

Hi [REDACTED]

Thanks for this, I've reviewed and I agree this doesn't need to be recovered. It's a very small development, and the MP isn't requesting recovery.

Best

[REDACTED]  
Planning Casework Unit  
[REDACTED]

**From:** [REDACTED]  
**Sent:** 01 December 2020 09:00  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: appeal reference: APP/J4423/W/20/3258555

Hi [REDACTED]

We have a recovery request for an appeal in Sheffield for erection of 74 no. dwellings, formation of access road, associated landscaping works, open space works and flood storage works. The Inquiry is due to open on 12<sup>th</sup> Jan.

The request (for call-in read recovery) comes from Mr Meredith and has been made to DEFRA (no doubt will eventually find its way to us via Despatch Box) but also forwarded to us by Mr Meredith.

I've enclosed the LPA's refusal reasons along with LPA and Appellant statements. There is also a Rule 6 party - Owlthorpe Fields Action Group.

At application stage there were 330 letters of representation from third parties and objections from Sheffield and Rotherham Wildlife Trust, Campaign to Protect Rural England, Owlthorpe Fields Action Group and Clive Betts MP. Around 100 on appeal including the MP again (but not asking for recovery – see his letter enclosed).

I don't think this would need to be recovered but grateful for your views.

[REDACTED]

**From:** Michael Meredith <[ecologicalowlthorpe@gmail.com](mailto:ecologicalowlthorpe@gmail.com)>  
**Sent:** 30 November 2020 14:57  
**To:** Dutton, Holly <[HOLLY.DUTTON@planninginspectorate.gov.uk](mailto:HOLLY.DUTTON@planninginspectorate.gov.uk)>  
**Subject:** appeal reference: APP/J4423/W/20/3258555

**Dear Holly Dutton**

**I have requested from George Eustece in his capacity as Secretary of State for the Environment, Food and Rural Affairs, that the application made by Avant homes be called in for his determination on two previous occasions. I have had the acknowledgments of my emails but no reply with regard to the substance. Copies are pasted in this email. I have also contacted other government bodies. The problem seems to be that they want to refer me back to my local MP and**

planning department. The planning department are adamant about building in Owlthorpe and so it seems is MP Clive Betts.

Thank you for your attention

**From:** Michael Meredith

**Sent:** 26 May 2020 20:21

**To:** [george.eustice.mp@parliament.uk](mailto:george.eustice.mp@parliament.uk) <[george.eustice.mp@parliament.uk](mailto:george.eustice.mp@parliament.uk)>

**Subject:** Planning Application

**To George Eustace MP Secretary of State for Environment, Food and Rural Affairs**

Dated 26<sup>th</sup> May 2020

Dear Mr.Eustace,

I am writing to you because a Planning Application on Owlthorpe Fields is to be determined at the Sheffield City Council Planning Committee Meeting on Tuesday 2nd June.

I formally request that you review this application with a view to calling it in. The planning application made by Avant Homes to build on Owlthorpe Fields in Sheffield does not comply with Government directive concerning upstream flood defences and climate change policy. I set out below my reasons for requesting this action for your own determination.

<https://planningapps.sheffield.gov.uk/online-applications/> reference number 19/03143/FUL

I believe The Secretary of State has the power to take the decision-making power on a planning application out of the hands of the local planning authority when it is of national interest.

<https://researchbriefings.parliament.uk/ResearchBriefing/Summary/SN00930> , which states:

"The Secretary of State has the power to take the decision-making power on a planning application out of the hands of the local planning authority (LPA) by calling it in for his own determination. This can be done at any time during the planning application process, up to the point at which the LPA makes the decision.

#### **Who can request calling-in?**

Anyone can ask for a planning application to be called-in. Applicants should give clear reasons why they think that the application should be called-in, including why it is of more than local importance."

Published 23 January 2020 Press

release <https://www.gov.uk/government/news/environmental-bodies-set-joint-vision-to-tackle-climate-change> Environmental bodies set joint vision to tackle climate change Environment Agency, Forestry Commission, and Natural England outline a shared vision to use nature-based solutions to tackle the climate emergency.

**Owlthorpe Fields is a nature-based solution.** The Wetlands of Owlthorpe Fields holds vast quantities of rain water which it releases gently into the Ochre Dyke. If more houses were

built on Owlthorpe Fields the Ochre Dyke would surely flood down stream, first into the River Rother and then into to the River Don which flooded Fishlake in Doncaster. Sheffield City Council is aware of this because in 2012 The Owlthorpe Heritage and Nature Trail, the Moorhole Lane Trail, the Ochre Dyke & Wooland Fringe and Buttercup Meadow were officially opened by Clive Betts MP for Sheffield South East, David Caufield - Sheffield City Council Officer, Sheffield City Councillor Helen Mirfin-Boukouris and 795 children from three local primary schools. I enclose a photo of one of the notice boards on display on site.

Surveys carried out by Sheffield City Council Ecology Department indentified 843 species of fauna and flora, 96 species of vertebrates and 295 species of invertebrates alive in Owlthorpe. The land management was taken under the monitoring of **Natural England**. A further 12,243 trees and hedgerow plants were planted also 64,000 bulbs and 1,500 square metres of wildflowers seeds sown. Crystal Peaks Shopping Mall & Retail Park helped support the project. Local school children and community have enjoyed using the trails for many years. There are many mature trees in Owlthorpe Fields and ancient hedgerows which support the wildlife in their natural habitat. My wife and I enjoyed a walk on Monday 25<sup>th</sup> May 2020 in Owlthorpe Fields and cannot understand why Sheffield City Council wants to destroy this paradise. I enclose a picture showing the maturity of the trees that will be destroyed by Sheffield City Council.

On the Sheffield City Council Planning Department Portal, under public comments, there are 261 household objections with only 2 supporting the application. My objections are detailed under 22 Royston Avenue Sheffield S20 6SG (Objects) Comment submitted date: Fri 21 Feb 2020. There are many objections by residents who explain their concerns better than I can. I will be grateful if you would please read them and make your judgment.

I personally feel that there may be other planning applications with similar concerns for the environment. There may also be other areas similar to Owlthorpe Field which need protection from unnecessary development.

Yours Sincerely

Michael Meredith

22 Royston Avenue,  
Owlthorpe,  
Sheffield

The Secretary of State for the Environment,  
House of Commons  
London  
SW1A 0AA

19<sup>th</sup> October 2020

Dear Secretary of State,

I formally request that application Reference: 19/03143/FUL made to Sheffield City Council by Avant Homes be called in for your determination. I am aware that as the Government Environment Minister, you have the authority to do this. I am also aware that I need to make the case that this planning application is not only detrimental to the local area but also is not in the National interest. With this in mind I request that you look at this web-site:

[www.ecological-owlthorpe.org](http://www.ecological-owlthorpe.org) The site shows that Ecological Owlthorpe has all the elevations that fulfil the requirement of an upstream nature based solution protecting the environment.

I watched with interest your interview with Sophie Ridge shortly after the floods of last winter

<https://www.youtube.com/watch?v=bbYXEDczL-U> In this interview you explain that there are funds for areas such as Ecological Owlthorpe to be protected as an upstream nature based solution to stop downstream flooding. To my knowledge, my local Labour MP Clive Betts and Sheffield City Council have not applied for such funding.

I realise that protocol requires me to address my concerns to my local Labour MP Clive Betts. I have done this on numerous occasions. Unfortunately, Mr. Betts has a history of not listening to his constituents. In the EU Referendum a huge majority of his constituents voted to leave the EU but Mr. Betts continues to vote to stay. In the last general election, I was selected to be an observer to the count of votes in Sheffield South East. In the boxes counted from the South of Sheffield Mr. Betts was falling behind the Conservative candidate. It was not until we counted the boxes from the East of Sheffield that he caught up eventually retaining his seat. The reason I mention this is because the demographic of the voters in the East of Sheffield live in social housing and voted for Labour.

Please look at the video footage of the last Sheffield Council Planning Meeting with regard to Advent Homes reference number 19/03143/FUL. In this meeting Mr. Betts MP presses the case for more density of housing and more social housing. I personally think this is for political reasons as he is perhaps hoping to increase the Labour vote in South Sheffield.

I also request that the Government Legal team look at the legal document attached to the Sheffield City Council Planning Meeting where planning permission was refused to Advent Homes Reference Number 19/03143/FUL. As you can see in the video footage, traffic problems were discussed at length by Sheffield City Planning Committee, and in particular by Councillor Chris Rosling-Josephs who lives in the local area. After the vote the planning officer explains to the Council that if traffic problems were included in the Legal Document "it would make the site sterile for further development".

This has left the door open for Advent Homes to make an appeal to the Secretary of State for Housing which they did on 30<sup>th</sup> September. Regarding this, the deadline for public objections is 3<sup>rd</sup>. November 2020 to [holly.dutton@planninginspectorate.gov.uk](mailto:holly.dutton@planninginspectorate.gov.uk) The public inquiry date is 12<sup>th</sup> January 2021 and will last four days. I intend to make my objection to the Planning

Inspectorate and hereby formally request your intervention with a view to Calling In the application.

Yours faithfully,

Michael Meredith