

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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority'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:	Sheffield City Council			
Company (optional):	Please Refer to Agent			
Unit:		House number:		House suffix:
House name:				
Address 1:				
Address 2:				
Address 3:				
Town:				
County:				
Country:				
Postcode:				

2. Agent Name and Address

Title:		First name:		
Last name:				
Company (optional):	Montagu Evans LLP			
Unit:		House number:		House suffix:
House name:				
Address 1:	5 Bolton Street			
Address 2:				
Address 3:				
Town:	London			
County:				
Country:				
Postcode:	W1J 8BA			

3. Description of the Proposal

Please describe the proposal:

Comprehensive redevelopment comprising a retail led mixed use scheme to include demolition of existing buildings and associated structures, the closure and alteration of highways, engineering works and construction of new buildings and structures to provide retail, restaurants and office floorspace as well as residential accommodation together with ancillary and associated development including new and enhanced pedestrian routes and open spaces, car parking and vehicular access and servicing facilities.

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: Please refer to the Site Location Plan

Address 2: Drw. No. DR-A-02302

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 and Buildings at Barkers Pool, Burgess Street, Cambridge Street, Carver Street, Charles Street, Charter Square, Cross Burgess Street, Furnival Gate, Pinstone Street, Rockingham Street, Trafalgar Street, Wellington Street, Sheffield

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

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Existing watercourse

☐ Soakaway ☐ Pond/lake

☐ Main sewer

Please refer to the Drainage Strategy

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:
 Dinah Hope and Andrew Slaney

Reference:
 15/00079/PREAPP

Date (DD/MM/YYYY): 2014 -2015
(must be pre-application submission)

Details of pre-application advice received?
 Detailed formal pre-application discussions on all relevant planning matters led by a Planning Performance Agreement.

7. Authority Employee / Member

With respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

8. Site Area

Please state the site area in hectares (ha) 7.14 Hectares

9. 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

Please refer to Schedule 1

Proposed Housing

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

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

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

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

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

Existing Housing

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

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

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

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

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

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

10. 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)	☐		Please refer to Schedule 1.			☐	
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							

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	☐		Please refer to Schedule 1.			☐
OTHER		☐		☐		☐	
Please Specify		☐		☐		☐	

11. Employment

Please refer to Socio Economic Chapter of the Environmental Statement

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

12. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

13. 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:

Typical plant associated with retailing, food and drink uses, office and car parking.

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.

14. Existing Use

Please describe the current use of the site:

Mixed use retail, office, restaurant, cafe residential, hotel, sui generis etc

Is the site currently vacant? ☐ Yes ☒ No

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

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

(date where known may be approximate)

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

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

15. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

15. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Name of Owner / Agricultural Tenant	Address	Date Notice Served
Please refer to attached Schedule 2 (Known Owners)		

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

Sheffield Star

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

30 July 2015

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

30/07/2015

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Name of Owner / Agricultural Tenant	Address	Date Notice Served

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):

16. 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.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 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:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



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



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings):



17. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

30/07/2015

(date cannot be pre-application)

18. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

19. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

20. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes

☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

SCHEDULE 1 - ALL TYPES OF DEVELOPMENT FLOORSPACE

GEA FLOORSPACE SCHEDULE

Use Class / Type of Use	Estimated Existing internal floorspace (sq m GEA)	Estimated Floorspace to be lost by change of use or demolition (sq m GEA)	Total floorspace proposed (including change of use) (sq m GEA)	Estimated Net additional floorspace following development (sq m GEA)
A1 Shops	36,606	Up to 36,606	-	-
A2 Financial and Professional Services	2,309	Up to 2,309	-	-
A1 / A2 Retail Total	38,915	Up to 38,915	Up to 72,449	+ 33,534
A3 Restaurants and Cafes	1,082	Up to 1,082	-	-
A4 Drinking Establishments	3,495	Up to 3,495	-	-
A5 Hot Food Takeaways	703	Up to 703	-	-
A3 / A4 / A5 Food and Beverage Total	5,280	Up to 5,280	Up to 6,007	+ 727
B1 Business	13,475	Up to 13,475	Up to 38,323	+ 24,848
C1 Hotels	7,435	7,435	0	- 7,435
D1 Non-residential institutions	215	215	0	- 215
Sui generis (Nightclubs etc)	6,077	6,077	0	- 6,077
Vacant (Leah's Yard)	2,137	2,317	0	- 2,317
Car Parking Areas	0	0	Up to 70,815	+ 70,815
TOTAL	73,534	Up to 73,534	Up to 187,594	+114,060
C3 Residential	643	643	Up to 8,081	Up to + 7,438

GIA FLOORSPACE SCHEDULE

Note: Proposed GIA Floorspace is Illustrative and not for approval

Use Class / Type of Use	Estimated Existing internal floorspace (sq m GIA)	Estimated Floorspace to be lost by change of use or demolition (sq m GIA)	Total illustrative floorspace proposed (including change of use) (sq m GIA)	Estimated Net additional floorspace following development (sq m GIA)
A1 Shops	33,278	Up to 33,278	-	-
A2 Financial and Professional Services	2,099	Up to 2,099	-	-
A1 / A2 Retail Total	35,377	Up to 35,377	Up to 71,582	+ 36,205
A3 Restaurants and Cafes	984	Up to 984	-	-
A4 Drinking Establishments	3,495	Up to 3,495	-	-
A5 Hot Food Takeaways	639	Up to 639	-	-
A3 / A4 / A5 Food and Beverage Total	5,118	Up to 5,118	Up to 5,777	+ 659
B1 Business	11,795	Up to 11,795	Up to 37,038	+25,243
C1 Hotels	7,435	7,435	0	- 7,435
D1 Non-residential institutions	196	196	0	-196
Sui generis (Nightclubs etc)	5,525	5,525	0	- 5,525
Vacant (Leah's Yard)	1,858	1,858	0	-1,858
Car Parking Areas	0	0	Up to 69,831	+69,831
TOTAL	67,304	Up to 67,304	Up to 184,228	+116,924
C3 Residential	643	643	Up to 7,768	+ 7,125

SCHEDULE 2 – KNOWN OWNERS

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

NOTICE UNDER ARTICLE 13

CERTIFICATE C

OWNER'S NAME	ADDRESS AT WHICH NOTICE WAS SERVED	DATE ON WHICH NOTICE WAS SERVED
Sheffield City Council	Howden House 1 Union Street Sheffield S1 2SH	30 July 2015
Hammerson Sheffield (NRQ) Limited	Kings Place 90 York Way London N1 9GE	30 July 2015
Homes and Communities Agency	Legal Services 100 Buckingham Palace Road London SW1W 9SA	30 July 2015
The Nottingham Building Society	Nottingham House 5-13 Upper Parliament Street Nottingham	30 July 2015
John Lewis Partnership	171 Victoria Street London SW1E 5NN	30 July 2015
Radcliff Property Limited	C/O Mark Taylor and Co 310 Harbour Yard Chelsea Harbour London SW10 0XD	30 July 2015
CP Co 7 Limited	400 Capability Green Luton LU1 3AE	30 July 2015
Vita (Sheffield) 1 Limited	The Box Horseshoe Lane Alderley Edge	30 July 2015

OWNER'S NAME	ADDRESS AT WHICH NOTICE WAS SERVED	DATE ON WHICH NOTICE WAS SERVED
Yorkshire Electricity Distribution Plc	Cheshire SK9 7QP Lloyds Court 78 Grey Street Newcastle Upon Tyne NE1 6AF	30 July 2015
National Car Parks Limited	Saffron Court 14B St Cross Street London EC1N 8XA	30 July 2015
G4 Leisure (Sheffield) Ltd	Lower Plaza 1 Gateway Plaza Fitzwilliam Street Barnsley S70 2RF	30 July 2015
KW Trade Co Ltd	47 Esplanade St Helier Jersey JE1 0BD	30 July 2015
Barclays Bank Plc	1 Churchill Place London E14 5HP	30 July 2015
Leeds Building Society	105 Albion Street Leeds LS1 5AS	30 July 2015

Signed:

Full Name in Block
Capitals:

On behalf of:

Date:



MONTAGU EVANS LLP

Sheffield City Council

30 July 2015