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Second Open Letter to Simon Vincent

Service Manager

Strategic Planning Service

City Futures Sheffield City Council

Date: 13th September 2023

Dear Simon Vincent

Thank you for your response regarding Freedom of Information.

To clarify what I am looking for:

Question 1: Could you make available the records of mining under Owlthorpe to help us understand why mine water is showing at 14.8 meters and 20.5 meters?

This question could be answered by making the records accessible online.

Many residents of Owlthorpe have been concerned about building over mines that are known to be flooded at such a shallow depth. I suppose the question is one of Health and Safety.

Question 2: Can you explain why this document: [https://www.ecological-owlthorpe.org/19_03143_FULCOAL_AUTHORITY-1401550%20\(2\).pdf](https://www.ecological-owlthorpe.org/19_03143_FULCOAL_AUTHORITY-1401550%20(2).pdf) was not made available at the Inspectors Inquiry? This document shows the outcrop of surface coal. Was Avant Homes made aware of the outcrop of coal before they purchased the land? Was Inspector Woodward's misled about the extent of work that would need to be undertaken to make the land safe? In Inspector O S Woodward's Appeal Decision there is no mention about the Surface Coal and how it needs to be removed before construction can take place.

Question 3: Can you supply records of the payments made by Sheffield City Council when purchasing the land in south Sheffield? At many of the meetings regarding building in Owlthorpe MP Clive Betts states that the land in south Sheffield was purchased by Sheffield City Council for the purpose of building. This is the land I am referring to.

Question 4: Were there any covenant documents attached to the purchase of this land? It has been suggested that some of the land which was originally farmland may have had covenant's restricting building.

Question 5: Can you supply copies of the annual income Sheffield City Council receive from all the new estates including residential and commercial from the land purchased in South Sheffield?

Specifically, I am referring to all the new Housing developments in Mosborough townships ie: Owlthorpe, Westfield, Waterthorpe etc; all the new developments on Mosborough Moor; and the new halfway developments around Morrisons supermarket, all falling in the S20 postcode.

I am also interested in information regarding commercial developments in the same area, such as ASDA, Aldi, etc:

All I need is a simple spreadsheet stating, Development Name, Name of Property Developer, how many properties, revenue to Sheffield City Council Tax and Business rates from each individual area.

I assume that all are paying Council Tax and Business rates so I hope this is an easy calculation to make.

Additional Question

With reference to Question 6: In Appeal Decision Inquiry Held on 12-15, 19, and 21 January 2021 Site visit made on 20 January 2021 by O S Woodwards BA(Hons.) MA MRTPI an Inspector appointed by the Secretary of State Decision date: 2 March 2021 Quote: **“MAIN ISSUES 7. The principle of development is not in dispute between the main parties. The site is one (Site E) of three sites (Sites C, D and E) in the Owlthorpe area which have been allocated for residential development for some time, as set out in Policy H13 of the Unitary Development Plan 1998 (the UDP), and in detail in the Housing Sites (C, D, E), Moorthorpe Way, Owlthorpe Planning and Design Brief, November 2017 (the Brief).”**

Research I have undertaken with the Coal Authority and Environment Agency suggest that site C, D and E are not fit for building purposes. Reported in The Star: <https://www.thestar.co.uk/news/politics/sheffield-mp-calls-for-answers-about-new-housing-estate-being-built-on-top-of-coal-3633549>

After this report a meeting took place in Owlthorpe Fields it is believed that this meeting was attended by Clair Baker Chair of Owlthorpe Fields Action Group, MP Clive Betts, Terry Fox Head of Sheffield Council, Other Councillors, Representatives of Sheffield (LPA) and wildlife experts. I believe the meeting was to support Owlthorpe Fields Action Group in their endeavours to have plot C and D removed from the Housing development site and preserved as a wildlife site. In removing site C and D you create a deficit in the Housing plan of 150 New properties which the planning Inspectorate will require addressing.

Question 6: At this meeting was it decided to support removing plot C and D from the Local draft plan and support throwing Plot F under a bus?

Thank you for your attention

Kind Regards

Michael Meredith