

Dore Neighbourhood Plan

Report on Consultation with Non-Resident Long Line Landowners

October 2017 – April 2019

1 Introduction

Long Line is a road in Dore which runs in a north westerly direction from the A625, Hathersage Road, at its junction with Cross Lane to Sheephill Road, a distance of approximately 1 mile. It rises steadily with an average gradient of about 1 in 15. All the route passes through the Green Belt and Area of High Landscape Value between Dore and Whirlow and the Peak District National Park, the boundary of which runs along Sheephill Road. There are views from Long Line across this Green Belt land towards the National Park.

Long Line has three groups of dwellings on the south-western side of the road, numbers 1-19, 57-63 and 139-175, There are green gaps between these existing dwellings which have been the subject of several applications for planning permission in the past, all of which have been refused. In addition, there are several individual farms and other dwellings, largely on the north-eastern side of the road.

Traffic using Long Line is permitted to travel in both directions, although there was an experiment some years ago to limit it to one direction. The speed limit is 30 mph and there is a ban on heavy vehicles over 7.5 te, except for access. As one of the few roads which joins Dore and Whirlow with Fulwood and Lodge Moor, Long Line is used by many vehicles as a “western outer ring road” or “rat run” for this part of Sheffield.

During the period May – October 2016, a consultation was undertaken with the residents of Long Line to solicit their views on matters concerning the road. The final version of the report was issued on 22nd June 2017 and was used in support of the proposals in the Dore Neighbourhood Plan.

At the request of Sheffield City Council, a subsequent consultation was undertaken with people who own land on Long Line but are non-resident, asking for responses to the same issues as those raised with the residents.

2 Consultation with Non-Resident Long Line Landowners

It is understood that most of the open land bordering Long Line is owned by residents. The 3 pieces of land with non-resident landowners are those on the south west side of the road between houses Nos. 19 and 57, Holt House Farm and No. 139, and between houses Nos. 175 and 185.

- The owners of these 3 plots were established by purchasing copies of their title deeds from the Land Registry web site.
- Letters were written and posted to the 3 landowners on 22nd October 2017 (sample copy of letter given in Appendix 1), requesting their responses to the proposals in the Dore Neighbourhood Plan.
- One acknowledgement was received dated 28th Oct 2017 concerning the land between Nos. 19 and 57, advising the owner was considering their response but no further comments were received: no responses were received from the other 2 landowners.

- Follow up letters were written and posted to all 3 landowners on 18th March 2018, advising them of the Dore Neighbourhood Forum on 21st March 2018, offering them a final opportunity to contribute to the Neighbourhood Plan by letter, e mail or attendance at the Forum. (sample copy of letter given in Appendix 2).
- This letter included a list of the Policies included in the Dore Neighbourhood Plan, the main one of interest being:
Policy 4: Long Line Substantially Developed Road Frontage.
In order to protect the landscape character of the countryside around Long Line new single dwellings will be permitted as well as infill in the following locations: Properties Numbered 1-19, 57-63 and 139-175. New development should maintain the main dwellings' building line; and enhance the valued characteristics of the local landscape character; and protect the setting of the Peak District National Park.

3 Summary of Responses Received to April 2019

3.1 Land between Nos. 19 and 57

The owner, Ms S L Jacques, responded via her agent, Susan Crowley, of Crowley Associates, Planning, on 29th March 2018 by e mail and a reply on behalf of the Dore Neighbourhood Plan was e mailed on 30th March 2018. (See Appendix 3)

The response stated, *"We must stress that the Client wishes to register her objection to Draft Policy 4 which is set to define the built up area of Long Line and control development. In line with normal procedure we will prepare and submit a full objection in writing, in due course."*

No further communication has been received in over a year.

3.2 Land between Holt House Farm and No. 139

The owner, Mr Russ Hartley of MOTSPA Holdings Ltd, gave no direct response to either letter.

However, on or about 20th June 2018, residents of Long Line received a notification from ADAS, Planning Consultants, of a Public Consultation Event at the Devonshire Arms pub in Dore, on 22nd June 2018 concerning a proposed development of up to 22 dwellings with 10 affordable homes on this plot of land.

There was a large turnout at this consultation and the opinions expressed were hostile to such a development in the green belt so close (less than 0.5km) to the boundary of the Peak District National Park boundary.

Subsequently, in November 2018, Planning Application 18/04034/OUT for outline planning permission for 22 houses on this site was made. 65 objections were registered on the SCC web site against this application from all over the city.

On 11 Dec 2018, Michael Johnson, Principal Planning Office of SCC wrote a detailed advice note to the applicant's agents explaining why he thought such a development in the Green Belt would prove unacceptable. This note was revealed as a result of a Freedom Of Information query to SCC.

3.3 Land between Nos. 175 and 185

The owners, James and Rachel Howard, responded by e mail on 20th March 2018 and a reply on behalf of the Dore Neighbourhood Plan was e mailed on 20th March 2018. (See Appendix 3)

The response stated, *“Long Line is a long line of houses numbered from 1 at the bottom to 185 at the top. It comprises then so far as I'm aware at least 185 dwellings.*

You propose to define certain areas of Long Line as 'built-up' and others as not. The consequence being that there would be no permitted building on the latter until a review date of 2034.

Segregating Long Line as you have proposed in some detail (1-19; 57-63 etc) does not make any sense to me I'm afraid and therefore would you be kind enough to accept this as evidence that we do not support your plan.”

No further communication has been received for over a year.

4 Conclusion

From the responses from and actions undertaken by the 3 non-resident landowners consulted, it appears that they are not in favour of Policy No 4 of the Dore Neighbourhood Plan.

Report by Geoff Wilson

Date 28th April 2019

Appendix 1 Sample Letter to Landowners 22nd Oct 2017

9 Long Line
Dore Moor
Sheffield
S11 7TX
22nd Oct 2017

To.....

Dear

**Dore Neighbourhood Plan
Consultation with Long Line Landowners**

In May last year, 2016, I undertook a survey of Long Line residents concerning the sections of the Dore Neighbourhood Plan which refer to properties along this road.

Sheffield City Council, in their response to the Plan, have now requested that I include landowners who are not residents of Long Line in this survey. Therefore, I am writing to you to ask for your feedback as you are the owner of the land that borders Long Line between Nos. (.....) . I have found your details via the Land Registry (copies attached for your reference).

The note that was delivered to every house in Long Line last year is attached and, I trust, is self-explanatory.

If you would like to contribute to this survey, please would you reply to me either by e mail or by letter to the above address.

If you would like to speak to me by phone, my mobile number is 07798 534262.

Thank you

Yours sincerely

Geoff Wilson
Chairman of the Dore Neighbourhood Plan, Green Belt Working Group

DORE NEIGHBOURHOOD FORUM

Dore Village Society
The Old School
Dore

18th May 2016

Dear Long Line Resident

DORE NEIGHBOURHOOD PLAN – Consultation with all Long Line Residents

An opportunity to make your views known!

Dore Neighbourhood Forum, comprising 1000 members of the local community, is preparing a Neighbourhood Plan lasting until 2034.

Long Line is located within the Sheffield Green Belt and is also in an Area of High Landscape Value. The current Draft Sheffield Plan, with which the Neighbourhood Plan must comply, includes a policy to permit infilling of the built-up frontage of Long Line with individual dwellings.

In order to protect this environmentally-sensitive landscape, **the Forum is considering making a Policy to define the built-up area of Long Line as comprising the three groups of properties nos. 1-19, 57-63 and 139-175.** This would mean that development would only be possible within each of these groups of built-up areas and would not be permitted between these areas. The Policy would also include the requirement for any new development to improve the design and landscape of the area and to improve views both of Long Line from the Peak District National Park, and of the Peak District National Park from Long Line.

The Forum is also considering a Proposal to introduce traffic management measures on Long Line to reduce traffic speeds in order to increase safety for pedestrians, cyclists, riders and vehicles. The Forum would promote this Proposal through the City Council Highways Department.

The Forum would welcome your views and comments on these proposals by 3rd June 2016. You can respond in one or more of the following ways:

- Come to the Dore Neighbourhood Plan Drop-In Consultation Event on Wed May 25th, 6.00-8.30pm at the Methodist Church Hall, High Street, Dore
- E mail your comments to Geoff Wilson at gandhw@psmail.net
- Write to Geoff Wilson at 9 Long Line, Sheffield, S11 7TX

Yours sincerely

Geoff Wilson – Chairman of the Dore Neighbourhood Plan, Green Belt Working Group

Appendix 2 Sample Letter to Landowners 18th March 2018

9 Long Line
Dore Moor
Sheffield
S11 7TX
18th March 2018

To

Dear

**Dore Neighbourhood Plan
Consultation with Long Line Landowners**

I wrote to you on 22nd October about the Dore Neighbourhood Plan – Consultation with Long Line Landowners (see the attached letter).

I trust you received this letter.

The Plan is now progressing with a Neighbourhood Forum Meeting this coming Wed, March 21st 2018, at King Egbert's School, Dore. At that meeting, the attached Policies will be reviewed of which Policy 4 regarding Long Line is particularly relevant.

As I have heard nothing from you, I want to make you aware of this meeting and give you a final opportunity to contribute to the Plan either in writing by letter or e mail (gandhw@psmail.net), at the meeting or you may wish to ring me on 07798 534262.

If I hear nothing more, I will assume you are in agreement with the current draft Dore Neighbourhood Plan and in particular Policy 4 regarding Long Line.

Thank you

Yours sincerely

Geoff Wilson
Chairman of the Dore Neighbourhood Plan, Green Belt Working Group

Appendix 3 Correspondence with Landowners:

3.1 Land between Nos. 19 and 57

Response from Ms S L Jacques:

From: Susan Crowley <susancrowley@crowleyassociates.co.uk>
Sent: 29 March 2018 19:19
To: gandhw@psmail.net
Cc: matthew jacques <matthew.ashgateproperties@gmail.com>
Subject: Dore Neighbourhood Plan -Consultation with Long Line Landowners
Importance: High

Dear Mr. Wilson

Dore Neighbourhood Plan

Consultation with Long Line Landowners

With reference the matter outlined, we can confirm that Crowley Associates has been appointed to act on behalf of Ms S. L. Jacques (the "Client"), a landowner on Long Line, and that we are in receipt of a letter sent on behalf of the Dore Neighbourhood Plan Group, addressed to our Client and dated 18 March 2018.

We note that the letter invited our Client to a Neighbourhood Plan Meeting which was due to take place on March 21st 2018 whereat she would be allowed to make a representation on Draft Neighbourhood Plan Policy in so far as it related to Long Line and specifically to her property on Long Line.

Unfortunately, the letter was not received by our Client until after the meeting had taken place, thus she was not able to attend. We would comment that with a more reasonable period of notice, our Client would have attended.

In any event, the letter invites our Client to make a representation on the Plan in writing (by letter or email). Hence this email.

We must stress that the Client wishes to register her objection to Draft Policy 4 which is set to define the built up area of Long Line and control development. In line with normal procedure we will prepare and submit a full objection in writing, in due course.

With kind regards

Susan Crowley

[e:susancrowley@crowleyassociates.co.uk](mailto:susancrowley@crowleyassociates.co.uk)

[tel:07840 125762](tel:07840125762)

Reply to Ms S L Jacques

From: Geoff Wilson <gandhw@psmail.net>

Sent: 30 March 2018 13:57

To: 'Susan Crowley' <susancrowley@crowleyassociates.co.uk>

Cc: 'matthew jacques' <matthew.ashgateproperties@gmail.com>

Subject: RE: Dore Neighbourhood Plan -Consultation with Long Line Landowners

Dear Ms Crowley

Thank you for your e mail.

I am sorry that your client feels there was inadequate notice given of the meeting on 21st March. Please note that my letter of 18th March was a courtesy follow-up letter to my previous letter to Ms S L Jacques of 22nd October, which Ms Jacques acknowledged by her letter of 28th October. I gave several routes to communicate with me about the proposals and I have not received any further reply until now. I believe plenty of time has been given to comment in the last 4-5 months. I attach copies of the 2 letters for your reference.

The Dore Neighbourhood Plan has been developed by the Dore Neighbourhood Forum of some 1000 residents, which was approved by Sheffield City Council and the Peak District National Park Authority to undertake this work. The process started in 2015 and there have been 3 public consultations in Nov 2015, and May and Oct 2016 in addition to the one on 21st March 2018. These have been clearly announced in the Dore area and details published on the following website <http://www.dorevillage.co.uk/> . The process has followed the relevant Government guidelines, including the National Planning Policy Framework and its paragraphs 79-92 on Protecting Green Belt Land, which relates specifically to Long Line which lies entirely within the Green Belt.

More details and copies of the draft Neighbourhood Plan are available at <http://www.dorevillage.co.uk/pages/dore-neighbourhood-forum> . Please note that the Dore Neighbourhood Forum meeting on 18th March authorised the Steering Group to go forward to the next stages of the process, including a 6 week Pre-Submission Consultation and then submission to the Planning Authorities (SCC and PDNPA).

I note your Client's objection to Draft Policy No 4 which I will forward to the Steering Group. I await further correspondence from you. Please feel free to ring me to discuss these matters.

Kind regards

Geoff Wilson

Chairman of the Dore Neighbourhood Plan, Green Belt Working Group

3.3 Land between Nos. 175 and 185

Response from James and Rachel Howard

From: james h <jameshowardesq@hotmail.com>

Sent: 20 March 2018 12:08

To: gandhw@psmail.net

Subject: Long Line

Dear Mr Wilson

Thank you for a letter I received this morning (March 20th) through the post at 2 Newfield Crescent, S17 3DE.

I gather from your correspondence that you are the Chair of a local action group that wishes to define the built-up area of Long Line in a very particular manner and that there is a meeting tomorrow, time unspecified, to ratify this.

You write 'If I hear nothing more, I will assume you are in agreement with the current draft Dore Neighbourhood Plan and in particular Policy 4 regarding Long Line'.

Long Line is a long line of houses numbered from 1 at the bottom to 185 at the top. It comprises then so far as I'm aware at least 185 dwellings.

You propose to define certain areas of Long Line as 'built-up' and others as not. The consequence being that there would be no permitted building on the latter until a review date of 2034.

Segregating Long Line as you have proposed in some detail (1-19; 57-63 etc) does not make any sense to me I'm afraid and therefore would you be kind enough to accept this as evidence that we do not support your plan.

Pressures of work regrettably will likely bar attendance at your meeting tomorrow. However please feel free to provide information on the time if we are able to amend out plans.

Kind Regards

James and Rachael Howard

Reply to James and Rachel Howard

From: Geoff Wilson <gandhw@psmail.net>

Sent: 20 March 2018 23:00

To: 'james h' <jameshowardsq@hotmail.com>

Subject: RE: Long Line

Dear James and Rachael Howard

Thank you for writing about the Dore Neighbourhood Plan.

Under the new planning regulations, a local community such as Dore can develop a Neighbourhood Plan which is then agreed with the Local Authority, which in our case is Sheffield City Council. Dore Village Society set up some years ago a Steering Group and several Working Groups to develop various aspects of a Plan, which was largely completed 2 years ago and was submitted in draft to SCC. It has taken some time for SCC to respond, so the opportunity to consult Dore residents via the Dore Neighbourhood Forum has been delayed until tomorrow, Wed 21st March. The meeting starts at 7.30pm. This meeting and the process to produce the Plan have been publicised in several articles in the Dore to Door village magazine and on the DVS website and notice board in the village. I hope that as Dore residents you will have seen these articles in the copies of Dore to Door which should have been delivered to your house.

I am the Chairman of the Green Belt Working Party. Our brief was to consider issues in the Neighbourhood Plan relating to the Green Belt which surrounds Dore and to draft the section on the Green Belt in the Plan. As you may be aware, there are Government regulations controlling the use of the Green Belt, particularly with regard to new building developments. In general, new buildings are not permitted in the Green Belt, except in areas where there is “a substantially developed built up frontage”, where the regulations allow the infill of only one single dwelling on each undeveloped plot.

Long Line is located wholly in the Green Belt. It has 3 substantially developed built up frontages on the south west side of the road as follows: Numbers 1-19, 57-63 and 139-175. Between these numbers are fields or open land. There are no houses between numbers 19 and 57, Holt House Farm is between numbers 63 and 139 and there is a single house number 185 (recently split into 2 properties 185 and 187) between 175 and the top end of the road. The land you own I understand to be between 175 and 185. There are no substantially developed built up frontages on the north east side of the road, which has many fewer dwellings which are largely farmhouses or single houses. I am sending you this detail so you are aware there are very many less than 185 properties on Long Line – indeed the total number is about 55.

I note your comment that you do not agree with this proposed designation of 3 substantially developed built up frontages, which I will pass on to the Steering Group and will include your contribution in the report I am preparing on responses to the draft Plan.

I am sorry that you were not aware of the meeting tomorrow before the arrival of my letter. I am grateful for your comments and hope that if you are unable to make the meeting tomorrow, we can meet on another occasion. Please feel free to continue this conversation either by email or by phone.

I enclose a digital copy of the letter I sent you which you may find useful.

Yours sincerely

Geoff Wilson