

## **BBEST Development meeting, Saturday 19<sup>th</sup> November 2016**

18 BBEST supporters attended the meeting.

### **Chairman' s introduction - Peter Marsh**

During the past year a great deal of work had gone on to interpret the ideas which had come forward in the BBEST process into policies expressed in an appropriate way to form part of the Plan. The first consultation was due to be launched in September and so this meeting would have discussed the initial results.

During discussions with SCC Planning Department about the draft of the Plan it became clear that progress with the BBEST Plan would need to keep in step with work on the new Plan for the city, which itself was delayed by about two years. This will delay the first consultation BBEST consultation until the end of 2017 or beginning of 2018. However, work has continued behind scenes over the last year and has pointed up key roles for BBEST as partner and catalyst. Examples are:

- Work on the Boulevard project has resulted in close discussions with SCC and interest in taking forward the ideas contained in the proposals. A meeting about walking networks has been organised. In addition, a pedestrian survey in the retail area has indicated areas where crowding of pavements could discourage pedestrians from using the retail centre.
- Work with retailers in the BBEST area has resulted in a seminar to discuss issues relating to the retail centre to feed in to the developing SCC plan.
- A second seminar will discuss the approach to HMOs
- Clear interest has been shown in the heritage of the BBEST area. In line with this BBEST is planning to organise guided walks including, in the first instance, a tour of the most interesting of the 60 listed buildings in the area, and a separate tour illustrating the way the area has been influenced by the water courses and reservoirs which are a key feature.
- Interest has also been expressed in the development of a community hub. To follow this up, BBEST has been working with Broomhill Community Library to support the development of the Oriel House, the Library building, and the historic garden, into an expanded resource for the local community. A workshop was held in October and BBEST and the Oriel House Group are working with SCC to be joint applicants for a Lottery Fund bid for the garden.
- Development of the BBEST Design Guide, which will become a handbook for property owners and developers in the area on the way development can be designed in a way which is sympathetic to the surroundings. Eight 'character areas' each with their own features, have been identified, and work is continuing to articulate the requirements for each area. The Council are interested in the BBEST Design Guide as a model for other areas of the city.
- Developing links to schools and other organisations to encourage

interest in aspects of the BBEST area.

The following question was discussed:

Does the Neighbourhood Plan have to be consistent with the local plan?

The BBEST plan, and the city plan, has to be consistent with the national planning framework. The Neighbourhood Plan can add items, but it is best if the two are consistent. One comment on the draft BBEST plan was that it was not specific enough to the area. It is difficult to achieve this without a current overarching plan for the city.

## **Finance**

BBEST requires finance in three areas:

Producing physical copies of reference materials

Further professional advice, for example for work on heritage aspects of the plan

When the plan is in place, BBEST will need to monitor council decisions, and this may also require funding.

Steering Group will need to consider the issue of funding over the next year.

## **The BBEST Design Guide – Emily Pieters (EP)**

EP outlined the emerging importance of the Design Guide (DG) in supporting objectives in the BBEST plan. The Guide is an area in which the local plan can make a real difference. The delay in BBEST planning does mean that the next year can be spent developing the existing draft DG into the key document that it has become

The DG is in draft at the moment. Sections are:

- Key concepts
- Key principles
- Character area appraisals
- Design principles

### **Key concepts**

Management of the three conservation areas contained within the BBEST boundary – Broomhill, Endcliffe, Northumberland Road.

### **Key principles**

The DG would bring together currently scattered information about the 60 listed buildings in the BBEST area and those of ‘townscape merit’.

It would aim to protect heritage assets, for example development in or around listed buildings which might affect views or other aspects.

The DG would note key views so that these could be protected.

### **Character area appraisals**

Work done by students some 3 years ago identified 8 'character areas' and these will form the basis of development guidance:

Crookes Valley

The Hospital area

Residential SE

Residential NE

Retail Centre

Residential NW

Residential SW

Endcliffe

### **Design principles**

The DG character area appraisals will highlight aspects such as the shape of windows, boundary details such as setbacks and proportions, rooflines, chimneys, dormer windows.

Advice on shop front design will include aspects such as the how to install roller blinds so that they are in keeping with the area..

### **Feedback from SCC on the draft DG**

The DG is critical to enforcing the neighbourhood plan.

Policies in the plan need supporting evidence in the DG.

DG needs a stronger evidence base to support policies in the Development and Conservation and Sustained and Balanced Community themes.

### **BBEST response to comments**

Strengthen the DG to support the Plan.

Focus on areas where we can deliver.

Recognise that we cannot do everything.

### **Initiatives**

- Housing density analysis.

- o Dwellings per hectare
- o Variation of density across the area of Crookes/Endcliffe
- o High quality space standards
- Character area appraisals.
  - o This aspect could make a real difference and forms an important part of the document
- Key development site review.
  - o Identify sites which may be developed in the future and consider criteria for planning.

The following points were discussed:

- The Plan needs to look to the long term future and consider aspects such as climate change and sustainability.
- Examples include water drainage and insulation of Victorian housing stock.

### **Walking networks**

The centre of Broomhill experiences as many pedestrian journeys as car journeys on a daily basis, and BBEST has identified the encouragement of walking and provision of a walking network as a key aspect of the Plan. There have been discussions with stakeholders such as the University of Sheffield in relation to the Boulevard Project, a proposal to enhance the experience of pedestrians and cyclists on the Broomhill – Northumberland Road corridor.

The A57 is a ‘key route’ making change tricky to negotiate. It is likely that key routes will become the responsibility of the elected mayor from 2017.

### **Pedestrian comfort survey**

The survey was carried out in October/November to identify areas where a case could be made for additional space could be given over to pedestrians to increase comfort and safety. The survey, carried out by volunteers, found that there are issues for the number of pedestrians around the Crookes Road junction, where the new situation where buses are queuing to turn right into Crookes are causing traffic to mount the pavement when turning left into Whitham Road.

The area outside the 1960’ s development has heavy pedestrian traffic, which can be impeded by cars manoeuvring in the short-term parking bays.

### **Guided walks**

A meeting is planned for 1<sup>st</sup> December to discuss developing a couple of guided walks around Broomhill, beginning and ending at Oriel House (Broomhill Library)

- a walk round the finest of our 60 listed buildings. (based on Lee Kenny ’ s work on our Gazetteer).

- a tour of local reservoirs and dams to find out about our heritage of water use and storage,

The guided walks will be developed over the next few months and launched on the 60th anniversary of the library in the Autumn of 2017. These walks – and others - will then continue to play a part in spreading knowledge about, and celebrating, our local area.

More information about the meeting will be sent by email.

The Development Meeting ended and was followed by the Annual General Meeting.