

From: [REDACTED]
To: [REDACTED]
Subject: RE: Reg 19 Local Plan Representations on behalf of British Land
Date: 20 February 2023 17:09:40
Attachments: [image001.jpg](#)
[image002.png](#)
[image522882.jpg](#)
[image041094.png](#)
[British Land Reg 19 Consultation Form - Parts A and B.pdf](#)

Thanks Laura,
Apologies, please see attached updated consultations forms with section 6 now completed. I'd be grateful if you could supersede the previous version.

Many thanks,
Helen

Please note my working days are Monday-Thursday.



Helen Rodger
Associate



Mobile: [REDACTED]
www.quod.com

Capitol, Bond Court
Leeds
LS1 5SP

From: SheffieldPlan <sheffieldplan@sheffield.gov.uk>
Sent: 20 February 2023 17:04
To: Helen Rodger [REDACTED]
Subject: RE: Reg 19 Local Plan Representations on behalf of British Land
Helen
Many thanks for your consultation responses to the Reg.19 Sheffield Plan.
Best wishes, Laura

From: Helen Rodger [REDACTED]
Sent: 20 February 2023 16:52
To: SheffieldPlan <sheffieldplan@sheffield.gov.uk>
Cc: [REDACTED]
Subject: Reg 19 Local Plan Representations on behalf of British Land

Dear Officers,

Please see enclosed representations (report dated 20th February and Consultation Form parts A and B) on behalf of British Land Company Plc, with regards to the Regulation 19 Local Plan. I'd be grateful if you could confirm receipt of this email and attachments.

Many thanks,
Helen

Please note my working days are Monday-Thursday.



Helen Rodger
Associate



Mobile: [REDACTED]
www.quod.com

Capitol, Bond Court
Leeds
LS1 5SP

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Sheffield Plan Consultation Representation Form January – February 2023

Please use this form to provide representations on the Sheffield Local Plan. Sheffield City Council must receive representations by **5pm on 20th February 2023**. Only those representations received by that time have the statutory right to be considered by the inspector at the subsequent examination.

Responses can be submitted via

- the electronic version of the comment form which can be found on the Council's web site at: <https://haveyoursaysheffield.uk.engagementhq.com/draft-local-plan>
- an e-mail attachment: sheffieldplan@sheffield.gov.uk
- post to: **Strategic Planning Team, Planning Service, 4th Floor, Howden House, Sheffield S1 2SH**

Please note:

- Representations must only be made on the basis of the legal compliance, compliance with the Duty to Co-operate and/or soundness of the Plan.

Please read the guidance note, attached or available on the Council's webpage###, before you make your representations. The Local Plan and the proposed submission documents, and the evidence base are also available to view and download from the Council's Local Plan webpage:

Data Protection Notice:

Under the General Data Protection Regulation 2016 (GDPR) and Data Protection Act 2018 (DPA) Sheffield City Council is a Data Controller for the information it holds about you. The lawful basis under which the Council uses personal data for this purpose is consent.

All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan, including the Planning Inspectorate. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at: <https://www.sheffield.gov.uk/utilities/footer-links/privacy-notice>

Due to the Data Protection Act 2018, Sheffield City Council now needs your consent to hold your personal data for use as part of the Sheffield Plan process. If you would like the Council to keep you informed about the Sheffield Plan, we need to hold your data on file. Please tick the box below to confirm if you would like to 'opt in' to receive information about the Sheffield Plan. Note that choosing to 'opt in' will mean that the Council will hold your information for 2 years from the 'opt in' date. At this time we will contact you to review if you wish to 'opt in' again. You can opt-out at any time by emailing sheffieldplan@sheffield.gov.uk or by calling 0114 2735897.

Please tick/ delete as appropriate:

Please confirm you have read and understood the terms and conditions relating to GDPR.

Yes

No

Please tick as appropriate to confirm your consent for Sheffield City Council to publish and share your name/ organisation and comments regarding the Sheffield Plan.

I confirm my consent for Sheffield City Council to share my name/ organisation and comments regarding the Sheffield Plan including with the Planning Inspectorate.

Yes


No

Please tick as appropriate below if you wish to 'opt in' and receive updates and information about the Sheffield Plan.

I would like to opt in to receive information about the Sheffield Plan.

Yes

No

Printed Name: Helen Rodger 

Signature: 

Date: 20.02.23


This form has two parts:

Part A - Personal details – need only to complete once.



Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name: David Bloy
Organisation (if applicable): British Land Company PLC
Address: York House, 45 Seymour Street, London
Postcode: W1H 7LX
Tel:
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Helen Rodger
Organisation (if applicable): Quod
Address: Capitol House, Bond Court, Leeds
Postcode: LS1 5SP
Tel: 
Fax:
Email: 

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Quod (obo) British Land Company Plc

1. To which part of the Sheffield Plan does your representation relate?

Policy Number: SP3

Paragraph Number:

Policies Map:

2. Do you consider the Sheffield Plan is:

Tick all that apply, please refer to the guidance note for an explanation of these terms.

4.(1) **Legally Compliant** Yes

No

4.(2) **Sound** Yes

No

4.(3) **Complies with the Duty to Cooperate** Yes

No

3. **Please give details of why you consider the Sheffield Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.** If you wish to support the legal compliance or soundness of the Sheffield Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please see enclosed report (dated 20.02.23) for the full representations for all policies referenced within this form.

Continue on a separate sheet if necessary

4. **Please set out the modification(s) you consider necessary to make the Sheffield Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in Question 5 above.**

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Sheffield Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

In order to make the Sheffield Plan sound the same policy approach as the adopted plan should be followed, identifying Meadowhall as a location suitable including for a range of acceptable uses including commercial, business and service uses (Class E), leisure uses and other employment uses, whilst recognising new development needs to be regulated in a manner that is consistent with the NPPF.

Please see enclosed report (dated 20.02.23) for the full representations for all policies referenced within this form.

Continue on a separate sheet if necessary

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues they identify for examination.

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

Yes, I wish to participate in hearing session(s)

Yes

No, I do not wish to participate in hearing session(s)

No

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

These representations relate to one of the key commercial areas of Sheffield, comprising Meadowhall and the surrounding land. The soundness of the relevant policies and site allocations will determine the soundness of the Local Plan. Given the importance, British Land respectfully request the opportunity to support their case at Examination.

Please note that the inspector will make the final decision as to who is necessary to participate in hearing sessions, and to which hearing session(s) they should attend, and they will determine the most appropriate procedure to adopt to hear those who wish to participate at the examination hearings.

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Quod (obo) British Land Company Plc

1. To which part of the Sheffield Plan does your representation relate?

Policy Number: SA4

Paragraph Number: East Sheffield Sub Area

Policies Map:

2. Do you consider the Sheffield Plan is:

Tick all that apply, please refer to the guidance note for an explanation of these terms.

4.(1) **Legally Compliant** Yes

No

4.(2) **Sound** Yes

No

4.(3) **Complies with the Duty to Cooperate** Yes

No

3. Please give details of why you consider the Sheffield Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Sheffield Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please see enclosed report (dated 20.02.23) for the full representations for all policies referenced within this form.

Continue on a separate sheet if necessary

4. Please set out the modification(s) you consider necessary to make the Sheffield Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in Question 5 above.

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Sheffield Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The supporting text for the ESSA should refer to the economic importance and positive role Meadowhall plays within the Sub Area and the City as a whole, being a key employment use and major economic destination for the City Region.

Please see enclosed report (dated 20.02.23) for the full representations for all policies referenced within this form.

Continue on a separate sheet if necessary

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues they identify for examination.

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

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No

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These representations relate to one of the key commercial areas of Sheffield, comprising Meadowhall and the surrounding land. The soundness of the relevant policies and site allocations will determine the soundness of the Local Plan. Given the importance, British Land respectfully request the opportunity to support their case at Examination.

Please note that the inspector will make the final decision as to who is necessary to participate in hearing sessions, and to which hearing session(s) they should attend, and they will determine the most appropriate procedure to adopt to hear those who wish to participate at the examination hearings.

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Quod (obo) British Land Company Plc

1. To which part of the Sheffield Plan does your representation relate?

Policy Number:

Paragraph Number:

Policies Map: Site Allocations ES01, ES02, ES03, and ES04

2. Do you consider the Sheffield Plan is:

Tick all that apply, please refer to the guidance note for an explanation of these terms.

4.(1) **Legally Compliant** Yes

No

4.(2) **Sound** Yes

No

4.(3) **Complies with the Duty to Cooperate** Yes

No

3. **Please give details of why you consider the Sheffield Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.** If you wish to support the legal compliance or soundness of the Sheffield Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please see enclosed report (dated 20.02.23) for the full representations for all policies referenced within this form.

Continue on a separate sheet if necessary

4. **Please set out the modification(s) you consider necessary to make the Sheffield Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in Question 5 above.**

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Sheffield Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

In summary, the proposed Strategic Employment Site Allocations ES01, ES02, ES03 and ES04 are unsound as they are not justified, as well as being inaccurate and unrealistic. These proposed Site Allocations should therefore be removed.

Please see enclosed report (dated 20.02.23) for the full representations for all policies referenced within this form.

Continue on a separate sheet if necessary

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues they identify for examination.

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

Yes, I wish to participate in hearing session(s)

Yes

No, I do not wish to participate in hearing session(s)

No

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Please note that the inspector will make the final decision as to who is necessary to participate in hearing sessions, and to which hearing session(s) they should attend, and they will determine the most appropriate procedure to adopt to hear those who wish to participate at the examination hearings.

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Quod (obo) British Land Company Plc

1. To which part of the Sheffield Plan does your representation relate?

Policy Number: AS1

Paragraph Number:

Policies Map:

2. Do you consider the Sheffield Plan is:

Tick all that apply, please refer to the guidance note for an explanation of these terms.

4.(1) **Legally Compliant** Yes

No

4.(2) **Sound** Yes

No

4.(3) **Complies with the Duty to Cooperate** Yes

No

3. Please give details of why you consider the Sheffield Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Sheffield Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Draft Policy AS1 requires that on allocated sites the required uses should cover at least 80% of the site area, with a maximum of 20% for ancillary uses conforming with the acceptable uses in the GEZ. This is an arbitrary figure and there is no evidence to support this requirement. The policy is therefore not justified as it is not based on proportionate evidence thus is unsound.

Please see enclosed report (dated 20.02.23) for the full representations for all policies referenced within this form.

Continue on a separate sheet if necessary

4. Please set out the modification(s) you consider necessary to make the Sheffield Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in Question 5 above.

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Sheffield Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The policy should be amended to require a minimum of 50% of the Site Allocation to be delivered for the required uses, which would ensure the required uses comprise the dominant use across the Sites.

Please see enclosed report (dated 20.02.23) for the full representations for all policies referenced within this form.

Continue on a separate sheet if necessary

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues they identify for examination.

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

Yes, I wish to participate in hearing session(s)

Yes

No, I do not wish to participate in hearing session(s)

No

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

These representations relate to one of the key commercial areas of Sheffield, comprising Meadowhall and the surrounding land. The soundness of the relevant policies and site allocations will determine the soundness of the Local Plan. Given the importance, British Land respectfully request the opportunity to support their case at Examination.

Please note that the inspector will make the final decision as to who is necessary to participate in hearing sessions, and to which hearing session(s) they should attend, and they will determine the most appropriate procedure to adopt to hear those who wish to participate at the examination hearings.

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Quod (obo) British Land Company Plc

1. To which part of the Sheffield Plan does your representation relate?

Policy Number: EC1

Paragraph Number:

Policies Map:

2. Do you consider the Sheffield Plan is:

Tick all that apply, please refer to the guidance note for an explanation of these terms.

4.(1) **Legally Compliant** Yes

No

4.(2) **Sound** Yes

No

4.(3) **Complies with the Duty to Cooperate** Yes

No

3. Please give details of why you consider the Sheffield Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Sheffield Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please see enclosed report (dated 20.02.23) for the full representations for all policies referenced within this form.

Continue on a separate sheet if necessary

4. Please set out the modification(s) you consider necessary to make the Sheffield Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in Question 5 above.

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Sheffield Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

In order to make the draft policy sound, it should be amended as follows:

Proposals for development on key sites (including significant windfall sites) within the AMID ~~will be supported and encouraged where they~~ which reflect the innovation-focussed economic development objectives relating to the delivery of advanced manufacturing, innovation in advanced health and wellbeing or energy research focussed on net-zero carbon processes will be supported and encouraged as preferred uses.

Development proposals on key sites for other acceptable uses will also be supported. ~~that do not support the AMID objectives for economic development, or delivery of complementary new homes or place-making, are likely to be resisted.~~

Please see enclosed report (dated 20.02.23) for the full representations for all policies referenced within this form.

Continue on a separate sheet if necessary

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues they identify for examination.

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

Yes, I wish to participate in hearing session(s)

Yes

No, I do not wish to participate in hearing session(s)

No

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

These representations relate to one of the key commercial areas of Sheffield, comprising Meadowhall and the surrounding land. The soundness of the relevant policies and site allocations will determine the soundness of the Local Plan. Given the importance, British Land respectfully request the opportunity to support their case at Examination.

Please note that the inspector will make the final decision as to who is necessary to participate in hearing sessions, and to which hearing session(s) they should attend, and they will determine the most appropriate procedure to adopt to hear those who wish to participate at the examination hearings.



Quod

**Representations to Sheffield Plan
(Regulation 19)
on behalf of
British Land**

Sheffield Local Plan
Representations

20 FEBRUARY 2023

Q200057

Contents

1	Introduction	2
2	Local Plan Part 1 (Vision, Spatial Strategy, Sub-Area Policies and Site Allocations)	8
3	Local Plan Part 2 (Development Management Policies)	14

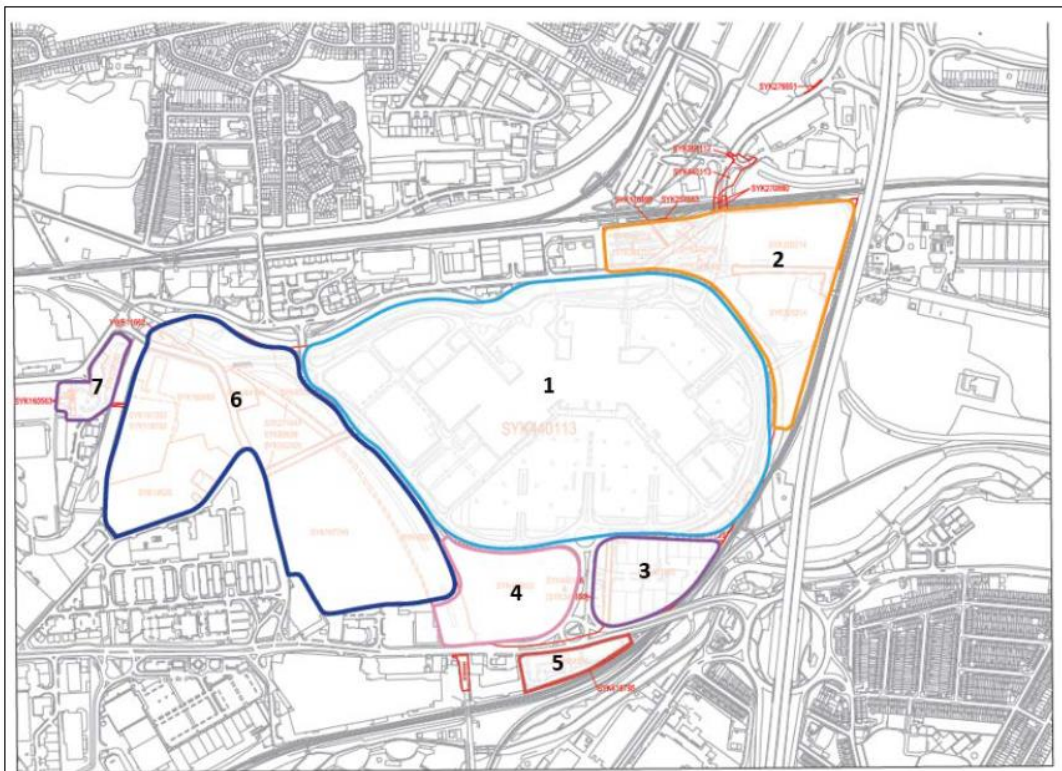
1 Introduction

- 1.1 These representations are made on behalf of British Land Company Plc (British Land). British Land are co-owners of Meadowhall and one of the key stakeholders within the City and have been for many years. They have a vested interest in the future direction of the City's economy, and therefore the new Draft Local Plan (the Sheffield Plan) promoted by Sheffield City Council (SCC).
- 1.2 British Land have been engaged in the development plan process in Sheffield, recently participating in:
- Council's Call for Sites (CfS) exercise (January 2020)
 - Local Plan Regulation 18 Consultation (October 2020)
 - Provision of further information in relation to the CfS promoted through the Reg 18 Local Plan (September 2021)

British Land Interests

- 1.3 British Land's interests are shown in **Figure 1.1** below.

Figure 1.1: Land within British Land's Interests



- 1.4 SCC have proposed to allocate some of British Land's interests within the proposed Site Allocations within the emerging Local Plan. The table below sets out the proposed Site Allocations, along with current adopted designations for these sites, and a summary of the

relevant planning application status. Further information on the relevant planning application status is set out within the heading below.

Site	Current Adopted Designation	Reg. 19 Site Allocation	Reg. 19 Allocated Uses and Developable Area	Relevant Planning Application Status
Meadowhall (Site 1)	Regional Shopping Centre	N/A	N/A	Resolution to Grant (20/03766/OUT) for new Leisure Hall and catering (Class E).
Alsing Road Car Park (Site 2)	Regional Shopping Centre	Strategic Employment Site: ES02	General employment B2, B8, E(g)(iii) 5.54ha	N/A
M1 Distribution Centre (M1DC) (Site 3)	Fringe Industry and Business Area.	Strategic Employment Site: ES03	General employment B2, B8, E(g)(iii) 3.24ha	22/01844/CHU consented 07.07.22; 18/01586/FUL consented 06.09.18; 15/03964/FU consented 21.12.15 all for change of use to leisure uses.
Land off Vulcan Road (Site 4)	Regional Shopping Centre	Partly within Strategy Employment Site: ES01 (joint with RDD Site 6)	General employment B2, B8, E(g)(iii) 16.6ha	Resolution to Grant (20/03766/OUT) for retail (Class E)
Land at Sheffield Road (Site 5)	Fringe Industry and Business Area.	Strategic Employment Site: ES03	General employment B2, B8, E(g)(iii) 1.22ha	N/A
River Don District (RDD) (Site 6)	Fringe Industry and Business Area.	Partly within Strategy Employment Site: ES01 (joint with Land off Vulcan Road Site 4)	General employment B2, B8, E(g)(iii) 16.6ha	18/03796/OUT consented for employment-led development.
Land off Brightside Lane (Site 7)	General Industry without Special Industries	N/A	N/A	N/A

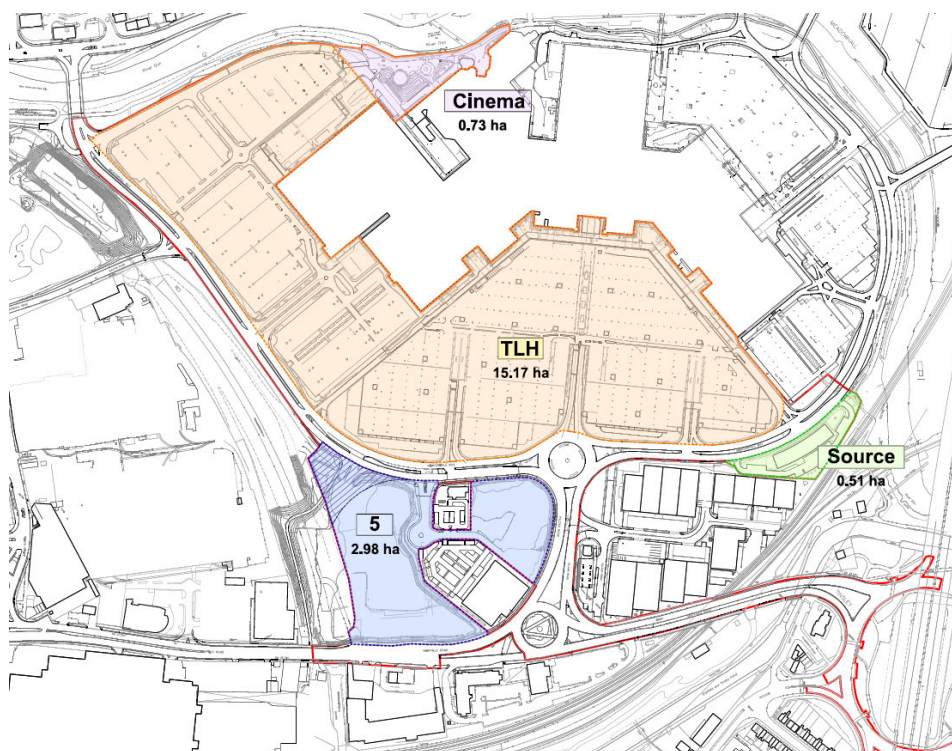
Meadowhall and Surrounding Land Planning Application Update

1.5 Meadowhall and land off Vulcan Road (known as Plot 5) (Sites 1 and 4 respectively) have received resolution to grant at Planning Committee (6th December 2022) for a hybrid planning consent (reference 20/03766/OUT) for major leisure led mixed development, known as The Meadowhall Masterplan (TMM). This includes the following:

- Expansion of the Meadowhall (Site 1), to broaden the range of uses to include leisure and food and beverage, and an extension to the existing cinema (outline planning consent)
- Provision of large format retailing and food store to land off Vulcan Road (known as Plot 5 within the TMM Consent) (Site 4) (outline planning consent)
- Detailed planning consent for the change of use of The Source building, to deliver new offices and associated services (Site 1)

1.6 **Figure 1.2** below sets out the development plots for TMM.

Figure 1.2: Development Plots for TMM



1.7 Outline consent was granted on 23rd July 2020 (reference: 18/03796/OUT) for a major redevelopment for employment uses, along with car showroom, retail, leisure and hotel uses, on land to the south of the Meadowhall known as the River Don District (RDD). An illustrative masterplan of the RDD scheme is provided in **Figure 1.3**. A Reserved Matters Application (RMA) for phase 1 has been consented, with all pre-commencement conditions discharged.

Figure 1.3: Illustrative Masterplan for RDD



1.8 Finally, three planning applications have been consented and implemented for the change of use to leisure uses at the M1DC. The unit which are in operation for leisure uses is shown in the red outlines in **Figure 1.4** below.

Figure 1.4: Leisure Uses at M1DC



Previous British Land Representations

1.9 As noted above, British Land have made previous representations, including to the Regulation 18 stage of the Local Plan. Within these representations, the significant economic and social

role of Meadowhall was set out in detail. The representations to the Regulation 19 consultation should be read alongside the British Land's previous representations to the Regulation 18 consultation.

British Land Representations to Regulation 19 Local Plan Consultation

1.10 The importance of Meadowhall to the local economy, and the significant economic and social role it plays, has been made evident in British Land's previous representations. Indeed, the recent major redevelopment planning consents (RDD and TMM) further demonstrate that Meadowhall and the surrounding land are appropriate locations for new commercial and employment development, including those uses that cannot be accommodated in the City Centre. This redevelopment will enable the area to build on its current economic and social regeneration success.

1.11 These representations have been prepared in the context of current Government Policy and Guidance (NPPF and NPPG). In considering the soundness of the various policies of the emerging Plan, these representations have regard to the four tests set out in paragraph 35 of the NPPF (2021). Namely, they must be:

***Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;*

***Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;*

***Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and*

***Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.*

1.12 British Land are making the following representations to the Local Plan Part 1 (LPP1), Site Allocations, and Local Plan Part 2 (LLP2), to ensure the plan is sound:

- The same policy approach as the adopted Development Plan should be followed, identifying Meadowhall as a location suitable for a range of acceptable uses, failure to do so is unjustified and thus unsound.
- The absence of the recognition of the economic and social role of Meadowhall in the Local Plan is unsound as it is not justified.
- The Site Allocations (ES01; ES02, ES03 and ES04) are unsound as they are not justified, being unrealistic and inaccurate.
- Draft Policies AS1 and EC1 of the LPP2 are not justified as they are not supported by proportionate evidence thus are unsound.

1.13 The remainder of this report is structured as follows:

- Section 2: sets out British Land’s representations to LPP1, demonstrating the Spatial Strategy; East Sub Area Policy and the Site Allocations (ES01, ES02, ES03 and ES04) are not justified and unsound, and recommends necessary changes.
- Section 3: sets out British Land’s representations to LPP2 Development Management Policies AS1 and EC1 are unjustified and unsound; and recommends necessary changes.

2 Local Plan Part 1 (Vision, Spatial Strategy, Sub-Area Policies and Site Allocations)

Draft Policy SP3: Hierarchy of Centres

- 2.1 Draft Policy SP3 sets out a hierarchy of town centres. This does not acknowledge Meadowhall, nor within the supporting text. However, Meadowhall is acknowledged and identified on the Key Diagram, included in the Sheffield Plan documents, which is used to illustrate the main components of the spatial strategy. This supports the case for it to be acknowledged as an out of centre regional shopping centre and key commercial area, to ensure consistency across the Sheffield Plan documents.
- 2.2 The adopted Development Plan recognises and acknowledges the economic and social importance of Meadowhall, through UDP Policy S8 and Core Strategy Policy CS7. Both policies identify appropriate uses, including for commercial, business and services (now Class E) and large-scale leisure uses (that cannot be located in the City Centre).
- 2.3 Meadowhall is an established part of the retail offer in the city, and wider region. It is a sustainable location with strong public transport links. Given the vital importance of this regional shopping centre to Sheffield, adopting the same policy approach still remains appropriate. Indeed, the Sheffield Plan Issues and Options (Regulation 18) acknowledged Meadowhall will continue as an area for concentrating retail¹.
- 2.4 Not identifying Meadowhall within Draft Policy SP3, and not carrying forward the adopted Development Plan policy approach, is not justified, as it is not based on an appropriate strategy nor supported by evidence. In order to make the Sheffield Plan sound the same policy approach as the adopted plan should be followed, identifying Meadowhall as a location suitable including for a range of acceptable uses including commercial, business and service uses (Class E), leisure uses and other employment uses, whilst recognising new development needs to be regulated in a manner that is consistent with the NPPF².

East Sheffield Sub-Area and Draft Policy SA4

- 2.5 British Land's site interests fall within East Sheffield Sub Area (ESSA). As set out within British Land's previous representations, Meadowhall makes a significant economic and social contribution to Sheffield. However, the ESSA does not acknowledge and fails to recognise this contribution, thus is lacking in this respect. Indeed, there is no supporting evidence to the Sheffield Plan which assesses Meadowhall's importance. This approach is a change from the adopted Development Plan, and the Sheffield Plan Issues and Options (Regulation 18), which both recognised Meadowhall's role.

¹ Page 46 of the Sheffield Plan Issues and Options (Regulation 18)

² Paragraph 87, 88 and 90 of the NPPF (2021)

- 2.6 The supporting text for the ESSA should refer to the economic importance and positive role Meadowhall plays within the Sub Area and the City as a whole, being a key employment use and major economic destination for the City Region. Meadowhall is a significant contributor to the ESSA, as well as the Lower Don Valley (LDV) (including through the provision of employment, gross value added (GVA) to the local economy, tax and business rate contributions, and attracted inward spend from outside SCC³), thus has a major economic value to city and wider city region.
- 2.7 Meadowhall's acknowledgement in ESSA section is therefore paramount to provide an accurate and appropriate narrative. Failure to do so results in the LPP1 not being justified as it is not based on accurate or proportionate evidence nor does not present an appropriate strategy, thus is unsound. The approach of the adopted Development Plan and Regulation 18 Sheffield Plan should therefore be taken forward.
- 2.8 Finally, part g) of Draft Policy SA4 is supported, which acknowledges LDV as an appropriate location for leisure development, where is cannot be located in the City Centre. The LDV, and Meadowhall in particular, has strong public transport links, and has previously been demonstrated as a suitable and sustainable location of leisure uses⁴.

Annex A - Site Allocations

- 2.9 All British Land's site interests fall within the General Employment Zone (draft Policy EC3). As set out within the Table under Section 1, five of British Land's sites have been allocated for general employment uses (i.e. B2, B8 and E(g)(iii)) under proposed Site Allocation References ES01, ES02, ES03 and ES04.

Site Allocation Uses Not Consistent with Planning Consents

- 2.10 These proposed allocations do not however acknowledge or take into account the extant planning consents, and consented uses, on these sites. Specifically:
- Proposed Site Allocation ES01: includes the RDD planning consent (part), which consented leisure, retail, car showroom and hotel uses; and includes the TMM consent (part) which has received a resolution to grant for retail uses for the land off Vulcan Road (known as Plot 5).
 - Proposed Site Allocation ES03: comprises M1DC, of which circa 36% of the site is in use as leisure uses.
- 2.11 It is therefore unsound for the Local Plan to allocate these sites for only employment (B2, B8 and E(g)(iii)) uses when they are being delivered for a range of consented uses. Indeed, SCC have found these uses acceptable through approving (or resolving to approve) recent planning consents at these sites. The proposed Site Allocations are therefore not realistic if they are being delivered for other uses.

³ Refer to British Land's Regulation 18 representations for further information.

⁴ Including at TMM (reference: 20/03766/OUT) and M1DC (references 22/01844/CHU; 18/01586/FUL; 15/03964/FU)

Site Allocations are Appropriate for Other Uses

- 2.12 The proposed Site Allocations are appropriate for a range of uses, as well as employment. All of the Allocations fall within the GEZ, whereby draft Policy EC3 lists a range of acceptable uses, including hotel (Class C1)⁵; commercial, business and service uses (Class E)⁶; and learning, non-residential institutions and community uses (Class F1/F2)¹⁺². Indeed, M1DC, land off Vulcan Road (Plot 5) and RDD all have existing planning consents (or resolution to grant consent) for all these uses, with SCC considering these uses at these sites to be acceptable and appropriate.
- 2.13 Moreover, as noted in draft Policy SA4(g) of the LPP1, leisure uses are supported in the LDV⁷, in which all these proposed Site Allocations are located. The proposed Site Allocations would therefore remove the ability to provide leisure⁸ on these sites, which is inconsistent with the policy approach in the ESSA.
- 2.14 The draft Site Allocations are therefore not fully consistent with draft Policies in LPP1, nor are they realistic given the existing planning consents on these sites. They are therefore not justified and thus unsound. Removing these proposed Site Allocations would allow the sites to be controlled by the GEZ (draft Policy EC3) which is a more appropriate policy control, where both employment, and other employment generating uses, are deemed acceptable and appropriate.

Removal of Proposed Site Allocations Will Have no Material Impact on Employment Land Supply

- 2.15 The removal of the proposed Site Allocations will not have any material impact on the supply of employment land over the plan period. Paragraph 3.14 of the LPP1 identifies 171ha of employment land, through existing planning permissions and proposed site allocations, for a 15-year period. This is against the need for between 176ha – 242ha of employment land for the 20-year plan period (2018 – 2038) with a split of 25% office and 75% industrial/distribution uses.
- 2.16 If the proposed Site Allocations were removed, this would have no material impact on the employment land supply as:
- RDD (part of proposed Site Allocation ES01) is an existing planning permission, which consents, and will be delivered as, an employment-led development, along with other supporting uses. As such, it comprises an existing planning permission for employment uses, already acknowledged in the employment land supply regardless of the allocation.
 - Land off Vulcan Road (Plot 5) (part of proposed Site Allocation ES01) has received a resolution to grant (within the TMM application) for primarily retail uses. As such this site would not come forward for employment regardless of the proposed Site

⁵ Where they would comply with draft Policy EC6

⁶ Where they would comply with draft Policy EC5

⁷ If they cannot be located in the City Centre

⁸ Where it comprised more than 20% of the developable site area

Allocation, with SCC considering, and consenting, retail uses as appropriate for the site.

- The Alsing Road (proposed Site Allocation ES02) Site is partially reserved for delivering off-site biodiversity in relation to TMM. As such, circa 15% of the developable area (i.e., 0.75ha out of the 5.5ha) would not come forward for any form of development.
- M1DC (proposed Site Allocation ES03) comprises existing industrial uses (circa 0.9ha / 64% of the total floorspace) and existing leisure uses (circa 0.5ha / 36% of the total floorspace). As such, the proposed site allocation would not provide any net gain in employment land given existing uses at the site already comprise employment and leisure use.
- Land at Sheffield Road (proposed Site Allocation ES04) comprises 1.22ha of developable land, as such, removing this from site allocations would have a negligible difference to the employment land supply.

2.17 In summary therefore, none of the proposed site allocations (ES01, ES02, ES03 or ES04) would have any material effect on the employment land supply as: i) they comprise existing planning permissions for employment uses, thus already acknowledged in the employment land supply; ii) are consented for alternative uses, thus would not be delivered for employment uses; iii) they are already in use for employment, or leisure, uses; and iv) removal of the remaining land would result in a negligible impact on employment land supply.

Summary

2.18 In summary, the proposed Strategic Employment Site Allocations ES01, ES02, ES03 and ES04 are unsound as they are not justified, as well as being inaccurate and unrealistic. These proposed Site Allocations should therefore be removed, with the land falling within the GEZ only, being an appropriate policy control for development.

2.19 Notwithstanding the above, and without prejudice, if the Site Allocations are to remain, they should be amended as follows to ensure the conditions for development on the Site Allocations are sound:

Site Allocation	Comment	Proposed Amendment
ES01: Land to the South of Meadowhall Way	Only supporting development that accords with the AMID objectives is restrictive and will impede and block sustainable and appropriate development coming forward in these locations. This is not justified and thus unsound. See Section 3 for further commentary.	<i>Proposals for development on key sites within the Advanced Manufacturing Innovation District <u>should</u> which reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health & wellbeing uses <u>are preferred, whilst all other development which aligns with Policy EC3 will also be acceptable.</u></i>
	Bullet point 7 is unsound as it is not in accordance with national policy, as it does not follow the	<i>Biodiversity Net Gain should be delivered <u>in accordance with the following hierarchy:</u></i>

	BNG compensation hierarchy for BNG loss set out within the Environment Act (2021) of on-site; off-site; or financial contribution.	<i>j) on site within the connective ecological corridor/area; or ii) off site; or iii) financially compensated for</i>
ES02: Alsing Road Car Park and Meadowhall Interchange	Only supporting development that accords with the AMID objectives is restrictive and will impede and block sustainable and appropriate development coming forward in these locations. This is not justified and thus unsound. See Section 3 for further commentary.	<i>Proposals for development on key sites within the Advanced Manufacturing Innovation District should which reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health & wellbeing uses <u>are preferred, whilst all other development which aligns with Policy EC3 will also be acceptable.</u></i>
	Bullet point 7 is unsound as it is not in accordance with national policy, as it does not follow the BNG compensation hierarchy for BNG loss set out within the Environment Act (2021) of on-site; off-site; or financial contribution.	<i>Biodiversity Net Gain should be delivered <u>in accordance with the following hierarchy:</u> j) on site within the connective ecological corridor/area; or ii) off site; or iii) financially compensated for</i>
	Bullet point 9 is unsound as it is unjustified.	<i>A staged archaeological evaluation and/or building appraisal should be undertaken prior to the submission of any planning application, <u>where necessary; the application should be supported by the results of this evaluative work, where relevant.</u></i>
ES03: M1DC and The Source	The address of the site is inaccurate as The Source is not included within the site allocation.	Remove The Source from the address.
	Only supporting development that accords with the AMID objectives is restrictive and will impede and block sustainable and appropriate development coming forward in these locations. This is not justified and thus unsound. See Section 3 for further commentary.	<i>Proposals for development on key sites within the Advanced Manufacturing Innovation District should which reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health & wellbeing uses <u>are preferred, whilst all other development which aligns with Policy EC3 will also be acceptable.</u></i>

ES04: Land at
Sheffield Road

Only supporting development that accords with the AMID objectives s restrictive and will impede and block sustainable and appropriate development coming forward in these locations. This is not ustified and thus unsound. See Section 3 for further commentary.

Proposals for development on key sites within the Advanced Manufacturing Innovation District ~~should~~ which reflect the innovation-focused approach to delivering advanced manufacturing, and advanced health & wellbeing uses are preferred, whilst all other development which aligns with Policy EC3 will also be acceptable.

3 Local Plan Part 2 (Development Management Policies)

- 3.1 Notwithstanding the representations made in Section 2, if the proposed Site Allocations were to remain, amendments are required to Draft Policy AS1 and EC1 to ensure the LPP2 remains sound. This is discussed further under the headings below.

Draft Policy AS1: Development on Allocated Sites

- 3.2 Draft Policy AS1 requires that on allocated sites the required uses should cover at least 80% of the site area, with a maximum of 20% for ancillary uses conforming with the acceptable uses in the GEZ. This is an arbitrary figure and there is no evidence to support this requirement. The policy is therefore not justified as it is not based on proportionate evidence thus is unsound.
- 3.3 The policy should be amended to require a minimum of 50% of the Site Allocation to be delivered for the required uses, which would ensure the required uses comprise the dominant use across the Sites.

Draft Policy EC1: Development in the Advanced Manufacturing Innovation District (AMID)

- 3.4 Draft Policy EC1 relates to development in the AMID, which resists development on key sites⁹ which does not support the AMID objectives for economic development¹⁰.
- 3.5 This policy is highly restrictive to future development on the key sites, in only supporting AMID economic objectives, and resisting all other development which does not conform to these objectives. This is also not consistent with Policy EC3, which sets out a range of acceptable uses for sites within GEZ. As drafted under Policy EC1, development proposals for acceptable uses identified under Policy EC3 for sites within the GEZ would be resisted where a site also falls within the AMID, in which the majority of the GEZ is. All acceptable uses identified within Policy EC3 should therefore be supported on sites within the GEZ and AMID.
- 3.6 The sites do not fall within the AMID's nucleus which includes four key campuses¹¹. As such future development in the proposed Site Allocations should not be restricted to AMID development only, particularly where they are not located within the four key campuses. This is not proportionate and will impede and block sustainable and appropriate development coming forward in these locations.

⁹ Defined as sites identified in the Sheffield Plan, Annex A and windfall sites over 0.5ha (LPP2 page 55)

¹⁰ Innovation-focused economic development objectives relate *to the delivery of advanced manufacturing, innovation in advanced health and wellbeing or energy research focussed on net-zero carbon processes* (Draft policy EC1)

¹¹ Advanced Manufacturing Park (AMP); Sheffield Olympic Legacy Park (OLP), Sheffield Business Park (SBP), and the University of Sheffield's Innovation District, LLP1 page 23.

3.7 Draft Policy EC1 is therefore unsound as it is not justified and does not conform to other policies within LLP1 or LLP2. In order to make the draft policy sound, it should be amended as follows:

Proposals for development on key sites (including significant windfall sites) within the AMID ~~will be supported and encouraged where they~~ which reflect the innovation-focussed economic development objectives relating to the delivery of advanced manufacturing, innovation in advanced health and wellbeing or energy research focussed on net-zero carbon processes will be supported and encouraged as preferred uses.

Development proposals on key sites for other acceptable uses will also be supported. ~~that do not support the AMID objectives for economic development, or delivery of complementary new homes or place making, are likely to be resisted.~~



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