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Our Ref: GH/PG/LN/04C001487
Your Ref: 20/01301/OUT



21 October 2020

Colin Walker
Head of Planning
Sheffield City Council
Howden House
1 Union Street
Sheffield S1 2SH

By post and email to: colin.walker@sheffield.gov.uk

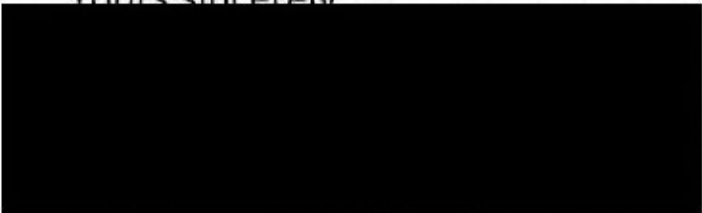
Dear Mr Walker

Planning Application Submitted by Patrick Properties Strategic Land Limited (Ref: 20/01301/OUT) – Land at Former Loxley Works, Storrs Bridge Lane, Sheffield, S6 6SX

I refer to the above planning application which was refused by your Council on 17th September 2020. As you know, we act for the applicant, Patrick Properties Strategic Land Limited. We are instructed to submit an appeal against the refusal and, given the issues involved and the broad ambit of the Council's refusal, intend to request the public inquiry procedure. The purpose of this letter is to give you advance notice of this appeal, in accordance with the requirements set out in Annex F of the Planning Inspectorate's Procedural Guide on planning appeals in England (July 2020). I am enclosing with this letter a formal notice of intention to submit the appeal.

Our appeal will be accompanied by a draft Statement of Common Ground (SOCG) in accordance with the Planning Inspectorate's requirements. In order to ensure the inquiry focusses on the matters at issue, we invite the Council to engage with the appellant at the earliest stage in order to settle and agree the SOCG so that the resources of both parties are deployed effectively.

Yours sincerely


Gary Halman BSc FRICS FRTPI
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For and on behalf of Avison Young (UK) Limited



Enc: notification of intention to submit appeal
Cc: Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) (email only)

Avison Young (UK) Limited registered in England and Wales number 6382509.
Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS

**TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 78**

Notification of intention to submit an appeal

Under the provisions of Recommendation 3 of the Rosewell Review into inquiry appeals, this notification is to give the Local Planning Authority and Planning Inspectorate not less than 10 working days' notice of an intention to submit a planning appeal where the appellant will request the inquiry procedure.

Complete the following:

The appeal will be against: *Sheffield City Council*

For: *refusal of planning permission*

Appellant(s) name: *Patrick Properties Strategic Land Ltd*

Site Address: *Former Loxley Works, Storrs Bridge Lane, Sheffield, S6 6SX*

Description of development: *Hybrid Application for change of use of existing buildings to be retained, altered vehicular access from Loxley Road with secondary public transport access from Rowell Lane and associated works with outline approval (with all other matters reserved) for demolition of existing buildings and structures, provision of a residential led mixed-use development that will deliver up to 300 dwellings, reinstatement works, site remediation, green infrastructure, landscaping and associated infrastructure (Amended Description)*

Planning application number: *20/01301/OUT*

Likely submission date of appeal: *4th November 2020*

Proposed duration of inquiry in days: *10 days*

