

## **BBEST Consultation meeting, 28 April, 2015, Broomhill Library**

19 members and friends of BBEST attended the meeting. The covered two BBEST themes: discussion of Green and open spaces was followed by discussion of Development and Conservation

### **BBEST Theme: Green and open spaces**

1. Introduction
  - a. This meeting was called to discuss the development of the BBEST Neighbourhood theme 'Green and open spaces'. The meeting would be followed by the development of plans, policies and aspirations to be included in the draft plan which will be presented for discussion at the BBEST AGM and Workshop on 7<sup>th</sup> November 2015.
2. Presentation by ECUS staff on work carried out by ECUS on behalf of BBEST
  - a. ECUS carried out two pieces of investigation on behalf of BBEST:
    - a.i. Green space plan
      - a.i.1. The purpose of this work was to identify areas of green space within the Broomhill, Broomfield, Endcliffe, Summerfield and Tapton (BBEST) area, to support the Local Plan for this area and to identify how these spaces contribute to local Green Infrastructure. Green Infrastructure has been defined as 'a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities' in the Department for Communities and Local Government (2012) National Planning Policy Framework.
    - a.ii. Outline strategic tree study
      - a.ii.1. The study took the form of a desk top assessment of the tree cover of the study area, using aerial photography, and a verification of the findings on site. The study took into account trees along public highways, within public open spaces and within private open spaces where they were clearly visible from public viewpoints. The study assessed the quality and density of trees within those spaces, giving information about the amenity value of green corridors and green spaces.
  - b. During discussion the following points emerged
    - b.i. Green spaces
      - b.i.1. Wildlife corridors are important for the encouragement and maintenance of varied populations of wildlife. BBEST should examine how the maintenance of green corridors can be incorporated into the Plan. Noted that diversity is required as different animals require different things.
      - b.i.2. An outline ecological strategy could be prepared for each site to include such items as lighting schemes
      - b.i.3. Development on green space should be discouraged to maintain the character of the area.
      - b.i.4. A sensitive lighting scheme, for example switching off floodlights during the night, is helpful for wildlife. This is already the practice for the University of Sheffield playing fields.
      - b.i.5. Green walls can enhance the green character of the area.
      - b.i.6. Much of the green space in the BBEST area is in private hands, for example key garden blocks.
      - b.i.7. Three wildlife corridors were identified in the survey. A fourth might be added through the High School.
    - b.ii. Tree quality

- b.ii.1. Quality assessment was based on the British Standard. Low quality trees can include younger trees which have not developed fully.
  - b.ii.2. There are a significant number of 'veteran' trees in the area. A monitoring and management strategy for trees could help to ensure that tree cover is maintained at the current level into the future.
  - b.ii.3. Many trees are in private gardens. Such trees are protected in the conservation areas.
  - b.ii.4. Substantial forest trees may be out of scale with nearby buildings.
  - b.ii.5. Trees have different life spans. Beech and lime trees have a long life expectancy of 150 to 200 years, and possibly longer for lime trees.
  - b.ii.6. Amey are renewing some trees during their work on Sheffield roads.
  - b.ii.7. Ivy on trees can be an issue. It makes them difficult to survey accurately and the weight can pull them over.
- 3. Areas for plan development
  - a. Maintain wildlife corridors 2bi1
  - b. Development on green space should be discouraged to maintain the character of the area. 2bi2
  - c. A monitoring and management strategy for trees to ensure tree cover is maintained into the future. 2bii2

## **List of local and national initiatives in the Green and Open spaces area**

### **Wealthy City: Rethinking Sheffield's Parks and Public Spaces**

**Date:** 19 May

**Venue:** Millennium Gallery, Arundel Room

**Time:** 6 - 8 pm

### **UK Econet: Action for Woods and Trees**

**May 15 - May 16**

[\(http://www.ukeconet.org/event/action-for-woods-and-trees/\)](http://www.ukeconet.org/event/action-for-woods-and-trees/)

**UK Econet** (<http://www.ukeconet.org/about/>)

From the website:

UKEconet is the international portal of the Biodiversity and Landscape History Research Institute (BALHRI), working in conjunction with Sheffield Hallam University and the South Yorkshire Biodiversity Research Group (SYBRG). It provides research-based information on ecology, history, archaeology and landscape change that will be of interest to all. Much of this information has come through the long-established research umbrella, the South Yorkshire Biodiversity Research Programme. To celebrate this unique project, a large proportion of the research output and presentations will be placed on this website and will be free for all to use. We believe that this will be a unique and invaluable resource for other researchers, but especially for school, college and university teachers and students.

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## **BBEST Theme: Development and Conservation**

### **Introduction**

The Neighbourhood Plan will be developed around priorities, policies and aspirations for each theme. The meeting would look at how this might be done through two case studies and the design guide. The aim is to protect and enhance the BBEST area, and to ensure that these two strands are not mutually exclusive.

### **Conservation areas**

There are three conservation areas in the BBEST area:

**Endcliffe 1976** This area has no appraisal or management plan.

([https://www.sheffield.gov.uk/planning-and-city-development/urban-design--](https://www.sheffield.gov.uk/planning-and-city-development/urban-design--conservation/conservation/conservationareas/endcliffe.html)

[conservation/conservation/conservationareas/endcliffe.html](https://www.sheffield.gov.uk/planning-and-city-development/urban-design--conservation/conservation/conservationareas/endcliffe.html))

**Broomhill 1977.** A Conservation Area Appraisal and produced a Management Plan.

The appraisal and management plan was adopted on 17th December 2007.

([https://www.sheffield.gov.uk/planning-and-city-development/urban-design--](https://www.sheffield.gov.uk/planning-and-city-development/urban-design--conservation/conservation/conservationareas/broomhill.html)

[conservation/conservation/conservationareas/broomhill.html](https://www.sheffield.gov.uk/planning-and-city-development/urban-design--conservation/conservation/conservationareas/broomhill.html))

**Northumberland Road 1989.** Following a period of public consultation a report went to Cabinet on the 21st March 2012 for adoption. Final copies of the appraisal and management proposals are being prepared. ([https://www.sheffield.gov.uk/planning-and-city-development/urban-design--](https://www.sheffield.gov.uk/planning-and-city-development/urban-design--conservation/conservation/conservationareas/northumberland.html)

[conservation/conservation/conservationareas/northumberland.html](https://www.sheffield.gov.uk/planning-and-city-development/urban-design--conservation/conservation/conservationareas/northumberland.html))

Areas outside are influenced by these key areas. In the public realm elements include the settings of parks and key views. Specific items might include: ban 'to let' signs and a shop front design guide.

Specific policies in the Neighbourhood Plan must fit in with the existing planning framework.

### **Design guide**

The project documents prepared for the 'Live' project in 2014 provide a basis on which to develop the design guide. The documents note 'character areas'. Work needs to be done to present this information which contains lots of drawings.

Aspects which might be included in a design guide include: boundary treatments, gates, dormer windows, location of bins, letting signs. It was noted that sensitive treatments can work well and the plan must be receptive to good proposals.

### **Key sites in the BBEST area**

The following were noted as key sites:

Commercial heart

Library

The Mount

Hallam Towers

Harcourt hole

Northumberland Road car park

Extensions and refurbishments.

### **Potential initiatives for the Neighbourhood plan include:**

List 'Community assets'. Currently there are only two in Sheffield. ([https://www.sheffield.gov.uk/in-your-area/report\\_request/community-assets.html](https://www.sheffield.gov.uk/in-your-area/report_request/community-assets.html))

Examples might be: King Edwards Swimming Pool, Scout Hut, Library.

For homes: Encourage use of space standards, drive up number of shared ownership homes, lifetime homes (sample website:

[http://www.lifetimehomes.org.uk/data/files/For\\_Professionals/accessible\\_revisedlthstandard\\_final.pdf](http://www.lifetimehomes.org.uk/data/files/For_Professionals/accessible_revisedlthstandard_final.pdf))

Community action plan – placement and location of bins.

### **Discussion point included**

The 'journey' through the BBEST area might be a way to frame the drafting of the plan. It was noted that hidden routes formed part of the 'Live' project. This also forms part of the Active travel corridors theme.

Pedestrian use of walkway by university playing fields.

University investment in public realm in campus master plan.

Lack of affordable housing is an issue in Broomhill.

A project could highlight connections between parks.

### **Presentations**

Two student presentations gave a lively impression of 'blue sky thinking' for the BBEST area.

### **Broomhill Brewery**

This project looked at increasing social connectivity by developing a brewery on the Harcourt Hole site. The project would highlight and reinstate the importance of the water flows and reservoirs through the corridor. Community involvement in the brewing process together with bookable spaces in the building would enhance the local community.

### **Hallam Towers development**

This project aimed to cater for public demand for affordable housing and access to green spaces. The facade of the building would be retained, but the ground floor would be opened up to give access for walking and cycling, bringing this space into the public realm. The site would contain a playground and outdoor gym together with other energy generating and saving technologies. Housing modules within the building would be on human scale with sight lines between the levels and public spaces between the homes.