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Regulated by RICS

16 May 2008

Dear Mr Baxter

## River Don District, Sheffield Outline Planning Application - Mixed-Use Development

On behalf of our client, The British Land Company Plc (hereafter referred to as British Land), please find enclosed with this letter an Outline Planning Application with all matters reserved for a mixed-use development in the Lower Don Valley, Sheffield.

The description of the development for which planning permission is sought is:

*“Demolition of existing buildings; site preparation; redevelopment of the application site for a mix of uses including; retail floorspace (Use Class A1), commercial office floorspace (A2), food and drink facilities (A3, A4 and A5) employment and business uses (B1), hotels (C1), residential accommodation (including serviced apartments) (C3), community and civic facilities (D1), leisure uses (D2) and ancillary commercial and non-commercial uses, car parking spaces (including multi-storey car parking), public and private open space, and landscaping works, highways, access and engineering works and associated works.”*

The proposals have been subject to an Environmental Impact Assessment (EIA).

This application comprises this letter together with the 5 paper copies and 1 electronic copy (CD ROM) of the following:

- (i) Completed Planning Application Forms;
- (ii) Certificate C, corresponding Newspaper notice, Schedule of Owners and Article 6 Notice and Agricultural Holdings Certificate;
- (iii) Application Fee Cheque (£31,485);
- (iv) Site Location Plan (Ref: RDD 3000);
- (v) Parameters Plans (Ref: RDD P01, P02, P03, P04 and P05) and Regulatory Text prepared by Hopkins Architects and Drivers Jonas;
- (vi) Environmental Statement, Technical Appendices and Non-Technical Summary (NTS);
- (vii) Design and Access Statement prepared by Hopkins Architects;
- (viii) Planning Policy Assessment prepared by Drivers Jonas;
- (ix) Office Campus Planning Policy Assessment prepared by Drivers Jonas;
- (x) Transport Statement and Draft Travel Plans prepared by Peter Brett Associates (Within ES);

- (xi) Flood Risk Assessment prepared by Peter Brett Associates (Within ES);
- (xii) PPS25 Assessment - Sequential Test and Exception Test prepared by Drivers Jonas;
- (xiii) Sustainability Statement prepared by Arup;
- (xiv) Energy Strategy Report prepared by Chapman Bathurst;
- (xv) Carbon Statement prepared by Peter Brett Associates;
- (xvi) Statement of Community Involvement prepared by Drivers Jonas; and
- (xvii) Schedule of Draft Planning Obligations.

### ***Parameters Plans***

A set of Parameters Plans are submitted with this application to establish the parameters of the proposed development sufficiently to allow the EIA process to be undertaken in an accurate and robust manner and assess the potential environmental effects of the proposals.

### ***Illustrative Masterplan***

An Illustrative Masterplan has been prepared by Hopkins Architects and submitted alongside this application, as an example of how the development could be delivered. This has been submitted for information purposes only and should not inform the determination of the planning application. Notwithstanding this, for particular ES chapters, the Illustrative Masterplan has been useful in demonstrating a likely outcome of the application process.

The Illustrative Masterplan evolved through discussions with Sheffield City Council, technical consultants and through the consultation process, and has formed the basis of detailed and lengthy discussions with the Council.

### **The Applicant - British Land**

British Land is the owner of a substantial area of the vacant and former industrial land within the Lower Don Valley. They are one of the largest UK real estate investors and create value by actively managing, financing and developing prime commercial property to provide the environment in which modern business can thrive.

British Land is the largest UK Real Estate Investment Trust by assets (£14.6 billion) with total assets under management of £18.4 billion, as at 31 December 2007.

British Land has two principal areas of expertise:

- (i) Managing and maintaining existing accommodation for their occupiers, such as offices, shopping centres and retail parks; and
- (ii) Developing new buildings and the environments in which they are situated.

British Land has committed to be carbon neutral by 2008/2009 and was recently awarded the title Developer of the Year (2007) by Property Week and "Sustainable Developer of the Year 2007" by Building Magazine.

British Land works with the local community at every stage of a development and consultation has been ongoing with local residents and a wide range of local and regional stakeholders, to ensure a sustainable new community for Sheffield is created.

### **The Application Site**

The application site is situated within the River Don District Masterplan area, which is located to the north east of Sheffield City Centre and within the northern portion of the Lower Don Valley. The site extends to approximately 25.66 hectares.

Much of the application site is previously developed and is currently vacant. The majority of the site has been cleared of previous structures however there are some remains of buildings still present.

### **Background to Application**

This application represents the culmination of a number of years of consultation with Sheffield City Council and other key stakeholders, including the general public.

British Land have worked closely with Sheffield City Council for a period of over 5 years to regenerate this key 'Gateway' to Sheffield. This culminated in the Council endorsing a comprehensive Masterplan for the River Don District in September 2007.

The core objectives of the Masterplan seek to achieve sustainable development from an economic, social and environmental perspective.

The key strategic development objectives of the Council endorsed RDD Masterplan are:

- Making it green:*** Commitment to conserve and enhance existing ecology; Creation of public open spaces; Delivery of landscaped public places and a greener place to live and work.
- Making it connected:*** Convenient links to public transport network (bus, tram and rail); New pedestrian routes enabling a link between the river and the canal; New and enhanced cycle routes; Integration to neighbouring areas.
- Making places and creating destinations:*** Provide community facilities; A landscaped office campus for Sheffield and the wider area; A new residential quarter.
- A statement of Innovation and success:*** Creation of a desirable destination (for living and working); Attractive location for new investment; Use of high quality design and materials; Contribute to the delivery of Sheffield's Economic Masterplan.

British Land is now submitting this outline planning application for development that has grown from the principles contained within the Masterplan. The application site presents an opportunity to create a new vibrant mixed-use community of offices, housing, local retail, leisure and community facilities. This comprehensive approach will bring new work, living and leisure opportunities to the Lower Don Valley and will act as a catalyst for the regeneration of the wider River Don District.

### **Summary of Benefits and Conclusions**

To assist the realisation of the RDD Masterplan, this Outline Planning Application seeks to deliver:

- n an office campus capable of supporting in the order of 6,500 employees targeting BREEAM Excellent Standard;
- n a new residential district of between 800-1,300 units to Code for Sustainable Homes (CSH) Level 3, which would potentially support a resident population of up to 2,000 inhabitants. There would be a mix of housing sizes and types and a minimum level of 15% of affordable housing;
- n a neighbourhood centre with a rich mix of uses that could include a hotel, health and fitness, local shops, cafés and restaurants, a pharmacy and, subject to need, consulting rooms and a medical centre;
- n a riverside park, including sports pitches, and open spaces including areas that will be managed for their ecological value;
- n a network of pedestrian and cycle routes connecting to the wider cycle network, and in particular providing access to major public transport interchanges at Meadowhall and on the tram at Carbrook; and

n easy access by bus, cycle, rail or tram to Sheffield City Centre and all of its working, shopping, cultural, work, education, health care and leisure assets.

The RDD proposal will deliver a new employment led mixed-use sustainable community and will comply with existing and emerging local planning policy and the economic strategy for the City.

The proposal will have a significant impact on transforming the image of the Lower Don Valley, at a key gateway location. This is part of the agenda which Creative Sheffield and the City of Sheffield are promoting.

The RDD will deliver major economic benefits, both locally and within the City Region. These benefits accord with the objectives of regional and local economic and planning policy strategies, including the Sheffield Economic Masterplan, and the Sheffield Core Strategy document.

We trust this provides the information you require and look forward to receiving early confirmation of the registration of this planning application.

In the meantime, please do not hesitate to contact either myself or my colleagues, Rosalyn Eastman (DD: 0113 394 2404) or Jenny Taylor-Smith (DD: 0113 394 2410).

Yours sincerely

**Mark Underwood**  
**DRIVERS JONAS**

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