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Dear Resident,

Proposed Allocation of Land for Housing off Moor Valley Road.

You have likely been made aware of proposals in the Sheffield Draft Local Plan to allocate land off Moor Valley Road for housing development. The Council passed the local plan on December 14 with all Party support including support from your local councillors in Beighton

The Plan has indicated that a small area of land off Moor Valley Road known as Owlthorpe F will be earmarked for a potential future housing development. Just to explain that this does not mean houses are going to be built there imminently or in the near future. There is no current planning application being considered. If a planning application were submitted, then of course everyone living in close proximity would be advised and consulted about it. That is not the situation here.

The Local Plan has been out for public consultation and concluded on the 20 February. The vast majority of respondents to the consultation were about the Eckington Way Traveller and Industrial site which I am opposing alongside Michael Chilton who has been leading the campaign given the serious traffic issues on the local road network. I am unaware however of many submissions about the Owlthorpe F site. Nevertheless, where people have written to me then I have submitted those comments in to the council for their consideration where relevant.

The Council eventually has to consider any objections or proposals for changes to the draft Local Plan and then come to a view about any changes it wishes to recommend. If there are significant changes proposed from the original draft it may have to consult again. The final version then goes to a body called the Planning Inspectorate and they will then seek any written views from the public and will hold a public enquiry where anyone who objects to anything in the Local Plan can have their say. I am happy to keep you informed of such developments.

In terms of the actual site, which is Owlthorpe F, unfortunately a lot of misleading information has been given out. Some maps that I have seen show an area of land which is far larger than the actual area proposed in the draft Local Plan (the area proposed is 10 acres not 22 acres). The area in the Local Plan is essentially the field which is being used for grazing immediately adjacent to the Moor Valley main road. To be absolutely clear the local wildlife site and the nature trail are not included in the site earmarked for housing. They will both remain as open space according to the draft Local Plan. It is very disappointing that the information given out by at least one local individual has been so inaccurate.

To put this in historical context, in the previous local plan adopted in 1998 the proposed Owlthorpe F site was zoned for housing as part of a site which included the building on what eventually became Moor Valley Close. Once Moor Valley Close was built the Owlthorpe F site remained to be built on. That is why perhaps so few objections have been raised over the years to building here and why it was re-included in the current draft local plan.

In the Local Plan the Council has to find sites for 40,000 new homes in the next 15 years. That is 35% less than the Government is proposing. The proposals so far mean that 80% of those homes will be built on brown field sites and that requires virtually all the brown field sites in the city to be used either for housing or the development of sites to meet the demands of the considerable success the city is having currently in bringing in hi-tech, high value jobs particularly in the Don Valley. If some proposed sites are excluded others have to be identified.

I have been out to visit this site along with my assistant Michael Chilton who has been assisting me with issues at Owlthorpe in recent months. If you do have any further questions or concerns, please write to myself at [officeofclivebettsmp@parliament.uk](mailto:officeofclivebettsmp@parliament.uk) or Michael at [Michael.chilton@parliament.uk](mailto:Michael.chilton@parliament.uk)

Please let us know if you require any further information or you have any comments on this or any other matter.

Yours sincerely,

Clive Betts

MP for Sheffield South East