



A Quod project sheet

# River Don District, Sheffield

## Role

Quod, acting on behalf of British Land and Norges, have led the planning process for one of the most significant regeneration projects within Sheffield in recent times, comprising a 17-hectare site in the Lower Don Valley, adjacent to the company's regional shopping centre at Meadowhall.

The outline planning application for up to 100,000sqm of employment uses (Use Classes B1, B2 and B8), along with other complementary uses including retail, leisure, hotel and a car showroom. Despite policy challenges against out of centre office provision, Quod successfully promoted the provision for up to 40,000sqm to be for office floorspace (Use Class B1a) within this out-of-centre location, providing evidence that the proposals would not undermine the economy of the City Centre.

Quod provided strategic planning advice and led the project management of the outline planning application, along with the preparation and management of the Environmental Impact Assessment.

Evidence basing the scheme's substantial regeneration benefits and providing the necessary supporting planning justification, Quod successfully negotiated the application with the local planning authority, securing consent with an extended life (five years compared to the standard three years) and a limited scope Section 106 Agreement.

Quod provided a range of services in this successful outline planning consent, comprising; 1) agent for the application; 2) addressing the relevant planning issues through a robust evidence base, including retail, leisure and office impact analysis and socio-economic analysis, as well as; 3) coordinating the Environmental Impact Assessment.

Quod have since promoted the first Reserved Matters Application (RMA) for four employment units extending to circa 25,000sqm, approved in July 2022.

## Description

Commercial Development

## Client

British Land and Norges

## Planning Authority

Sheffield City Council

## Expertise

Planning	✓
CIL	✓
Environmental Planning	✓
Development Economics	
Socio-economic	✓
Infrastructure	
Strategic Land Promotion	
Regeneration	✓
CPO	

## Project Type

Infrastructure	
Major Mixed Use	✓
Residential	
Retail & Commercial	
Industrial, Logistics and Warehousing	