

## Roland Bolton

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**From:** Dutton, Holly <HOLLY.DUTTON@planninginspectorate.gov.uk>  
**Sent:** 24 May 2021 12:15  
**To:** Roland Bolton  
**Cc:** Peter Morgan; Chapman Adam  
**Subject:** RE: APP/J4423/W/21/3267168: Land at Junction with Carr Road and Hollin Busk Lane, Sheffield

That's great, thanks Roland.

The site notice will be issued later this week.

Kind regards  
Holly

---

**Holly Dutton**

Inquiries & Major Casework Team  
Telephone: 0303 444 5022  
Email: [holly.dutton@planninginspectorate.gov.uk](mailto:holly.dutton@planninginspectorate.gov.uk)

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**From:** Roland Bolton <Roland.Bolton@dlpconsultants.co.uk>  
**Sent:** 24 May 2021 11:48  
**To:** Dutton, Holly <HOLLY.DUTTON@planninginspectorate.gov.uk>  
**Cc:** Peter Morgan <petercmorgan@btinternet.com>; Chapman Adam <Adam.Chapman@sheffield.gov.uk>  
**Subject:** RE: APP/J4423/W/21/3267168: Land at Junction with Carr Road and Hollin Busk Lane, Sheffield

Holly

As per Adams email the web site is as follows:

<http://www.dlpplanningappeals.co.uk/deepcar.html>

This is a live site and so there will be updated to it up to and beyond the exchange of evidence.

**Roland G Bolton BSc (Hons) MRTPI**  
**Senior Director**  
**Strategic Planning Research Unit**  
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---

**From:** Dutton, Holly <[HOLLY.DUTTON@planninginspectorate.gov.uk](mailto:HOLLY.DUTTON@planninginspectorate.gov.uk)>  
**Sent:** 24 May 2021 10:57  
**To:** Roland Bolton <[Roland.Bolton@dlpconsultants.co.uk](mailto:Roland.Bolton@dlpconsultants.co.uk)>  
**Cc:** Peter Morgan <[petercmorgan@btinternet.com](mailto:petercmorgan@btinternet.com)>; Chapman Adam <[Adam.Chapman@sheffield.gov.uk](mailto:Adam.Chapman@sheffield.gov.uk)>  
**Subject:** RE: APP/J4423/W/21/3267168: Land at Junction with Carr Road and Hollin Busk Lane, Sheffield

Dear Roland,

Further to your email below, is there any update on the webpage? I am in the process of drafting the site notice and it would be very helpful if we could include the website link for interested parties.

I look forward to hearing from you.

Kind regards  
Holly

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**Holly Dutton**

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**From:** Roland Bolton <[Roland.Bolton@dlpconsultants.co.uk](mailto:Roland.Bolton@dlpconsultants.co.uk)>  
**Sent:** 11 May 2021 11:32  
**To:** Dutton, Holly <[HOLLY.DUTTON@planninginspectorate.gov.uk](mailto:HOLLY.DUTTON@planninginspectorate.gov.uk)>  
**Cc:** Peter Morgan <[petercmorgan@btinternet.com](mailto:petercmorgan@btinternet.com)>; Chapman Adam <[Adam.Chapman@sheffield.gov.uk](mailto:Adam.Chapman@sheffield.gov.uk)>  
**Subject:** RE: APP/J4423/W/21/3267168: Land at Junction with Carr Road and Hollin Busk Lane, Sheffield

Dear Holly and Peter,

The web site is still being constructed there are presently a number of documents on there but they have not been set under the appropriate headings and not all have been uploaded to the web site. We will let you know as soon as it is ready to go live.

**Roland G Bolton BSc (Hons) MRTPI**  
Senior Director

**Strategic Planning Research Unit**

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---

**From:** Dutton, Holly <[HOLLY.DUTTON@planninginspectorate.gov.uk](mailto:HOLLY.DUTTON@planninginspectorate.gov.uk)>

**Sent:** 10 May 2021 12:16

**To:** Roland Bolton <[Roland.Bolton@dlpconsultants.co.uk](mailto:Roland.Bolton@dlpconsultants.co.uk)>

**Cc:** Peter Morgan <[petercmorgan@btinternet.com](mailto:petercmorgan@btinternet.com)>; Chapman Adam <[Adam.Chapman@sheffield.gov.uk](mailto:Adam.Chapman@sheffield.gov.uk)>

**Subject:** RE: APP/J4423/W/21/3267168: Land at Junction with Carr Road and Hollin Busk Lane, Sheffield

Dear Roland,

Please see the email below.

Please could you provide us with the link to the Inquiry website. My apologies if this has already been provided, I have been unable to locate it.

Kind regards

Holly

---

**Holly Dutton**

Inquiries & Major Casework Team

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---

**From:** Peter Morgan <[petercmorgan@btinternet.com](mailto:petercmorgan@btinternet.com)>

**Sent:** 10 May 2021 11:30

**To:** Dutton, Holly <[HOLLY.DUTTON@planninginspectorate.gov.uk](mailto:HOLLY.DUTTON@planninginspectorate.gov.uk)>

**Subject:** RE: APP/J4423/W/21/3267168: Land at Junction with Carr Road and Hollin Busk Lane, Sheffield

**Importance:** High

Holly,

Thank you for this latest update. Very helpful.

It refers to the "Inquiry website" but we do not have details of this. Could you supply us with a link so that third parties could gain access to view documents please.

Regards

Peter

Friends of Hollin Busk.

----- Original Message -----

From: "Dutton, Holly" <[HOLLY.DUTTON@planninginspectorate.gov.uk](mailto:HOLLY.DUTTON@planninginspectorate.gov.uk)>

To: "Roland Bolton" <[Roland.Bolton@dlpconsultants.co.uk](mailto:Roland.Bolton@dlpconsultants.co.uk)>; "Chapman Adam" <[Adam.Chapman@sheffield.gov.uk](mailto:Adam.Chapman@sheffield.gov.uk)>

Cc: "Evans Patricia" <[Patricia.Evans@sheffield.gov.uk](mailto:Patricia.Evans@sheffield.gov.uk)>; "Cannon Richard (CEX)" <[Richard.Cannon@sheffield.gov.uk](mailto:Richard.Cannon@sheffield.gov.uk)>;

"Bond Lucy" <[Lucy.Bond@sheffield.gov.uk](mailto:Lucy.Bond@sheffield.gov.uk)>; "Sarah Biggins" <[sarah.biggins@dlpconsultants.co.uk](mailto:sarah.biggins@dlpconsultants.co.uk)>; "Sheffield

Filing" <[sheffieldfiling@dlpconsultants.co.uk](mailto:sheffieldfiling@dlpconsultants.co.uk)>; "Peter Morgan" <[petercmorgan@btinternet.com](mailto:petercmorgan@btinternet.com)>

Sent: Monday, 10 May, 21 At 11:00

Subject: RE: APP/J4423/W/21/3267168: Land at Junction with Carr Road and Hollin Busk Lane, Sheffield

Dear All,

The Inspector has carefully considered the Appellant's request to submit revised illustrative layout and parameters plans and the Council's view that it has no objection to these being considered in the Inquiry. This appeal relates to an outline application with all matters other than access reserved. It is therefore recognised that, at this stage, these plans are for illustrative purposes in depicting one way of how the site could be developed.

The Inspector is also aware of the "Wheatcroft principles" and the fact that interested parties would not have seen these plans in making their representations. However, given the outline nature of the proposals and the fact that representations relate to the impact on character and appearance and heritage assets as a consequence of the "principle" of the proposed development, the Inspector does not consider that the revised plans materially prejudice representations already made. The Inspector is therefore minded to accept these plans for discussion in the Inquiry. Obviously, the extent to which these may be the subject on any planning condition will be dependent on the outcome of the appeal and the discussions in the Inquiry.

Whilst the Inspector notes Appellant's intention to make the plans available on the Inquiry website the issue remains of how interested parties will be made aware of the revised plans. In the circumstances, the Inspector is of a view that the Inquiry Site Notice should refer to the fact that these revised plans are available on the website. These comments should also be made available on the website to reassure those persons who made representations during on the planning application and this appeal that their comments remain valid and are not prejudiced by the existence of revised illustrative plans.

Kind regards

Holly

**Holly Dutton**

Inquiries & Major Casework Team

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**From:** Roland Bolton <[Roland.Bolton@dlpconsultants.co.uk](mailto:Roland.Bolton@dlpconsultants.co.uk)>

**Sent:** 05 May 2021 11:03

**To:** Dutton, Holly <[HOLLY.DUTTON@planninginspectorate.gov.uk](mailto:HOLLY.DUTTON@planninginspectorate.gov.uk)>; Chapman Adam <[Adam.Chapman@sheffield.gov.uk](mailto:Adam.Chapman@sheffield.gov.uk)>

**Cc:** Evans Patricia <[Patricia.Evans@sheffield.gov.uk](mailto:Patricia.Evans@sheffield.gov.uk)>; Cannon Richard (CEX) <[Richard.Cannon@sheffield.gov.uk](mailto:Richard.Cannon@sheffield.gov.uk)>; Bond Lucy <[Lucy.Bond@sheffield.gov.uk](mailto:Lucy.Bond@sheffield.gov.uk)>; Sarah Biggins <[sarah.biggins@dlpconsultants.co.uk](mailto:sarah.biggins@dlpconsultants.co.uk)>; Sheffield Filing <[sheffieldfiling@dlpconsultants.co.uk](mailto:sheffieldfiling@dlpconsultants.co.uk)>

**Subject:** RE: APP/J4423/W/21/3267168: Land at Junction with Carr Road and Hollin Busk Lane, Sheffield

Dear Holly,

**Revised illustrative master plan**

The original appeal submission contained two sets of plans which showed how the proposed development could be accommodated on the site. These are CD1.3 Illustrative Master Plan (December 2020) and CD1.4 the Combined Parameters Plans (December 2020). It was intended that the Parameters Plans (save for the more detailed layout related boundary treatments – 06) would be conditioned to guide future reserved matters submissions.

As a result of ongoing work and a refinement of the potential scheme, in particular to address further the objections to the appeal from various parties and the outcome of further investigation, we have looked to adjust the illustrative layout to show how more undeveloped (with houses) land can be achieved around the Listed Buildings.

The attached revised illustrative layout remains illustrative (CD1.3a). The attached parameters plans (these are now separate plans rather than a single document and are CD1.4 a to f) are also intended to be conditioned to provide structure to future reserved matters, in a way that is consistent with the revised illustrative layout. There were 7 parameters plans, but as indicated above, one was very detailed and dealt with which boundaries on the layout should be walls and which fences. That information has now been added to the illustrative layout, rather than be on a parameters plan as it is a level of detail for later at the RM stage.

Whilst this revised illustrative layout shows 83 dwellings, because it is an evolution of the earlier illustrative scheme and hence shows almost all of the properties retained in their original location, it remains the case that the site can accommodate up to 85, with a different dwelling mix in due course, subject to reserved matters approval.

It is the Appellant's intention to refer to the revised illustrative layout as part of the appeal, as indicative of the development as it would emerge at reserved matters stage, if permission was granted and the Appellant is content for the revised six parameters plans to be addressed by way of condition as was intended for the previous parameters plans.

The difference between the two illustrative layout plans is that three dwellings have been shown removed to the rear of the Listed Buildings and this area is shown to be able to accommodate a second SUDS area. The original main SUDS area is consequently a little smaller and this has allowed one dwelling to be re-provided in this area. The layout is otherwise the same.

The SUDS capacity is not diminished and there is an opportunity for further water quality improvement to the eventual outfall as a result of the two SUDS areas. The new area would connect to the original area that would be "downstream" of the new one.

Please note we have copied this email and plans to the Council and will be making it available on the inquiry web site in due course. We are also happy for it to be circulated to other objectors and will work with the Council to determine the best way to have them notified.

We trust this approach is acceptable and would welcome any feedback as to any further procedural requirements so that all parties are aware of the revised illustrative layout and able to address it in the appeal, as well as the revised parameters plans.

**Roland G Bolton BSc (Hons) MRTPI**

**Senior Director**

**Strategic Planning Research Unit**

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---

**From:** Dutton, Holly <[HOLLY.DUTTON@planninginspectorate.gov.uk](mailto:HOLLY.DUTTON@planninginspectorate.gov.uk)>

**Sent:** 26 April 2021 09:26

**To:** Roland Bolton <[Roland.Bolton@dlpconsultants.co.uk](mailto:Roland.Bolton@dlpconsultants.co.uk)>; Chapman Adam <[Adam.Chapman@sheffield.gov.uk](mailto:Adam.Chapman@sheffield.gov.uk)>

**Cc:** Evans Patricia <[Patricia.Evans@sheffield.gov.uk](mailto:Patricia.Evans@sheffield.gov.uk)>; Cannon Richard (CEX) <[Richard.Cannon@sheffield.gov.uk](mailto:Richard.Cannon@sheffield.gov.uk)>;

Bond Lucy <[Lucy.Bond@sheffield.gov.uk](mailto:Lucy.Bond@sheffield.gov.uk)>; Sarah Biggins <[sarah.biggins@dlpconsultants.co.uk](mailto:sarah.biggins@dlpconsultants.co.uk)>  
**Subject:** RE: APP/J4423/W/21/3267168: Land at Junction with Carr Road and Hollin Busk Lane, Sheffield

Dear Roland and Adam,

Having considered the views of both main parties regarding the manner in which evidence can be heard in relation to Housing Land Supply, the Inspector considers the use of a round table discussion to be entirely appropriate. This will be reflected in the Inquiry Programme in due course.

Kind regards

Holly

---

**Holly Dutton**

Inquiries & Major Casework Team

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Twitter: [@PINSgov](https://twitter.com/PINSgov)

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**From:** Roland Bolton <[Roland.Bolton@dlpconsultants.co.uk](mailto:Roland.Bolton@dlpconsultants.co.uk)>

**Sent:** 23 April 2021 17:55

**To:** Chapman Adam <[Adam.Chapman@sheffield.gov.uk](mailto:Adam.Chapman@sheffield.gov.uk)>; Dutton, Holly <[HOLLY.DUTTON@planninginspectorate.gov.uk](mailto:HOLLY.DUTTON@planninginspectorate.gov.uk)>

**Cc:** Evans Patricia <[Patricia.Evans@sheffield.gov.uk](mailto:Patricia.Evans@sheffield.gov.uk)>; Cannon Richard (CEX) <[Richard.Cannon@sheffield.gov.uk](mailto:Richard.Cannon@sheffield.gov.uk)>;

Bond Lucy <[Lucy.Bond@sheffield.gov.uk](mailto:Lucy.Bond@sheffield.gov.uk)>; Sarah Biggins <[sarah.biggins@dlpconsultants.co.uk](mailto:sarah.biggins@dlpconsultants.co.uk)>

**Subject:** RE: APP/J4423/W/21/3267168: Land at Junction with Carr Road and Hollin Busk Lane, Sheffield

Hi Holly

As both parties agree to Housing Land Supply to be dealt with as a round table then could the inspector confirm that this is acceptable as it has an impact on the timings including Cross examination.

Thanks.

**Roland G Bolton BSc (Hons) MRTPI**

**Senior Director**

**Strategic Planning Research Unit**

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---

**From:** Chapman Adam <[Adam.Chapman@sheffield.gov.uk](mailto:Adam.Chapman@sheffield.gov.uk)>  
**Sent:** 23 April 2021 17:20  
**To:** [HOLLY.DUTTON@planninginspectorate.gov.uk](mailto:HOLLY.DUTTON@planninginspectorate.gov.uk); Roland Bolton <[Roland.Bolton@dlpconsultants.co.uk](mailto:Roland.Bolton@dlpconsultants.co.uk)>  
**Cc:** Evans Patricia <[Patricia.Evans@sheffield.gov.uk](mailto:Patricia.Evans@sheffield.gov.uk)>; Cannon Richard (CEX) <[Richard.Cannon@sheffield.gov.uk](mailto:Richard.Cannon@sheffield.gov.uk)>; Bond Lucy <[Lucy.Bond@sheffield.gov.uk](mailto:Lucy.Bond@sheffield.gov.uk)>; Sarah Biggins <[sarah.biggins@dlpconsultants.co.uk](mailto:sarah.biggins@dlpconsultants.co.uk)>  
**Subject:** RE: APP/J4423/W/21/3267168: Land at Junction with Carr Road and Hollin Busk Lane, Sheffield

Hi All

I can confirm that the LPA have no objection to a round table discussion on Housing Land Supply as suggested by the appellant's.

Adam

Adam Chapman

Principal Planning Officer

Development Management

Sheffield City Council

Tel: 07733 127 164

Please note that owing to current circumstances relating to Covid-19 officers will largely be working remotely.

---

**From:** Dutton, Holly <[HOLLY.DUTTON@planninginspectorate.gov.uk](mailto:HOLLY.DUTTON@planninginspectorate.gov.uk)>  
**Sent:** 19 April 2021 14:10  
**To:** Roland Bolton <[Roland.Bolton@dlpconsultants.co.uk](mailto:Roland.Bolton@dlpconsultants.co.uk)>; Planning&HighwaysLegal <[HighwaysLegal@sheffield.gov.uk](mailto:HighwaysLegal@sheffield.gov.uk)>; Planning&HighwaysLegal@sheffield.gov.uk; Cannon Richard (CEX) <[Richard.Cannon@sheffield.gov.uk](mailto:Richard.Cannon@sheffield.gov.uk)>; [petercmorgan@btinternet.com](mailto:petercmorgan@btinternet.com)



**Cc:** Sheffield Filing <[sheffieldfiling@dlpconsultants.co.uk](mailto:sheffieldfiling@dlpconsultants.co.uk)>; Sarah Biggins <[sarah.biggins@dlpconsultants.co.uk](mailto:sarah.biggins@dlpconsultants.co.uk)>  
**Subject:** RE: APP/J4423/W/21/3267168: Land at Junction with Carr Road and Hollin Busk Lane, Sheffield

Dear Roland,

The Inspector notes the appellant's views on this matter and will take these into account, including those of the Council, in preparing the Inquiry Programme.

Kind regards

Holly

---

**Holly Dutton**

Inquiries & Major Casework Team

Telephone: 0303 444 5022

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**From:** Roland Bolton <[Roland.Bolton@dlpconsultants.co.uk](mailto:Roland.Bolton@dlpconsultants.co.uk)>

**Sent:** 19 April 2021 13:14

**To:** Dutton, Holly <[HOLLY.DUTTON@planninginspectorate.gov.uk](mailto:HOLLY.DUTTON@planninginspectorate.gov.uk)>; Planning&HighwaysLegal <[HighwaysLegal@sheffield.gov.uk](mailto:HighwaysLegal@sheffield.gov.uk)>>[Planning&HighwaysLegal@sheffield.gov.uk](mailto:Planning&HighwaysLegal@sheffield.gov.uk)>; Cannon Richard (CEX) <[Richard.Cannon@sheffield.gov.uk](mailto:Richard.Cannon@sheffield.gov.uk)>; [petercmorgan@btinternet.com](mailto:petercmorgan@btinternet.com)

**Cc:** Sheffield Filing <[sheffieldfiling@dlpconsultants.co.uk](mailto:sheffieldfiling@dlpconsultants.co.uk)>; Sarah Biggins <[sarah.biggins@dlpconsultants.co.uk](mailto:sarah.biggins@dlpconsultants.co.uk)>

**Subject:** RE: APP/J4423/W/21/3267168: Land at Junction with Carr Road and Hollin Busk Lane, Sheffield

Dear Holly,

Further to the CMC I am writing to suggest that the issue of Housing Land Supply which is currently timetabled to be through evidence in chief and cross examination, Council first, then the appellant could be dealt with by way of a round table session?

We are in the process of producing a Scott Schedule with regard to the sites the council are currently relying upon and this will be included as part of a SoCG on the five year land supply.

**Roland G Bolton BSc (Hons) MRTPI**

**Senior Director**

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**From:** Dutton, Holly <[HOLLY.DUTTON@planninginspectorate.gov.uk](mailto:HOLLY.DUTTON@planninginspectorate.gov.uk)>

**Sent:** 01 April 2021 09:07

**To:** Sarah Biggins <[sarah.biggins@dlpconsultants.co.uk](mailto:sarah.biggins@dlpconsultants.co.uk)>; Roland Bolton <[Roland.Bolton@dlpconsultants.co.uk](mailto:Roland.Bolton@dlpconsultants.co.uk)>; Planning&HighwaysLegal <[HighwaysLegal@sheffield.gov.uk](mailto:HighwaysLegal@sheffield.gov.uk)>>[Planning&HighwaysLegal@sheffield.gov.uk](mailto:Planning&HighwaysLegal@sheffield.gov.uk)>; Cannon Richard (CEX) <[Richard.Cannon@sheffield.gov.uk](mailto:Richard.Cannon@sheffield.gov.uk)>; [petercmorgan@btinternet.com](mailto:petercmorgan@btinternet.com)

**Subject:** APP/J4423/W/21/3267168: Land at Junction with Carr Road and Hollin Busk Lane, Sheffield

Dear All

Following on from the Case Management Conference last week, please find attached the Inspector's Note for your information.

Kind regards

Holly

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**Holly Dutton**

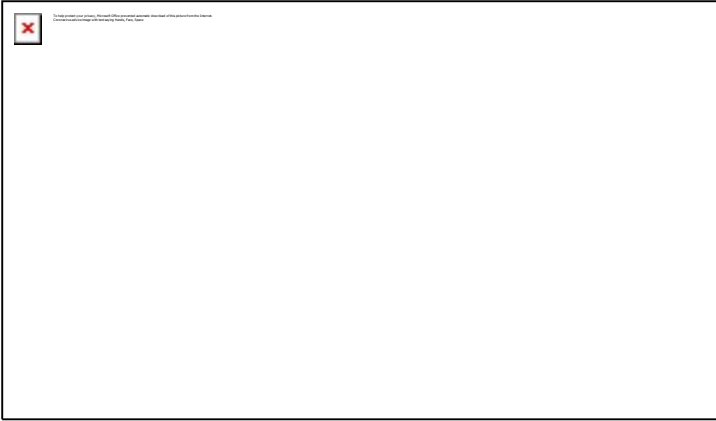
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