

Comments for Planning Application 17/04673/OUT

Application Summary

Application Number: 17/04673/OUT

Address: Land At Junction With Carr Road Hollin Busk Lane Sheffield S36 1GH

Proposal: Outline application for up to 93 residential dwellings including open space

Case Officer: Bob Turner

Customer Details

Name: Dr Nicola Rivers (Sheffield & Rotherham Wildlife Trust)

Address: Land Adjacent, Victoria Hall, 37 Stafford Road, Sheffield S2 2SF

Comment Details

Commenter Type: Other Interested Party

Stance: Customer objects to the Planning Application

Comment Reasons:

- Object

Comment: Allocation

I cannot understand why a sizeable housing proposal has been submitted for this site. Draft and adopted plans designate Hollins Busk as Open Space, not as housing allocation land. In fact, as per Angela Smith MP's submission, The Transformation and Sustainability document (2013) states that Hollin's Busk designated as open space outside the Green Belt is worth of protection for its green character. Angela Smith MP's submission also refers to policy CS72 (protecting countryside not in the Green Belt) which uses Hollins Busk as a specific example. Chapter 12.8/12.9 describes Hollins Busk as a large and integral part of the countryside....and that no land should be developed until at least 2026. The site separates Stocksbridge and Deepcar and prevents urban sprawl. Stockbridge Town Council object to the application on many grounds, one of those being that it contravenes both CS72 and CS33 which limits new housing to the previously developed land within the urban area. Large numbers of housing in the upper don valley have already been granted planning permission recently which needs to be considered by the planning officer and committee. In addition, previous applications at this site have been turned down, including an appeal.

Ecology/ Biodiversity

As the local Wildlife Trust, we have had several people get in touch about this proposal with their concerns. At the time of writing the ecological reports were not made available on the planning portal so I have not been able to examine these. I have requested these from the planning officer and reserve the right to add additional comments when I have received these. My comments here are based on knowledge gained from people who know the site well. There are reports of lapwing and curlew using the site (with photographs from 2017) and these are on the survey list supplied by respected ornithologist Jim Clarke, as part of an impressively large bird list. The potential

impact on these birds needs to be adequately assessed. In addition, there are reports of bats using the site around Royd Farm - as a European Protected Species, I would like to know more about how the bats are using the site and the potential impact on the bat populations.

The natural slope of the land feeds into Fox Glen which is designated as a local wildlife site. It would mean there are developments on all sides of this LWS - essentially isolating it as an island LWS - this is the opposite of what we (and many others) are trying to achieve through developing ecological networks. There are also concerns about the proposed development reducing green access to the LWS - undermining some of the work carried out by the Steel Valley Project (SVP) for the community. SVP have also been working to make the site more suitable for willow tit birds whose recent decline have made it a Red List species (and an important species for the work of the Sheffield and Rotherham Wildlife Trust). There are concerns on the possible impacts on the water levels at Fox Glen if a significant development were to go ahead at Hollins Busk. There are also justified concerns that a development here would sever a 'green finger'. Our work is to protect, enhance and expand networks for nature so we would be against any severing of networks. We are actively working in this area with partners and local community groups through the Sheffield Lakeland Landscape Partnership Project.

We note that the SCC Ecology Unit raised concerns regarding birds related to the proximity of the site to SSSI and SPA within the context of the EIA regulations on sensitive on sensitive locations - particularly fields 4-500m south of the application site around Walders Low.

Local Feeling

It is abundantly clear the strength of local feeling against this application. Friends of Hollin Busk has been established in response to this application and have submitted a detailed objection; Stocksbridge Town Council have strongly objected; Upper Don Action Group object, Angela Smith MP has objected; plus over 400 local people have objected which is an extraordinary number. I have not read every submission but did not find any support in the large number that I did read. This needs considerable weight by the planning officer and committee.