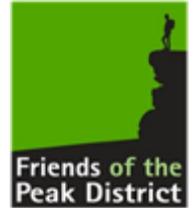




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10 July 2020

Ref: PLANNING APPLICATION NO. 17/04673/OUT - Land at Junction with Carr Road, Hollin Busk Lane, Sheffield S36 1GH

Dear Councillor Peter Rippon (Chair), and Dinah Hope (Planning Officer),

I write on behalf of CPRE Peak District and South Yorkshire

We have made representations on the planning application for Hollin Busk. We have now had the opportunity to read the Head of Planning's report to Planning Committee due to be considered on Tuesday 14th July. We have some brief further comments to make and would hope these can be drawn to the attention of Members at the Committee Meeting so that they are taken into account in making their decision. We had hoped to attend the Zoom meeting but that is proving difficult for us in current circumstances.

The Planning arguments put in the report are complex, and the report does well in setting out the material issues. However, we do not share officers balancing of the considerations and the relative weight being given to the pros and cons. We firmly hope that Committee members carefully consider the application with the weight that they are entitled to do, and that they conclude, as we do, that planning permission can and should be refused.

The officers report (p55 para 3) refers to the NPPF page 69 definition of Open Space. This is important because the report concludes that the land is not 'public' and 'recreational', visual amenity is no longer a reason to allocate land as Open Space, and the Local Plan is out of date due to the subsequent NPPF. We believe that officers may be misinterpreting the definition. Firstly of course the NPPF is guidance and not law. Secondly we consider the definition should be read that open space is 'All open space of public value' and the following wording is for clarity including water spaces etc 'which offer important opportunities for sport and recreation and can act as a visual amenity' (note there is no comma in this part of the sentence). We do not believe that it is clear that 'all open space of public value' is restricted to that which offers opportunities for sport and recreation. We

President: Dame Fiona Reynolds

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would hope that the council has legal opinion on this matter and has scrutinised any case law.

To come to the balancing of material considerations, firstly we believe that insufficient weight is being given to the 'moderate' or otherwise impacts on visual impact of the development. Officers agree there is adverse impact. We continue to hold that the green, open and rural character on the edge of the built-up area should be safeguarded through protection as open countryside and for peaceful enjoyment of the countryside. More weight needs to be given to this. Secondly, insufficient weight is being given to the satisfactory supply of housing land . The City is fully meeting its obligations both on land supply and against the housing Delivery Test. This greenfield site is not currently required. It is enormously frustrating that the Council has not yet brought forward its Local Plan which would resolve these issues, but in any event that will happen soon now and there is no reason to release land prematurely. Thirdly the report acknowledges that the site is and will remain poorly connected to necessary services and infrastructure. It is inappropriate for active travel which in a climate crisis is increasingly important. Against modern measures, the site is not a sustainable one under the NPPF.

We thank you for considering these points as a late representation responding to the Councils just published Committee Report, and we urge the Committee to reject the proposal for the reasons we set out.

Yours sincerely

Tomo Thompson
Chief Executive

President: Dame Fiona Reynolds

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