

# BBEST Draft Neighbourhood Plan October 2018

## Briefing Note

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The Broomhill, Broadfield, Endcliffe, Summerfield & Tapton (BBEST) Neighbourhood Planning Forum have published a draft Neighbourhood Plan (NP) for consultation from 1st October to 9th November 2018.

The Forum have identified the draft NP refers to the earlier National Planning Policy Framework rather than that published in July 2018.

Key elements set out in the draft NP include:

- The Victorian and Edwardian architecture of the period in the area;
- The presence of institutions including hospitals, the University of Sheffield, independent and state schools, and Houses in Multiple Occupation and converted apartments; and
- The area is perceived as lacking in open space, but there is a large amount of tree coverage.

The NP designates areas of biodiversity value and limits development in those designations. There are surprising inclusions, such as the “Harcourt Hole” a derelict development site, and areas in the Western Corridor, including private gardens, and land within the University of Sheffield Student Village.

A draft policy on Trees and Tree Cover looks to protect existing specimens and coverage. No reference is made to the quality or lifespan of trees; this goes beyond the protection afforded by UDP and Core Strategy policies.

A vision is set out for the centre of Broomhill in respect of improving the public realm, encouraging high quality shop front design and supporting vibrant, balanced town centre uses with residential development on the upper floors only.

Draft policies also seek to improve sustainable safe transport routes, reduce the impact of traffic and restructure car parking. There is also a desire to improve air quality associated with high frequency transport corridors such as the A57 route.

The draft Plan makes reference to the need to balance the profile of the population in the community. A number of objectives are set out including:

- Maintain limits on shared housing;
- Increase the variety of homes available for key workers, first time buyers and newly forming households (NB. though it is worth noting there does not appear to be any specific housing allocations made within the draft NP);
- Maintain sensible density for quality of life;
- Improve quality of housing, especially rental properties, and look to introduce national space standards to this end and accord with the BBEST Design Guide which accompanies the NP; and
- Increase longevity of occupation (NB. though this does not appear to be something that would fall within planning controls as it relies on Part M4 (2) of Building Regulations and looks to limit the options for sub-division of existing residential dwellings and commercial units).

A commentary is also provided on the desire to give CIL funding priority to the Boulevard Project which leads from Broomhill Centre to Sheffield University Corridor, which forms the spine of the BBEST neighbourhood. A variety of specific enhancements associated with this project are then set out, including reduction in speed limits to 15mph and 20mph, removal of on-street parking, new tree planting, and limiting HGV access to times of low pedestrian activity.

Once the NP has been brought into force, the policies it contains take precedence over existing non-strategic policies in a Local Plan, which covers the neighbourhood area where they are in conflict. They may then be superseded by strategic or non-strategic policies as they subsequently become adopted.

If you have interests for developing in the area and wish to discuss making representations on the draft policies please contact the Sheffield Office on 0114 228 9190.

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