

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: LCR representation to the Sheffield Plan Publication (Pre-submission) Draft [LICH-DMS.FID402671]
Date: 20 February 2023 15:21:25
Attachments: [image001.png](#)
[image002.png](#)
[image003.gif](#)
[66002_01_Sheffield_Plan_Rep_LCR_20.02.23.PDF](#)
[Reg_19_Consultation_Form_-_Parts_A_and_B.PDF](#)

Dear Sir / Madam,
On behalf of London and Continental Railways, please find attached our representation and completed Regulation 19 Consultation Form.
Please don't hesitate to be in touch should you have any questions.
Kind regards,

Matthew Gregg
Associate Director
Lichfields, 3rd Floor, 15 St Paul's Street, Leeds LS1 2JG
[REDACTED]

lichfields.uk  



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Nathaniel Lichfield & Partners Limited (trading as "Lichfields") is registered in England, no. 2778116, registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG.

Sheffield City Council
1 Howden House
Union Street
Sheffield
S1 2SH

Date: 15 February 2023

Our ref: 66002/01/CD/MGr/26307367v1

Dear Simon,

Representation by London and Continental Railways to the Sheffield Plan Publication (Pre-submission) Draft

Lichfields act on behalf of London and Continental Railways (LCR), who are a skilled commercial developer and the UK Government's placemaking expert. They take the lead on regenerating complex sites, delivering homes and jobs and creating value from transport-linked land and property assets. LCR are in overall support of the Publication (Pre-Submission) Draft of the Sheffield Local Plan, insofar as it seeks to facilitate the regeneration of the land to the south of Sheffield Station.

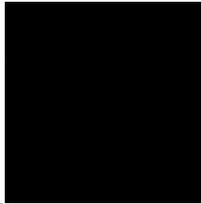
LCR are also committed to the regeneration of land and property to the south of Sheffield Station, known as the Station Campus, working in partnership with Homes England, Network Rail and Sheffield City Council. Reflecting this, detailed work is progressing in the form of Interim Planning Guidance (IPG) for the Station Campus, in order to establish certainty for developers and partners with respect to expectations and details of delivery. In doing so, it is intended that the IPG will supplement the new Local Plan once it is adopted and potentially being adopted as a Supplementary Planning Document in due course and thereby adding an additional layer of policy detail to inform and shape future development of this area.

The Station Campus covers site allocations SV01, SV02 and SV05 and the City Centre Office Zone and the Central Area Flexible Use Zone proposed in the Publication (Pre-Submission) Draft Sheffield Plan. Policy AS1 is also relevant in that it states that Office Sites should have at least 60% of their gross floorspace as offices. LCR considers that the proposed land uses (offices, residential and commercial) are appropriate for the location as they will support the area's transformation into a mixed use neighbourhood as a place to work and spend time in. LCR welcomes that Policy AS1 is not expressed as a requirement (i.e. 'should' rather than 'must') but requests that the Local Plan sites that fall within the IPG red line boundary have flexibility, to allow for the outcome of the detailed work underpinning the IPG to best inform plan making and give certainty to investors.

Informed by public consultation, engagement with stakeholders and key market indicators, the IPG will develop the detailed mix of uses in the site allocations with a framework for delivering key policy requirements. The IPG will therefore inform the Sheffield Plan by showing, in detail, how development can be delivered at the Station Campus. We trust that as the Local Plan progresses towards examination that amendments to the policy wording around the allocations can be amended or updated by way of modifications proposed by the City Council to ensure consistency with emerging detailed plans. This will maximise the prospects of the regeneration of the Station Campus site coming forward at the earliest opportunity.

LCR is committed to working closely with Sheffield City Council and all delivery partners at the Station Campus as the IPG and the Sheffield Plan are progressed, and it is anticipated that the IPG will supplement the new Local Plan once it is adopted.

Yours sincerely



Christopher Darley
Senior Director

Copy Karl Drabble, LCR

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: Christopher Darley

Signature:

Date: 20.02.2023

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: Karl Drabble
Organisation (if applicable): London and Continental Railways
Address: 20 Cranbourn Street, London
Postcode: WC2H 7AA
Tel: 
Fax:
Email: 

2. Agent Details (if applicable)

Agent: Christopher Darley
Organisation (if applicable): Lichfields
Address: 3rd Floor, 15 St Paul's Street, Leeds
Postcode: LS1 2JG
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: London and Continental Railways

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

Policy Number: AS1

Paragraph Number:

Policies Map: Central Sub-Area

4. 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

5. **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 refer to accompanying letter.

Continue on a separate sheet if necessary

6. **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.

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.

7. 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

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

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.