person, organisation or group, please tell us who it is and its role:

N/A

Document

Which document to you wish to make a representation on:

Part 2: Development Management Policies and Implementation

Which section of the document is your representation on:

Policy EC2: Development in the City Centre Office Zones

Which paragraph/site/map layer of the document is representation on:

N/A

Representation

Do you consider the Local Plan is legally compliant: Yes

Do you consider the Local Plan is sound: No

Do you consider the Local Plan complies with the duty to co-operate: Yes

Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate:

It is proposed to designate Victoria Quays as a City Centre Office Zone. This would result in Offices being the 'preferred' use. We are concerned that, should the demand for the use of buildings as offices reduce in the future, that the policy wording could result in a future proliferation of empty or underutilised premises, which could harm the vitality and attractiveness of the Quays area.

Whilst office uses are appropriate in this area, Victoria Quays consists of a multitude of existing uses, notably including Hotels and Apartments which are also appropriate, and occupy a significant degree of floorspace. Due to this, the designation could prevent the change of use of any existing buildings should they become empty in an event where under 60% of floorspace is occupied by office use (class E(g)(i))

There is a risk that demand for office space in and around Victoria Quays may not be sustained during the plan period. For example, closure of offices at Sheaf Quay (now proposed as site allocation CW19 for the use as apartments), provides anecdotal evidence that other parts of the City could be more attractive for office occupiers. The construction of new grade A office development at West Bar and in the City Centre within the plan period may further reduce the need for offices within the Victoria Quays area.

In addition to the above, a significant proportion of buildings in and around Victoria Quays are grade II* or grade II listed. Flexibility in terms of the use of final occupiers may be required in order to ensure that the historic fabric of these buildings can be preserved appropriately. For example, modern Grade A open plan offices may require significant physical alterations to existing buildings, that alternative uses such as apartments, hotels, or other Class E uses may not.

Flexibility is required in order to ensure that existing premises in and around the Quays remain occupied in the long term. To prevent a circumstance arising where buildings cannot be occupied (and remain empty) due to a potential future lack of demand for office uses (class E(g)(i) within the Victoria Quays Area, we request that the policy should be amended to allow for a change of use away from offices in circumstances where office use is not the dominant use and where demand for office occupants does not exist. For example the allowance of a change of use in event where evidence can be provided that there is no market demand for the building or premises to be occupied by an office use.

This would help to avoid a circumstance arising where buildings could become vacant, which could otherwise adversely impact the vitality and vibrancy of the Victoria Quays area.

Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above:

We request that the document text should be amended to allow for a change of use away from offices in circumstances where office use is not the dominant use and where demand for office occupants does not exist. For example the allowance of a change of use in event where evidence can be provided that there is no market demand for the building or premises to be occupied by an office use.

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

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

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

N/A

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

Respondent details

Comment ID number: PDSP.001.009

What is your Name: Simon

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

Canal & River Trust

If you or your organisation are making a representation on behalf of another person, organisation or group, please tell us who it is and its role:

N/A

Document

Which document to you wish to make a representation on:

Part 2: Development Management Policies and Implementation

Which section of the document is your representation on:

Policy CO1: Development and Trip Generation

Which paragraph/site/map layer of the document is representation on:

N/A

Representation

Do you consider the Local Plan is legally compliant: Yes

Do you consider the Local Plan is sound: No

Do you consider the Local Plan complies with the duty to co-operate: Yes

Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate:

The general policy wording would help to ensure that development prioritises cycling and walking over car based transport. This policy could help to ensure that development provides appropriate facilities to encourage such use (such as the provision of changing areas and bike storage), and that sites next to walking and cycling routes are orientated to provide direct easy access to these routes. This could help ensure the Plan is effective in meeting the wider aims of paragraph 104 (part c) from the National Planning Policy Framework. From the Trust's perspective, this could help encourage use of our spaces in Sheffield.

We wish to highlight that off site improvements to existing walking and cycling routes may be required in some cases, so as to maximise opportunities for walking and

cycling. For example, the Trust maintain our towpath network to a 'steady state' based on existing use. Additional use of our towpaths brought by new development may require improvements to the surface so as to minimise risks of erosion, and to encourage use by new users.

To maximise the use of walking and cycling infrastructure, and to make the policy as effective as possible, we request that reference should be given in the policy towards offsite improvements to walking and cycling infrastructure that may be necessary to accommodate the needs of users.

Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above:

To maximise the use of walking and cycling infrastructure, and to make the policy as effective as possible, we request that reference should be given in the policy towards offsite improvements to walking and cycling infrastructure that may be necessary to accommodate the needs of users.

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

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

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

N/A

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

Respondent details

Comment ID number: PDSP.001.010

What is your Name: Simon

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

Canal & River Trust

If you or your organisation are making a representation on behalf of another person, organisation or group, please tell us who it is and its role:

N/A

Document

Which document to you wish to make a representation on:

Annex A: Site Allocations

Which section of the document is your representation on:

Policy SA4: East Sheffield

Which paragraph/site/map layer of the document is representation on:

ES05

Representation

Do you consider the Local Plan is legally compliant: Yes

Do you consider the Local Plan is sound: No

Do you consider the Local Plan complies with the duty to co-operate: Yes

Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate:

The site is supported above the canal by means of a steep cutting slope. The cutting slope is vulnerable to loading from new development above, which has the potential to result in land instability which, in the worst case, could result in land slips towards the canal unless appropriate mitigation measures are applied alongside the design of the new development.

In order to ensure that land stability issues are fully addressed in the design of the development, we request that a Condition on Development is included to ensure that this issue is fully addressed at application stage, to ensure compliance with the aims of paragraphs 174 (part e) and 183 of the National Planning Policy Framework

concerning the need to ensure that development will not result in land instability arising. Suggested text is provided below:

“Assessment will be required at planning application stage to determine the impact of the development on the stability of the adjacent canal cutting to identify sufficient mitigation that may be required to prevent land instability issues arising”

Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above:

In order to ensure that land stability issues are fully addressed in the design of the development, we request that a Condition on Development is included to ensure that this issue is fully addressed at application stage, to ensure compliance with the aims of paragraphs 174 (part e) and 183 of the National Planning Policy Framework concerning the need to ensure that development will not result in land instability arising. Suggested text is provided below:

“Assessment will be required at planning application stage to determine the impact of the development on the stability of the adjacent canal cutting to identify sufficient mitigation that may be required to prevent land instability issues arising”

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

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

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

N/A

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

Respondent details

Comment ID number: PDSP.001.011

What is your Name: Simon

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

Canal & River Trust

If you or your organisation are making a representation on behalf of another person, organisation or group, please tell us who it is and its role:

N/A

Document

Which document to you wish to make a representation on:

Annex A: Site Allocations

Which section of the document is your representation on:

Policy SA4: East Sheffield

Which paragraph/site/map layer of the document is representation on:

ES20

Representation

Do you consider the Local Plan is legally compliant: Yes

Do you consider the Local Plan is sound: No

Do you consider the Local Plan complies with the duty to co-operate: Yes

Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate:

The site is supported above the canal by means of a steep cutting slope. The cutting slope is vulnerable to loading from new development above, which has the potential to result in land instability which, in the worst case, could result in land slips towards the canal unless appropriate mitigation measures are applied alongside the design of the new development.

In order to ensure that land stability issues are fully addressed in the design of the development, we request that a Condition on Development is included to ensure that this issue is fully addressed at application stage, to ensure compliance with the aims of paragraphs 174 (part e) and 183 of the National Planning Policy Framework

concerning the need to ensure that development will not result in land instability arising.

“Assessment will be required at planning application stage to determine the impact of the development on the stability of the adjacent canal cutting to identify sufficient mitigation that may be required to prevent land instability issues arising”

The Trust maintain our towpath network to a steady state based on existing use. Additional demands from this development could result in erosion of the towpath, which could discourage wider use of the towpath. We therefore request that a condition on development is included for improving walking and cycling along the towpath.

Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above:

In order to ensure that land stability issues are fully addressed in the design of the development, we request that a Condition on Development is included to ensure that this issue is fully addressed at application stage, to ensure compliance with the aims of paragraphs 174 (part e) and 183 of the National Planning Policy Framework concerning the need to ensure that development will not result in land instability arising.

“Assessment will be required at planning application stage to determine the impact of the development on the stability of the adjacent canal cutting to identify sufficient mitigation that may be required to prevent land instability issues arising”

The Trust maintain our towpath network to a steady state based on existing use. Additional demands from this development could result in erosion of the towpath, which could discourage wider use of the towpath. We therefore request that a condition on development is included for improving walking and cycling along the towpath.

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

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

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

N/A

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

Respondent details

Comment ID number: PDSP.001.012

What is your Name: Simon

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

Canal & River Trust

If you or your organisation are making a representation on behalf of another person, organisation or group, please tell us who it is and its role:

N/A

Document

Which document to you wish to make a representation on:

Annex A: Site Allocations

Which section of the document is your representation on:

Policy SA4: East Sheffield

Which paragraph/site/map layer of the document is representation on:

ES28

Representation

Do you consider the Local Plan is legally compliant: Yes

Do you consider the Local Plan is sound: Yes

Do you consider the Local Plan complies with the duty to co-operate: Yes

Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate:

Sites ES22, ES28 and ES33 lie in close proximity to the Sheffield & Tinsley Canal, and comprise of a significant regeneration opportunity that could enhance the setting of the canal, and offers an opportunity to improve engagement with the canal. The Trust were part of a consortium of landowners and interested parties involved in detailed discussions with regards to the redevelopment of the above sites for housing led development. Preferred developers have been identified, and discussions are well advanced, with proposals for a phased series of redevelopment during the period covered by the emerging Local Plan. These sites can be demonstrated to be suitable, available and achievable for housing development over the plan period.

The sites are suitable. They are sustainably located, with easy access to the City Centre; shops and services at Attercliffe; the Supertram Stop at Woodlands Road; Oasis Academy; and the Green Infrastructure network of the Sheffield & Tinsley Canal. The sites would also contribute towards the regeneration of Attercliffe, bringing in new residents and investment that could help increase investment to the area.

The proximity to the City Centre, as well as the setting of the canal and attractiveness of heritage assets on site, including Spartan Works and Pinfold Works would also ensure that the site can attract investment and future residents in the Plan Period. This attractiveness for investment and redevelopment is demonstrated by the identification of a developer for these sites.

The sites are available. There is no legal or ownership impediments to development on these sites, and we can confirm that there is an intention by landowners to develop the site during the plan period.

For the reasons discussed above, the sites are achievable for development in the plan period. There is an identified preferred developer, with a developed plan for residential-led redevelopment of these sites.

The development would likely result in significant new demand for use of the towpath between the site and the City Centre, as it provides the most direct walking and cycling route to the City Centre, which is in relatively close proximity to the site. The Trust maintain our towpath network to a steady state based on existing use. Additional demands from this development could result in erosion of the towpath, which could discourage wider use of the towpath. We therefore request that a condition on development is included for improving walking and cycling along the towpath.

ES28 and ES33 are supported above the canal by means of a steep cutting slope, supported by existing retaining walls. The cutting slope is vulnerable to loading from new development above, which has the potential to result in land instability which, in the worst case, could result in land slips towards the canal unless appropriate mitigation measures are applied alongside the design of the new development.

In order to ensure that land stability issues are fully addressed in the design of the development, we request that a Condition on Development is included to ensure that this issue is fully addressed at application stage, to ensure compliance with the aims of paragraphs 174 (part e) and 183 of the National Planning Policy Framework concerning the need to ensure that development will not result in land instability arising.

“Assessment will be required at planning application stage to determine the impact of the development on the stability of the adjacent canal cutting to identify sufficient mitigation that may be required to prevent land instability issues arising”

Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above:

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“Assessment will be required at planning application stage to determine the impact of the development on the stability of the adjacent canal cutting to identify sufficient mitigation that may be required to prevent land instability issues arising”

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

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

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

N/A

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

Respondent details

Comment ID number: PDSP.001.013

What is your Name: Simon

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

Canal & River Trust

If you or your organisation are making a representation on behalf of another person, organisation or group, please tell us who it is and its role:

N/A

Document

Which document to you wish to make a representation on:

Annex A: Site Allocations

Which section of the document is your representation on:

Policy SA4: East Sheffield

Which paragraph/site/map layer of the document is representation on:

ES31

Representation

Do you consider the Local Plan is legally compliant: Yes

Do you consider the Local Plan is sound: No

Do you consider the Local Plan complies with the duty to co-operate: Yes

Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate:

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Respondent details

Comment ID number: PDSP.001.014

What is your Name: Simon

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

Canal & River Trust

If you or your organisation are making a representation on behalf of another person, organisation or group, please tell us who it is and its role:

N/A

Document

Which document to you wish to make a representation on:

Annex A: Site Allocations

Which section of the document is your representation on:

Policy SA4: East Sheffield

Which paragraph/site/map layer of the document is representation on:

ES33

Representation

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Do you consider the Local Plan is sound: Yes

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

N/A