


**TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
APPEAL BY HALLAM LAND LTD**

**An Appeal Against the refusal of
Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including
open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk
Lane, Sheffield S36 1GH**

**PINS REFERENCE APP/J4423/W/21/3267168
PLANNING APPLICATION REF: 17/04673/OUT**

**ROLAND BOLTON REBUTTAL PROOF OF EVIDENCE:
Planning Proof of Evidence including the Planning Balance.**

A decorative geometric pattern consisting of a grid of triangles in various shades of blue, grey, and brown, located in the bottom left corner of the page.

**Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield**

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1.0 INTRODUCTION

1.1 This rebuttal proof addresses Policy CS33 which the Mr Chapman for the Council deals with in paragraphs 7.25, 7.29 and 9.11 of his evidence and which I deal with briefly in table 1 of my evidence.

2.0 POLICY CS33: JOBS AND HOUSING IN STOCKSBRIDGE/DEEPCAR

2.1 This policy (CD3.1) states that in Stocksbridge/Deepear new housing will be limited to previously developed land within the urban area.

2.2 This policy is not a reason for refusal. It is not in the Councils Statement of Case.

2.3 The Committee Report (CD1.7 Pages 57/58) states that this policy is out of date in respect of the paragraph 213 of the Framework as it limits housing development to brownfield land.

2.4 The Core Strategy (CD3.1 Paragraph 8.43) suggests that new housing in Stocksbridge/Deepear (albeit on previously developed land) helps to meet the need for affordable housing for local people wishing to remain in Stocksbridge. I note from Mr Stacey's analysis (CD6.17 para 4.44) this has not been the case with just 3 general needs affordable housing since provided since 2013.

2.5 Paragraph 8.56 (CD3.1) states that the balance between employment and housing uses will be achieved through the City Polices and City Sites documents and Proposals Map. This has not been produced and the significant uplift in the housing requirement and the abandonment of the City Polices and City Sites documents, and Proposals Map render this policy out of date.

2.6 The restriction to brownfield only development is contrary to the Framework which simply requires policy to make as much use as possible of brownfield land (paragraph 117)

2.7 For these reasons I consider the policy to be out of date.

2.8 The conflict with this policy should attract little weight and it is noted this policy is not referred in the Reasons for Refusal.



BEDFORD

Planning / SDD / SPRU

bedford@dlpconsultants.co.uk

BRISTOL

Planning / SDD / SPRU

bristol@dlpconsultants.co.uk

EAST MIDLANDS

Planning/ SDD

nottingham@dlpconsultants.co.uk

LEEDS

Planning

leeds@dlpconsultants.co.uk

LONDON

Planning

london@dlpconsultants.co.uk

MILTON KEYNES

Planning

miltonkeynes@dlpconsultants.co.uk

RUGBY

Planning

rugby.enquiries@dlpconsultants.co.uk

SHEFFIELD

Planning/ SDD / SPRU

sheffield@dlpconsultants.co.uk



RTPI

Chartered Town Planner

