



Please send to: The Planning Service, Howden House, 1 Union Street, Sheffield, S1 2SH.

Planning Helpline: 0114 2734215 Email: planningdc@sheffield.gov.uk

Sheffield guidance at www.sheffield.gov.uk/planning

Sheffield
City Council



Application for Outline Planning Permission with all matters reserved. Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:		First name:	
Last name:			
Company (optional):	THE BRITISH LAND COMPANY PLC		
Unit:		House number:	
		House suffix:	
House name:			
Address 1:	C/O AGENT		
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):	DRIVERS JONAS		
Unit:		House number:	
		House suffix:	
House name:			
Address 1:	9 BOND COURT		
Address 2:			
Address 3:			
Town:	LEEDS		
County:			
Country:			
Postcode:	LS1 2JZ		

3. Description of the Proposal

Please describe the proposal:

"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."

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3. Description of the Proposal (continued)

Has building or works already been carried out? ☐ Yes ☒ No

If Yes, please state the date when building or works were started (DD/MM/YYYY):

(date must be pre-application submission)

Have the works been completed? ☐ Yes ☐ No

If Yes, please state when the works were completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

LAND AT THE FORMER JESSOP AND STAYBRIGHT WORKS,
BOUNDED BY MEADOWHALL WAY, THE RIVER DON,
CARBROOK STREET AND WEEDON STREET, KNOWN AS
THE RIVER DON DISTRICT.

5. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☒ Yes ☐ No

If yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☐ No ☐ Unknown

How will surface water be disposed of? SEE SUPPORTING INFORMATION
COMBINATION - SEE SUPPORTING INFORMATION

☐ Sustainable drainage system ☐ Existing watercourse

☐ Soakaway ☐ Pond/lake

☐ Main sewer ☐ Unknown

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☒ Yes ☐ No

If Yes, please provide details:

SEE STATEMENT OF COMMUNITY INVOLVMENT

8. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

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9. Site Area

Please state the site area in hectares (ha)

10. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☒ Yes

☐ No

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☒						
Flats and maisonettes	☒						
Live-work units	☒						
Cluster flats	☐						0
Sheltered housing	☐						0
Bedsit/studios	☒						
Unknown type	☒						UP TO
Totals (a+b+c+d+e+f+g)=							1105

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☒						
Flats and maisonettes	☒						
Live-work units	☒						
Cluster flats	☐						0
Sheltered housing	☐						0
Bedsit/studios	☒						
Unknown type	☒					195	UP TO
Totals (a+b+c+d+e+f+g)=							195

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total proposed residential units (A+B+C+D)=

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total existing residential units (E+F+G+H)= 0

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): MAX 1300

11. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No ☐ Unknown

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Unknown	Total gross internal floorspace proposed (including change of use)(square metres)	Unknown	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐			☐		☐	
	Net tradable area:	☐			☐		☐	
A2	Financial and professional services	☐			☐		☐	
A3	Restaurants and cafes	☐			☐		☐	
A4	Drinking establishments	☐			☐		☐	
A5	Hot food takeaways	☐			☐		☐	
B1 (a)	Office (other than A2)	☐			☐		☐	
B1 (b)	Research and development	☐			☐		☐	
B1 (c)	Light industrial	☐			☐		☐	
B2	General industrial	☐			☐		☐	
B8	Storage or distribution	☐			☐		☐	
C1	Hotels and halls of residence	☐			☐		☐	
C2	Residential institutions	☐			☐		☐	
D1	Non-residential institutions	☐			☐		☐	
D2	Assembly and leisure	☐			☐		☐	
OTHER	Please specify	☐			☐		☐	
		☐			☐		☐	
Total			0	0		PLEASE SEE APPENDIX ONE OF FORMS		

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Unknown	Total rooms proposed (including changes of use)	Unknown	Net additional rooms
C1	Hotels	☐		☐		☐	
C2	Residential Institutions	☐		☐		☐	
Other	Hostels	☐		☐	PLEASE SEE APPENDIX ONE OF FORMS		

12. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	0	0	0	0
Proposed employees	-	-	UP TO C.6,500	-

13. Hours of Opening

Please state the hours of opening for each non-residential use proposed: UNKNOWN AS YET

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
		POTENTIALLY 24 HRS		

14. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

TO BE CONFIRMED AT DETAIL STAGE

Is the proposal a waste management development? ☐ Yes ☒ No ☐ Unknown

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Unknown	Maximum annual operational throughput in tonnes (or litres if liquid waste)	Unknown
Inert landfill	☐		☐		☐
Non-hazardous landfill	☐		☐		☐
Hazardous landfill	☐		☐		☐
Energy from waste incineration	☐		☐		☐
Other incineration	☐		☐		☐
Landfill gas generation plant	☐		☐		☐
Pyrolysis/gasification	☐		☐		☐
Metal recycling site	☐		☐		☐
Transfer stations	☐		☐		☐
Material recovery/recycling facilities (MRFs)	☐		☐		☐
Household civic amenity sites	☐		☐		☐
Open windrow composting	☐		☐		☐
In-vessel composting	☐		☐		☐
Anaerobic digestion	☐		☐		☐
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		☐		☐
Sewage treatment works	☐		☐		☐
Other treatment	☐		☐		☐
Recycling facilities construction, demolition and excavation waste	☐		☐		☐
Storage of waste	☐		☐		☐
Other waste management	☐		☐		☐
Other developments	☐		☐		☐

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

15. Existing Use

Please describe the current use of the site:

VACANT AND DERELICT LAND

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

INDUSTRIAL PREMISES AND TEMPORARY CAR PARKING

When did this use end (if known)? DD/MM/YYYY

C. 1980

(date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated?

☒ Yes ☐ No

Land where contamination is suspected for all or part of the site?

☒ Yes ☐ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☒ Yes ☐ No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

LAND REGISTRY SEARCH

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Name of Owner	Address	Date Notice Served
MEADOWHALL CENTRE 1999 LTD	MANAGEMENT SUITE, 1 THE OASIS, MEADOWHALL CENTRE, SHEFFIELD, S9 1EP	16 MAY 2008
TRANSPORT & HIGHWAYS	SHEFFIELD CITY COUNCIL, HOWDEN HOUSE, 1 UNION STREET SHEFFIELD, S1 2SH	16 MAY 2008

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

SHEFFIELD TELEGRAPH

On the following date (which must not be earlier than 21 days before the date of the application):

16 MAY 2008

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

DRIVERS JONAS

16 MAY 2008

16. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or

DRIVERS JONAS

Date (DD/MM/YYYY):

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B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

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Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

17. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

A completed and dated application form with 3 copies:

☒

The correct fee:

☒

3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

☒

3 copies of a design and access statement:

☒

3 copies of other plans and drawings or information necessary to describe the subject of the application:

☒

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):

☒

3 copies of the completed dated Ownership Certificate (A, B, C, or D - as applicable):

☒

18. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Date (DD/MM/YYYY):

16 MAY 2008

(date cannot be pre-application)