



SHEFFIELD CITY COUNCIL Cabinet Report

13

Report of: Executive Director Place

Date: 23 March 2011

Subject: Stocksbridge Development Proposal

Author of Report: John Bownes

Summary:

Stocksbridge is in need of a significant boost to both employment opportunities and its retail offer. Stocksbridge Regeneration Company's proposals will go some way to addressing these.

Reasons for Recommendations:

(Reports should include a statement of the reasons for the decisions proposed)

Stocksbridge Regeneration Company's proposals for Stocksbridge will boost not only employment, but also the town's retail offer. It is vital that, subject to normal planning considerations being met, every effort is brought to bear to ensure their delivery.

Recommendations: It is recommended that Cabinet:

- (a) Welcomes the progress being made to deliver Stocksbridge Regeneration Company's ambitious development proposals for Stocksbridge;
 - (b) Endorses the Council's continued support for this project as proposed in this report; and, in particular
 - (c) Agrees to the use of all powers if appropriate to secure land assembly necessary to deliver this project.
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Background Papers:

Category of Report: OPEN

If Closed add – ‘Not for publication because it contains exempt information under Paragraph... of Schedule 12A of the Local Government Act 1972 (as amended).’

* Delete as appropriate

Statutory and Council Policy Checklist

Financial Implications
YES Cleared by:
Legal Implications
NO Cleared by:
Equality of Opportunity Implications
NO Cleared by:
Tackling Health Inequalities Implications
NO
Human rights Implications
NO:
Environmental and Sustainability implications
NO
Economic impact
YES
Community safety implications
NO
Human resources implications
NO
Property implications
NO
Area(s) affected
North Sheffield
Relevant Cabinet Portfolio Leader
Housing, Regeneration and Planning
Relevant Scrutiny Committee if decision called in
Culture, Economy and Sustainability
Is the item a matter which is reserved for approval by the City Council?
NO
Press release
YES

STOCKSBRIDGE DEVELOPMENT PROPOSAL

1.0 SUMMARY

- 1.1 Stocksbridge is in need of a significant boost to both employment opportunities and its retail offer. Stocksbridge Regeneration Company's proposals will go some way to addressing these.
- 1.2 My officers and I are working closely with Stocksbridge Regeneration Company to realise this development, including support in principle for its application for support from the European Regional Development Fund.
- 1.3 In order to ensure delivery of this regeneration package it is proposed that all powers if appropriate are used to secure necessary land assembly.

2.0 WHAT DOES THIS MEAN FOR SHEFFIELD PEOPLE

- 2.1 Stocksbridge has faced an uncertain future with the loss of steel production at the Outokumpu site and reduced staffing levels at the Tata Steel Speciality (previously CORUS) site. In parallel with this the town centre retail offer currently falls short of local needs and expectations.
- 2.2 Delivery of Stocksbridge Regeneration Company's ambitious plans for the valley bottom will result in new modern shopping facilities, new employment opportunities, investment in the Tata plant, an improved environment and new housing.

3.0 OUTCOME AND SUSTAINABILITY

- 3.1 As a result of development proposed at Stocksbridge there would be 4,710 sq m of offices and 13,901 sq m of retail (and other) uses, 139 dwellings and a new storage building and test centre for Tata.
- 3.2 All of the development proposed would be on brownfield sites. New employment opportunities will help address growing unemployment in the town without the need to travel. New investment at Tata would reinforce their commitment to steel production in the town. New retail opportunities would reduce the need of people in Stocksbridge to shop elsewhere.

4.0 BACKGROUND

- 4.1 The Stocksbridge economy has faced some uncertainties in the last few years. Outokumpu have ceased steel production in the town and

Tata, until recently, has faced difficulties through the recession, but is now making new investment in their operations here. Stocksbridge Town Centre, a district centre in the Thriving District and Local Centres Initiative, has likewise faced some difficulties and there is thought to be considerable 'leakage' of retail spend to Hillsborough, Chapeltown and Penistone. New retail development is needed to stem this flow of spend to centres outside of Stocksbridge.

- 4.2 Dransfield Properties and Gallagher Developments, trading as Stocksbridge Regeneration Company, have been engaging with local Councillors, stakeholders, Stocksbridge Town Council and the public, and officers to bring about a substantial proposal for new retail, office and residential development – plus a new warehouse and test centre for Tata in the valley bottom.
- 5.0 PROGRESS TO DATE
- 5.1 In July 2008, planning permission was granted to CORUS Engineering for residential development on land to the west of Tata works (shaded blue on the masterplan attached).
- 5.2 In July 2009, conditional planning permission was granted for 4,710 sq m of offices, 13,901 sq m of retail and other uses, a possible rail halt and associated car parking on land largely shaded red on the masterplan attached. The development would be principally on the valley bottom on land owned by Tata and Outokumpu.
- 5.3 Since then, Stocksbridge Regeneration Company have expanded their proposed investment to include 139 dwellings at Stocksbridge shown black and white to the east of the proposed supermarket on the attached masterplan, a new storage building for Tata (which is required to deliver their retail/ offices permission referred to in para 5.2 above), a test centre (which will require an amendment to their existing planning permission as it impacts on the proposed office development also referred to in para 5.2), and a new pedestrian link to Manchester Road. Planning applications for these developments have now been submitted and will be considered by the West and North Planning and Highways Committee in due course.
- 5.4 Since July 2009, meetings have taken place most months between the three local Sheffield Council members, City Council officers and Stocksbridge Regeneration Company to enable delivery of their development proposal.
- 5.5 Some progress has been made with key landowners to secure ownership of the land for the development to take place. (There are approx 15 separate land holdings with Tata and Outokumpu being the largest).
- 5.6 Stocksbridge Regeneration Company are currently negotiating with the Highways Agency on access from their proposed developments to the Stocksbridge by-pass (shown orange on the attached masterplan).

- 5.7 Stocksbridge Regeneration Company consulted the Town Council and the general public in November 2010 & the Town Council considered Stocksbridge Regeneration Company's current proposal & a draft of this report at its meeting on 1st March 2011 (see section 16 below for further details).
- 5.8 Stocksbridge Regeneration Company has submitted an outline grant application to Yorkshire Forward for European Regional Development Fund support for the scheme. In principle support for their application, has been provided. Further information has been requested by Yorkshire Forward.
- 6.0 MAKING IT HAPPEN
- 6.1 It is proposed that we continue current engagement with Stocksbridge Regeneration Company to facilitate their proposed development and to positively manage it's impact on Stocksbridge and it's connectivity to the rest of the town centre. In particular it is proposed that this includes the use of all powers if appropriate to secure land assembly necessary to deliver this project and providing appropriate support for their bid for European Regional Development Fund assistance from Yorkshire Forward.
- 7.0 FINANCIAL IMPLICATIONS
- 7.1 In addition to officer time, potentially there would be a significant cost to the council of using its powers to secure land assembly. The developers have been informed that this would need to be borne by them and I have received a verbal assurance that, as required, they would be prepared to bear all reasonable costs incurred by the Council.
- 8.0 LEGAL IMPLICATIONS
- 8.1 If appropriate, powers available to the Council including the use of compulsory purchase may be used to secure land assembly necessary to deliver this project.
- 9.0 HUMAN RIGHTS ISSUES
- 9.1 There are no human rights issues arising from this report.
- 10.0 EQUALITY OF OPPORTUNITY IMPLICATIONS
- 10.1 It is likely that the development proposed would provide new employment opportunities for women and unemployed and disabled people.
- 11.0 ENVIRONMENTAL AND SUSTAINABILITY IMPLICATIONS
- 11.1 The development proposed would reuse vacant or derelict land and would be highly accessible for residents in Stocksbridge. It is also likely that the proposal will reduce the need to travel to work, and more particularly to shop in neighbouring towns and districts

11.2 The current outline permission for residential development on the western site requires provision of a riverside walkway. The current full planning permission for the retail and office development will be to a high standard of design, and will minimise the risk to flooding (essentially through raising the level of the site). Similar considerations to these will form a part of the assessment of planning applications for the residential development to the east of the site, the test centre and the new warehouse which have now been submitted & are being assessed.

12.0 ECONOMIC IMPACT

12.1 The proposed development will reinforce Tata's steel manufacturing activity at Stocksbridge. The office development will diversify the local economy. These, together with proposed retail development, will bring jobs to and retain spend within the town. The new housing will improve the attractiveness of Stocksbridge as a place to live.

13.0 COMMUNITY SAFETY IMPLICATIONS

13.1 There are no direct community safety implications resulting from this report.

14.0 HUMAN RESOURCES IMPLICATIONS

14.1 There are no human resource implications resulting from this report. Any staffing and related costs to the Council resulting from its use of powers to secure land assembly necessary to deliver this project will need to be borne by the developers.

15.0 PROPERTY IMPLICATIONS

15.1 There are no property implications to the Council arising from this report.

16.0 CONSULTATION

16.1 Over the last four years, Stocksbridge Regeneration Company has attended a number of meetings of Stocksbridge Town Council to discuss their proposal. In April 2009, the company undertook a public consultation exercise on the original proposed office and retail development in Stocksbridge library.

16.2 In November 2010, the company undertook a consultation event on their current development proposals at Stocksbridge Library. The event was advertised in the local paper, Look Local and in Stocksbridge Library. Members of the Stocksbridge Forum, the MP for Penistone and Stocksbridge, Angela Smith and members of the Steel Valley Partnership were also notified.

16.3 Stocksbridge Town Council considered a draft of this report on 1st March. Comments made (with my response: **R**) are as follows:

- i) The Town Council has no issue with a CPO for the retail element; the CPO shouldn't be linked to the housing scheme. **R:** Any CPO will stand alone and cover, as necessary, land required to deliver the proposed retail & commercial developments only.
- ii) The development (& in particular the housing proposed) needs to be considered in the wider context of Stocksbridge with a more holistic approach to all proposed development in the area. **R:** Agreed. Consideration of Stocksbridge Regeneration Company's proposals has taken full account of the need to complement established commercial & retail activity in the town, development opportunities in it & the town's future needs & aspirations. This wider consideration is also informing proposed policies & proposals for Stocksbridge in the Sheffield Development Framework.
- iii) A masterplan to develop the existing town centre in view of the proposed development proposed by Stocksbridge Regeneration Company has been promised. **R:** An appraisal of the issues facing Stocksbridge, including the town centre, and how best to respond to them is underway and the Town Council will have a full opportunity to consider a draft of this in due course.

17.0 ALTERNATIVE OPTIONS

- 17.1 Significantly improving Stocksbridge's retail offer, employment opportunities and facilitating Tata's investment plans in the town offer the best way of ensuring a sustainable future for Stocksbridge. There are no alternative proposals that will significantly assist the regeneration of the town.

18.0 REASONS FOR RECOMMENDATIONS

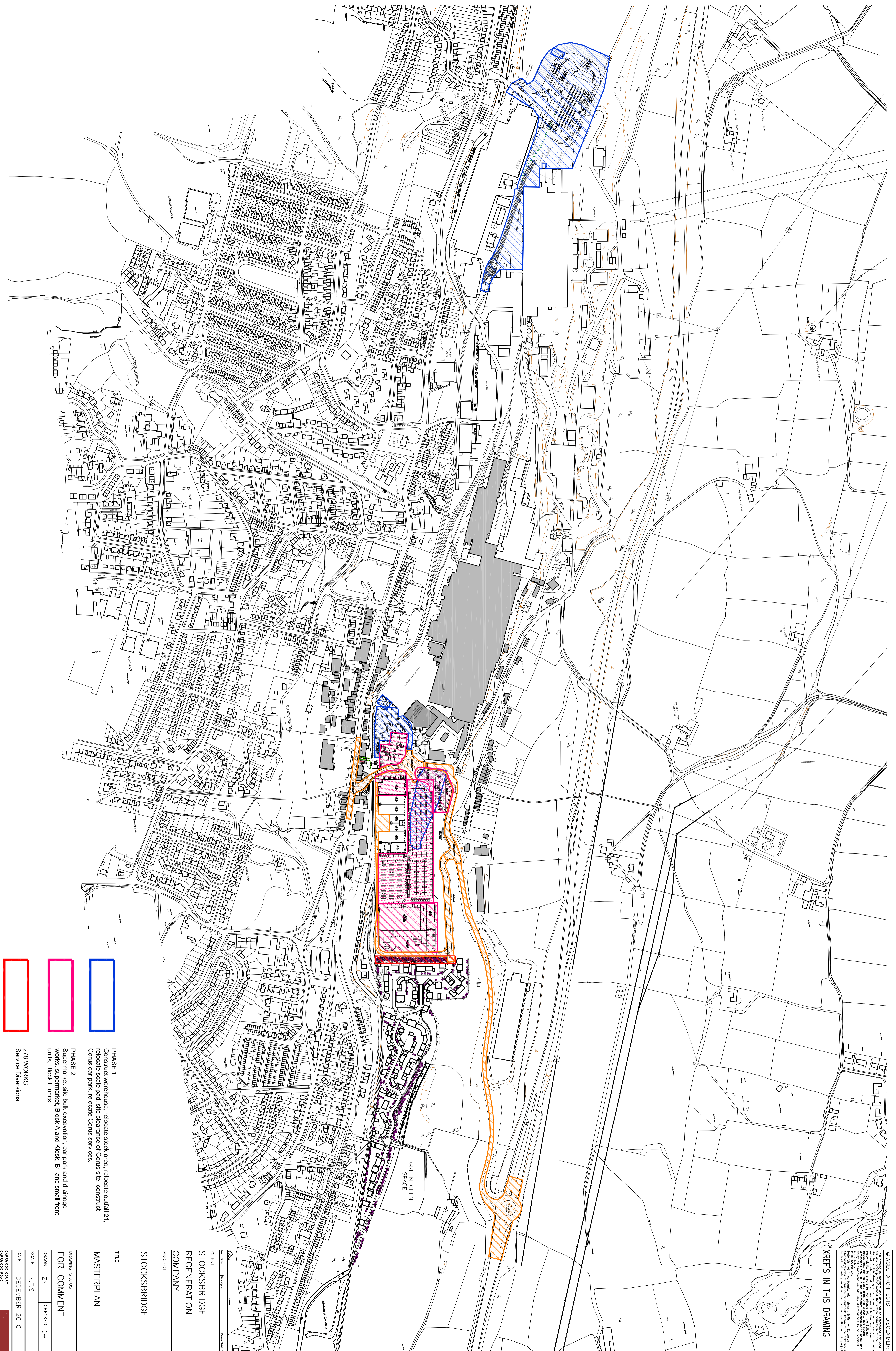
- 18.1 Stocksbridge Regeneration Company's proposals for Stocksbridge will boost not only employment, but also the town's retail offer. It is vital that, subject to normal planning considerations being met, every effort is brought to bear to ensure their delivery.

19.0 RECOMMENDATIONS

- 19.1 It is recommended that Cabinet:
- (a) Welcomes the progress being made to deliver Stocksbridge Regeneration Company's ambitious development proposals for Stocksbridge;
 - (b) Endorses the Council's continued support for this project as proposed in this report; and, in particular
 - (c) Agrees to the use of all powers if appropriate to secure land assembly necessary to deliver this project.

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REFS IN THIS DRAWING



- PHASE 1
Construct warehouse, relocate stock area, relocate outfall 21, relocate scale pad, site clearance of Corns site, construct Corns car park, relocate Corns services.
- PHASE 2
Supermarket site bulk excavation, car park and drainage works, supermarket, Block A and Kiosk, B1 and small front units, Block E units.
- 277 WORKS
Service Diversions
- 278 WORKS
Manchester Road to New Roundabout, Roundabout to Service Road, New Service Road, Service Road to Bypass

TITLE
MASTER PLAN

DRAWING STATUS
FOR COMMENT

DATE
 DECEMBER 2010

SCALE
 N.T.S.

DRAWN
 ZN

CHECKED
 GW

CLIENT
**STOCKSBRIDGE
 REGENERATION
 COMPANY**

PROJECT
STOCKSBRIDGE

ARCHITECTS
WJCC

JOB NO.
 04-145

DRAWING NUMBER
 PH-18

REV