



## Supporting Planning Statement Former Loxley Works, Storrs Bridge Lane

Outline Planning Application for Residential-led mixed-use development on behalf of Patrick Properties Strategic Land Limited

April 2020

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## Appendices

Appendix 1	Site location plan
Appendix 2	Schedule of documents comprising the planning application submission
Appendix 3	Patrick Properties submission to call for sites (Feb 2020)
Appendix 4	Existing Buildings Plan
Appendix 5	Existing Hardstanding Plan

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Status: Final  
For and on behalf of Avison Young



# 1. Introduction

1.1 This supporting planning statement ('SPS') has been prepared by Avison Young on behalf of Patrick Properties Strategic Land Limited ('the Applicant'). The application relates to the former Loxley Works site off Storrs Bridge Lane, Loxley, Sheffield ('the Site'). A site location plan is attached at Appendix 1.

1.2 The planning application is submitted in outline for the erection of up to 300 dwellings with all matters reserved except means of access. The description of development as presented on the application forms is:

*"Demolition of existing on-site buildings and structures, new and enhanced community woodland and the construction of a residential-led mixed-use development comprising residential development, elderly persons accommodation, self-build plots, new and enhanced community infrastructure, new and enhanced landscaping and public realm; vehicular access roads, bus gate and parking areas; accommodation and reinstatement works to retained buildings; site remediation and other associated works."*

1.3 Further details of the proposed development are summarised in Chapter 4 of this Statement and are fully described in the Design and Access Statement ('DAS') prepared by Urbed and presented in the application drawings. The DAS should be read in conjunction with this SPS.

1.4 This SPS provides a detailed description of the application site and development proposals, the relevant planning considerations and the case for development at this Site. It considers the proposals in light of national and local planning policy, in addition to summarising the key benefits of the scheme.

1.5 The Site has been the subject of ongoing pre-application discussions with Sheffield City Council ('SCC') and other key stakeholders since 2018. The Statement of Community Involvement ('SCI') which forms part of the planning submission summarises the extent of pre-application consultation undertaken by the Applicant and the feedback which has been received.

1.6 This application is accompanied by a full Environmental Impact Assessment ('EIA') presented within an Environmental Statement ('ES'). The form and content of the ES has been agreed following discussions with officers and contains technical information relating to the proposals. This application is also accompanied by a series of technical documents and plans, a schedule of which is provided at Appendix 2.

## Structure of this Statement

1.7 The remainder of this SPS is structured as follows:

- Chapter 2 describes the Site location and surroundings;
- Chapter 3 provides an overview and site history;
- Chapter 4 describes the proposed development;
- Chapter 5 identifies the Development Plan policies and other material considerations relevant to the proposed development;

- Chapter 6 assesses the main planning issues;
- Chapter 7 examines other planning issues;
- Chapter 8 details the sustainability of the scheme; and
- Chapter 9 conclusions.



## 2. Site Location and Description

2.1 This Chapter describes the Site's location and physical characteristics.

### Description of the Application Site

2.2 The site is an irregular shaped parcel of land stretching along the northern and southern banks of the River Loxley, located just south of Loxley Road (B6077), north west of Sheffield, close to the eastern boundary of the Peak District. The site sits on the western edge of Loxley and Stannington, approximately 5.5km north-west of Sheffield City Centre.

2.3 The site extends to 26.9ha and can be accessed from both Storrs Bridge Lane in the west, and from a farm track off Rowell Lane in the east. The site sits within the Loxley Valley, which runs in a westerly direction from Upper Don at Hillsborough and between the settlements of Damflask reservoir and the village of Bradfield.

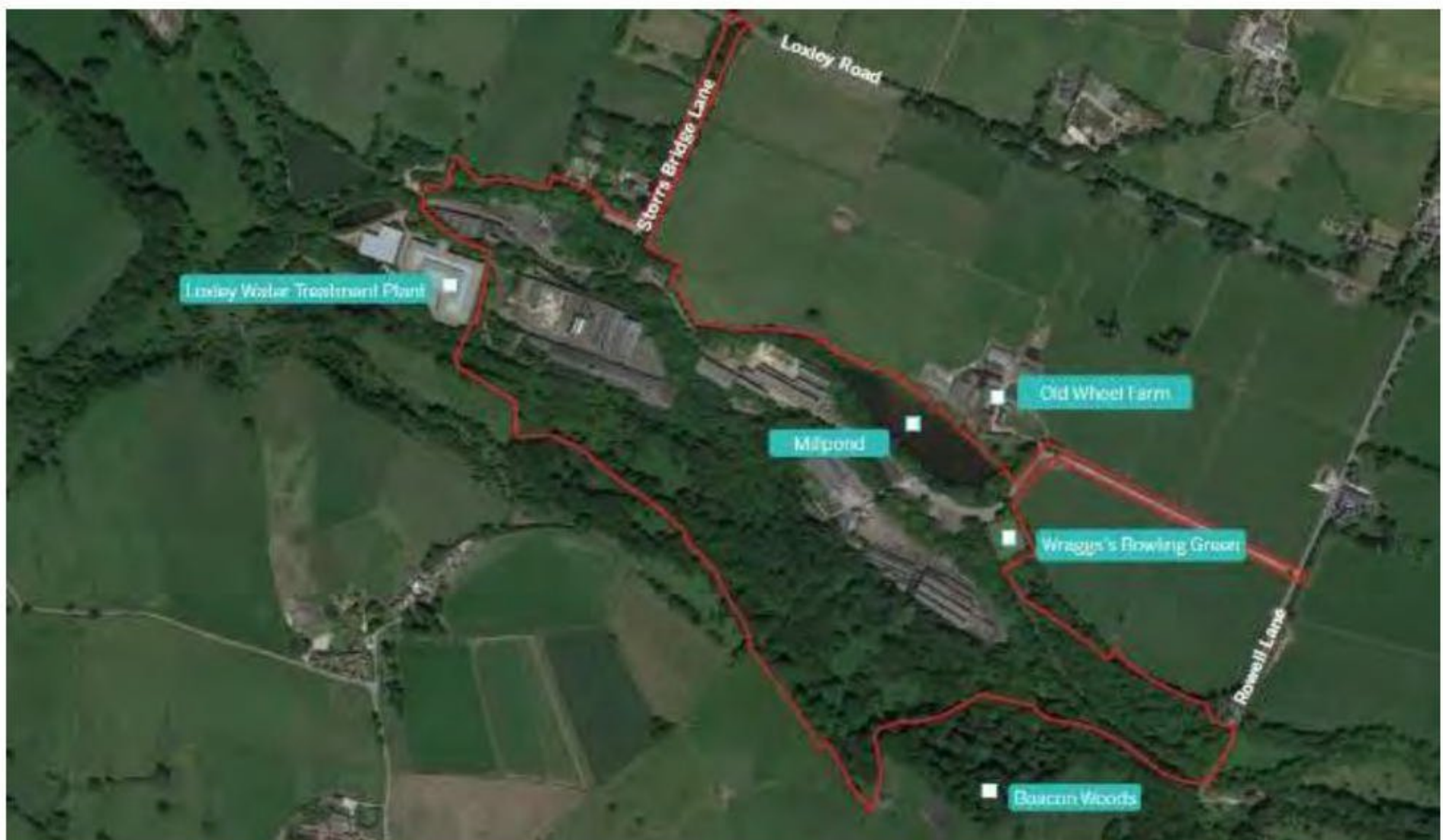


Figure 1: Aerial view of the site

2.4 The River Loxley flows through the Site in a north west –south east direction. The current and former operational areas associated with the Hepworth Claypit Factory are located in the bottom of the valley along the river. A steep wooded slope is present in the south of the site and a gentler slope and mill pond are located in the north.

2.5 The site is bound by Old Wheel Farm and grazing fields to the north, woodland to the east and south and Loxley Water Treatment Works to the west.

2.6 The current site is relatively level and is largely characterised by previous industrial use with minimal existing residential development. The site is interconnected by a series of non-adopted roadways and a bridge. The