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## Full Statement of Case

# **Planning Appeal: Proposed Residential-Led Mixed-Use Development at the Former Loxley Works, Storrs Bridge Lane, Sheffield, S6 6SX**

November 2020

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For and on behalf of Avison Young (UK) Limited

# 1. Introduction

- 1.1 Avison Young is instructed by Patrick Properties Strategic Land Limited ('the Appellant') to submit an appeal against Sheffield City Council's ('the Council') decision to refuse an application for planning permission for a residential-led mixed-use development on land at the former Loxley Works off Storrs Bridge Lane in Sheffield ('the site').
- 1.2 An outline planning application (with all matters reserved for future approval except for means of access and the demolition of some buildings together with their change of use) was submitted on 17<sup>th</sup> April 2020. The application was subsequently refused by the Council's Planning and Highways Committee on 15<sup>th</sup> September, following which a notice of refusal was issued on 17<sup>th</sup> September.
- 1.3 This document constitutes the Appellant's Full Statement of Case for the appeal. The Statement outlines the principal case that will be advanced by the Appellant. Following on from this introductory section, it is structured as follows:
- Section 2 summarises the appeal proposal;
  - Section 3 describes the appeal site and its surroundings;
  - Section 4 outlines the Appellant's position on the main issues that are relevant to the determination of the appeal;
  - Section 5 identifies the Development Plan policies and other material considerations which are relevant to the appeal;
  - Section 6 provides a brief response to the reasons for refusal listed in the decision notice and sets out in summary form the Appellant's case for the proposed development;
  - Section 7 identifies the expert witnesses and the evidence topics that will be addressed; and
  - Section 8 sets out the conclusions.

## 2. The Planning Application

### Context to the Proposal

- 2.1 The appeal site was formerly occupied by the Loxley Works in the production of refractory bricks, but this use ceased in around 1990 and it has remained largely vacant and increasingly derelict ever since.
- 2.2 The Appellant acquired the site in July 2018 with a view to bringing it forward for a residential-led development.
- 2.3 Extensive pre-application discussions took place with the Local Planning Authority (and other stakeholders). The Local Planning Authority expressly agreed at the outset of those discussions that the submission of an outline application was an appropriate approach to the comprehensive regeneration of the site, subject to a detailed level of supporting information being submitted, which the Appellant ensured was provided. The extent of and outcomes from this pre-application consultation and engagement will be described in the evidence.
- 2.4 The masterplan that was submitted with the planning application was developed following a detailed process of engagement that took place over a period of more than a year with the local community, the Council and other key stakeholders.
- 2.5 The proposed development would transform the site into a carefully planned, beautiful new settlement within the picturesque setting of the Loxley Valley and surrounding woodland, where people could live, work and relax. At the core of the scheme is a commitment by the Appellant to create a sustainable and attractive neighbourhood, as evidenced by the quality of its application submission and the careful consideration which has gone into the creation of the proposed masterplan.

### Description of Development

- 2.6 The description of development for which planning permission is sought is as follows:

*'Hybrid Application for change of use of existing buildings to be retained, altered vehicular access from Loxley Road with secondary public transport access from Rowell Lane and associated works with outline approval (with all other matters reserved) for demolition of existing buildings and structures, provision of a residential led mixed-use development that will deliver up to 300 dwellings, reinstatement works, site remediation, green infrastructure, landscaping and associated infrastructure.'*