

# **BBEST Consultation Statement**



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## 1. Introduction

1.1 This Consultation Statement contains details of the community engagement and consultation undertaken in the development of the BBEST Plan from 2013 to 2019. It has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 Section 15 (2). In accordance with Part 5 of the Regulations it sets out:

- a) *Details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;*
- b) *An explanation of how they were consulted;*
- c) *Summarises the main issues and concerns raised by the persons consulted; and*
- d) *Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.*

## 2. Aims

2.1 The aims of the BBEST Neighbourhood Development Plan consultation process were:

- a) To involve as many of the community as possible throughout all consultation stages of Plan development in order that the Plan was informed by the views of local people and other stakeholders from the start of the Neighbourhood Planning process;
- b) To ensure that consultation events took place at critical points in the process where decisions needed to be taken;
- c) To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques; and
- d) To ensure that results of consultation were fed back to local people and were available to be read (in both hard copy and via the BBEST Neighbourhood Plan website) as soon as possible after the consultation event.

## 3. Statement Summary

3.1 To summarise:

Section 4 - covers the extensive work with many individuals and organisations undertaken from the creation of BBEST in 2013 to mid 2019 submission.

Section 5 - provides a time line for that period.

Section 6 - provides details of the strategy for the Pre-submission consultation undertaken in late 2018.

Section 7 - provides a summary of the comments and responses

Section 8 - summarises the amendments to policies that were made in the light of the consultation.

- a. The Appendices provide details of:
  - I. The consultation documents that were used.
  - II. The list of statutory consultees contacted (the SCC list was used), and a note of who responded.
  - III. The comments that were emailed direct to BBEST and the response.
  - IV. The comments made using the on-line consultation system and the response.
  - V. The comments provided by documents sent to BBEST, and the response

## 4. Overall Community Engagement and Consultation 2013-19

4.1 BBEST's overall strategic approach to development of a Neighbourhood Plan was based on extensive engagement with all stakeholders, building on past work that had been done in the area, recognising the need to work with existing groups, providing a wide range of engagement events, and working closely with key local institutions. The key principles are given below, and then an outline is given of the work undertaken to enact them.

### ***BBEST strategic principles for community engagement:***

- *Building on the work of community groups and of conservation appraisals*
- *Meetings with diverse attendance and lively contributions*
- *Working through existing groups, but engaging in very wide publicity of emerging issues*
- *Different forms of engagement events*
- *University engagement*
- *Business engagement*
- *Institutional engagement*
- *Professional engagement*

### ***Building on the work of community groups and of conservation appraisals***

4.2 The work of the Neighbourhood Forum has built on the long standing community developments within the Neighbourhood, and early meetings were held with:

- Broomhill Action and Neighbourhood Group
- Broomhill Forum
- The Moor Oaks Triangle Residents Group
- Harcourt Road Residents Group
- Crookesmoor Road Association

4.3 Significant evidence, analysis and proposals has been produced over the years, in particular two key documents have underpinned various elements of the Plan:

- The Broomhill Ward Action Plan July 2010
- The Broomhill Air Quality Symposium April 2012

4.4 The Conservation Areas within the Neighbourhood Plan area have also generated significant evidence, analysis and appraisal. All of these have been building blocks of the Plan.

***Meetings with diverse attendance and lively contributions***

4.5 From the start meetings have been lively, with attendees from all parts of the neighbourhood, a good cross section of the population, retailers and councillors, student representatives and in the formative early years very substantial attendance from a wide range of University staff.

7 Oct 2013 Inaugural Meeting: 24 attendees

10 Dec 2013 First AGM: 27 attendees

*Membership has grown to over 200, and over 50 meetings held with attendance of up to 40 people. Three BBEST newsletters, and six articles in other newsletters have publicised the results of these meetings.*

4.6 We have publicised the work widely, and well beyond those who were initially engaged. Newsletters have gone to all households, the annual Festival in the area has had a stall and for two years a lecture about heritage and design.

4.7 The open meetings of the Steering Group debated major policies, and two full Forum meetings in each year, with attendance between 17 and nearly 40 have prioritised and refined policies and issues in each of the chapters of the Plan. The over 200 members of the Forum, including some who work in the area, for example at the University, have had regular email circulations. The website has had material posted including details of meetings, and evidence being used to inform policy development.

***Working through existing groups, but engaging in very wide publicity of emerging issues***

4.8 Recognising that it is important to build the work into other organisations' work rather than just expecting individuals to attend BBEST events has been an important focus, so BBEST officers have gone to meetings of other groups, and from the start the President of the Students Union has been directly engaged, as has the Community Library/Trust.

4.9 Worked closely with existing groups to publicise options and issues, for example:

- an article in *St.Marks Church Broomhill Newsletter* in 2016
- two articles in *Broomhill Community Library Newsletter* in 2016 and 2017
- Three short summaries in the *Green Party newsletter* (the NPF councillor representative is from the Green Party) going to every household in the area in 2015, 2017, and 2018.

4.10 BBEST itself has produced *newsletters to all households* and a housing survey to publicise the Forum and options. BBEST produced newsletters in 2014, 2015, and 2016.

4.11 Volunteers conducted a *housing survey* covering around a third of the neighbourhood, and engaging in face to face discussion about the Forum and its work in September & October 2014.

4.12 Other groups have also been engaged:

- The Girls High School has conducted events considering the needs of young people in the area.
- A pedestrian survey of the retail centre engaged volunteers in measuring numbers and flows.
- The University Architecture Students' 'Live project' produced ideas and options for the area, including visual material for public engagement.
- The University Cycle Forum has considered key active travel issues.

### ***Different forms of engagement events***

4.13 BBEST has deliberately held a variety of different engagement events to make sure that all section of the community can engage. Lectures at the major local festival, use of large scale maps to talk about different aspects of the neighbourhood, discussions about issues with the Parks via Friends groups, a Retailers meeting (hosted by a retailer) and formation of a retailers group have all been undertaken.

Some key examples:

June 2014: Prue Chiles, Senior Lecturer in Architecture, University of Sheffield, lecture on key architectural features in the area, and discussion by over 30 attendees as to what is valued to help shape Design Guide v1

Oct 2014: Two hour session, 30 people, following AGM - with maps, five themed tables (the Plan chapters/themes), and identification of key issues (see 'AGM 2014 Consultation' on BBEST website)

June 2015: 'Our Built Character' lecture, discussion of key features of Design Guide v2

June 2015: Stall at the Broomhill Festival with each chapter of the Plan and prioritising of the objectives for each chapter for v1 of Plan

Sept 2015: Discussions with Ponderosa and Crookes Valley Parks group about key green policies

May 2016: Forum meeting with stalls layout for each chapter of the Plan, revising priorities and details for v3.

Nov 2017: Forum meeting with discussions of all elements and v6 of Plan

July 2018: All day drop in event in Broomhill Community Library with v8 of Plan and v6 of Design Guide (basis of pre-submission consultation)

2018: A new retailers group engaged actively in development of retail centre policies, and set out to develop a new website for the area which was launched at the July drop in event.

***University engagement***

4.14 There has been close engagement with the University, with significant staff attendance at meetings in formative early years, including the Director of Estates, and senior management. Engaging students has been central to the work, with recognition of the importance of the student population via an ex-officio seat on the Steering Group for the sabbatical officer nominee of the President.

4.15 In the first year setting up the main objectives and ways of working (2014/15) the President of the Students Union actively engaged himself with all meetings, a number of which were held within the University, and provided a liaison with the different views and groups within the Union.

***Business engagement***

4.16 The local businesses have been engaged from the start, there has been a local restaurant owner on the steering group, leaflets have gone to all businesses, in the central retail area each shop, business or restaurant was visited by one of the BBEST officers in the early stages to discuss issues and encourage engagement.

4.17 In early 2018 with the help of Sheffield Business Support a meeting was held to form a local retailers group. All local businesses were contacted, and after a number of meetings this is now a thriving group involving many of the businesses in the central retail area. A website has been set up with a commercial side and a local history side, and it was launched at a BBEST event 'The Countdown to the Consultation' in mid 2018.

***Institutional engagement***

4.18 The local Hospitals have been engaged in the work predominantly via the Estates Departments of the Hallamshire, Children's, and Western Bank Hospitals, especially via discussions about options to improve the pedestrian experience of the A57 (the main through road in the area). Each of seven meetings held has been used to update about the Plan process and gather views.

***Professional engagement***

4.19 There has been very close Council (SCC) involvement from the beginning. An initial workshop on Neighbourhood Planning was held on 13 Mar 2014. There have been many engagements since, often with individual officers, but also on key issues such as retail via a Nov 2016 Retail Centre workshop, and HMOs via a Nov 2016 HMO workshop which analysed key data about local housing.

4.20 A series of workshops and discussions have also taken place after the pre-submission consultation as noted in the next section, with officers from Transport Strategy, Housing Services, and Development Management all contributing.

4.21 ECUS, an ecological consultancy has provided major advice, and attended workshops and meetings with Forum members to outline and debate their findings on tree cover, ecological networks, ecological diversity, and proposals for greening the Retail Centre.

4.22 A professional Planning consultant has engaged with us throughout our work, to advise on planning options, and help with key elements of the Plan, also attending various Forum meetings to engage directly with a wide range of members.



## 5. Timeline summary

The summary below covers key events in the period 2013-2019

Year	Event	Notes
<b>2013</b>		
	Initial meeting with all Neighbourhood Groups: <ul style="list-style-type: none"> <li>• Broomhill Forum,</li> <li>• Broomhill Action and Neighbourhood Group,</li> <li>• Harcourt Road Residents Group,</li> <li>• Moor Oaks Triangle,</li> <li>• Crookesmoor Road Association, and</li> <li>• Sheffield University Students Union</li> </ul>	Boundary, constitution to SCC. Formation of BBEST.
	<i>December 10<sup>th</sup> - First AGM</i>	
<b>2014</b>		
	Ten meetings of Steering Group, including University Estates and senior staff and the Students Union President	Around 30 hours of discussion, key presentations of data such as demography
	Broomhill Festival Lecture 'Visions of Broomhill'	
	Planning workshop with LPA	
	Door to door housing survey.	Around one third of households
	Newsletter to all houses	2,500 copies
	AGM – with major development focus	
<b>2015</b>		
	Six meetings of Steering Group	
	Two full Forum development and consultation meetings	
	Presentation on 'built character and living community'	
	Consultation with Parks groups	
	Newsletter to all houses	2,500 copies
	Article in Green Party Newsletter to all houses	Green Party Cllr was Cllr on Steering Group
	Activity/information stall at Broomhill Festival	
	AGM	
<b>2016</b>		
	Two meetings of Steering Group	
	Meeting with local retailers	
	Newsletter to all houses	2,500 copies
	Article in Parish Church Newsletter	
	Article in Community Library Newsletter	
	HMO workshop with Sheffield City Council	Data analysed specifically for BBEST.

	Retail Centre workshop with Sheffield City Council	
	Informal review by Sheffield City Council with extensive commentary on Plan	
	Full Forum development meeting	
	AGM	
<b>2017</b>		
	Two meetings of Steering Group	
	Article in Green Party Newsletter to all houses	Green Party Cllr was Cllr on Steering Group
	Full Forum development meeting	
	Door to door visits for discussions with retailers	All retailers in BBEST area
	Informal review by Sheffield City Council with extensive commentary on Plan	
	AGM	
<b>2018</b>		
	Five meetings of Steering Group	
	Full Forum development meeting	
	Retailers group set up	
	Article in Green Party Newsletter to all houses	Green Party Cllr was Cllr on Steering Group
	Countdown to the Consultation event, which also launched new retailers group website, with attendance from Mayor and leading Cabinet Members	
	<i>Pre-submission consultation</i>	
	AGM	
<b>2019</b>		
	Four meetings of Steering Group	
	Amendments to Plan in light of consultation	
	Workshops with Sheffield City Council	Covering a wide range of SCC expertise
	Full Forum development meeting (AGM towards end of year)	

### A Neighbourhood Plan for BBEST


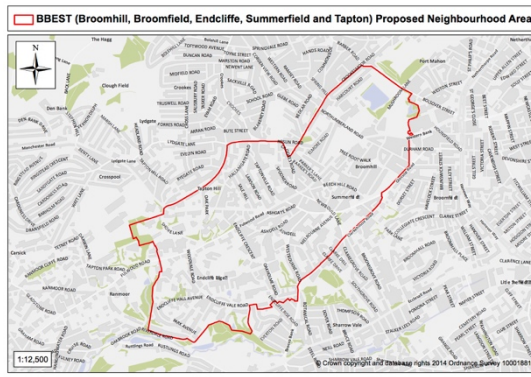
(Broomhill, Broomfield, Endcliffe, Summerfield and Tipton Area Planning Forum)  
 Play a part in the preparation of a plan for the area you live in

The Government has introduced new planning rules which give more power to local people. Communities such as ours are being encouraged to prepare Neighbourhood Plans which will give them more influence over what happens in their area. A group of residents in consultation with local Council and the Local Planning Authority, have come together as the BBEST Neighbourhood Planning Forum with the aim of preparing a Neighbourhood Plan for the area. This will set out a vision for the neighbourhood in which we live and set out our priorities for the future. Sheffield City Council will have to take the plan into account when making planning and development decisions. The plan will also help the community to secure funding for projects to improve the area. Our Neighbourhood General Meeting will be held at Broomhill Methodist Church in the Fulwood Room (Broomhill centre next to Octon).

**PLEASE COME TO the Neighbourhood General Meeting of BBEST at Broomhill Methodist Church in the Fulwood Room (Broomhill centre next to Octon)**

**Tuesday 10<sup>th</sup> December 6.00 – 7.30 pm**

If you have access to the internet and would like to see the meeting online or to know by email to [bbest@bbest.org.uk](mailto:bbest@bbest.org.uk)

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## 6. Pre-submission consultation strategy 2018

6.1. The pre-submission consultation strategy built on the work and experience of the previous years. There was already substantial engagement with stakeholders, with different sections of the community, with retailers, with restaurants and cafes, and with local organisations, such as the Broomhill Community Trust. The strategy was based on nine key elements:

- to build on the high levels of awareness and engagement already established,
- to be both inclusive and extensive to cover all members of the community, and to use different means of responding (email, online, on paper, and discussion),
- to cover all statutory consultees by use of the SCC statutory consultee list,
- to use the Community Library as a main local information point with all key documents available,
- to use the website to allow easy access to all documents,
- to place posters on the community notice boards,
- to utilise an easy and straightforward on-line consultation process,
- to generate advance publicity via an all-day drop in event at the Community Library 'The Countdown to the Consultation', some two months before the formal consultation, and
- to make sure there was maximum awareness amongst Forum members by sending two emails to Forum members, and a third follow up
- See appendix (i) '*BBEST Consultation documents*'

### The launch event

**7 July 2018** - launch event **Countdown to Consultation**.

Posters in main shopping area. Email invite to launch event. Posters on day of launch event. Presentation and discussion attended by 35 people, including 3 Councillors and Lord Mayor.

### The consultation begins

**1 October 2018** Website front page announces consultation.

BBEST documents available on the website for online responses, with paper copies available in Broomhill Community Library to read and give paper responses.

- Emails to statutory consultees list from Sheffield City Council, *appendix (ii) 'Statutory Consultees'* and also emails to the three secondary schools in the area. Emails to 263 members.
- Consultation open for six week period.

6.2 A summary of the comments and response is given in section 7. The full details of all comments and responses are given in the appendices (with separate document pdfs where those were submitted). Section 8 provides a summary of significant amendments to policies, and where applicable to text or evidence.

## 7. Summary of Pre-submission consultation comments and responses

7.1. All comments, emailed and on-line are given in the appendices, along with notes about the documents submitted with comments. BBEST's response is also noted. A summary of the amendments to the Policies (and where appropriate text and evidence) is given in section 5 below.

### Emailed comments, and on-line comments

7.2 In total there were 88 comments received via email and submitted on-line.

7.3 There were emails from nine local residents, from the chair of the Broomhill retail group, the University of Sheffield, and Natural England. On-line there were 76 comments in total.

7.4 The number of on-line the comments received on each policy chapter were as follows:

- Environment – 16;
- Sustainable and Balanced Communities – 11;
- Broomhill District Shopping Centre – 6;
- Active Travel – 26;
- Design Development and Heritage Management – 10;
- CA – 4;
- DG – 3.

7.5 The comments were overwhelmingly positive, with very strong support. There were no statutory consultee objections. BBEST has considered all comments carefully, with responses noted in appendix (iii). Where appropriate, changes have been made.

7.6 Some policies have been removed in response to comments, and there has been refinement but not significant alteration of the remaining policies. The comments and BBEST responses are attached as follows:

- Appendix (ii) '*Statutory Consultees*'
- Appendix (iii) '*Emailed comments*'
- Appendix (iv) '*On-Line comments*'

7.7 The amendments to policies are summarised in section 8 below.

7.8 There were seven representations made in report format, in response to the consultation, and these were received from:

- Historic England;
- Coal Authority;
- Highways England;
- CycleSheffield;
- Broomhill Community Library/Broomhill Community Trust;
- DLP Planning Ltd (DLP).;
- Sheffield City Council (SCC).

7.9 SCC's response was very detailed, and has itself been considered in discussion with a range of council officers (including transport strategy, housing services, and development management), in specific meetings, and in two workshops.

7.10 Five of the other six reports submitted were positive, with very strong positive support from the major local community organisation, the Broomhill Community Trust, which was very welcome. Cyclesheffield was very supportive of BBEST's overall approach.

7.11 A summary of BBEST's responses to the various representations is given in Appendix (v) '*Document comments*'.

## **Summary of the consultation**

7.12 Overall there was a good level of response to the consultation. The very detailed analysis from SCC was welcome, building on the helpful feedback received on previous versions of the Plan in 2016 and 2017. There were no statutory consultee objections. There was substantial support from the local community, and from the main community organisation (the Broomhill Community Trust).

7.13 All representations were examined and analysed. Representations that called for change, and were considered to be material, and which carried sufficient weight, were addressed, either by way of an amendment to the wording of the policy, or by removing the policy in its entirety. BBEST addressed, and built on the SCC comments, and other representations, during two comprehensive workshops. Following on, an additional small number of policies have been removed due to their, ultimately, being beyond the scope of a neighbourhood plan.

7.14 The policies removed were principally in the Active Travel, and Sustainable and Balanced Communities Chapters. It was apparent that Issues around travel generated a strong local interest (note the number of comments), and it is unfortunate that they could not be fully represented in the plan due to the limitations of neighbourhood planning in transport areas.

7.15 The Sustainable and Balanced Communities policies, focussed on housing standards, were removed/amended because, we are advised by SCC, that these are to be adopted within the Development Plan, and within a similar time scale to the Neighbourhood Plan.

7.16 Smaller changes were made in other policies, building on other consultation comments, and made in the light of the close engagement of council officers. A summary of amendments is given in the table in section 8 below.

## 8. Summary of amendments to policies

The table below summarises the amendments made in the light of the consultation, to the overall Plan and to each individual policy.

Neighbourhood Plan Policy	Amendment
OVERALL	Following SCC and DLP comments tabulated existing usage of NPPF, and clarified all inter-connections with UDP and Core Strategies as current Local Plan. Full table outlining all policies incorporated. Also any ambiguities that consultees noted in text removed or clarified, and clearer layout given for all analysis and evidence.
EN1 PROTECTING BIODIVERSITY	Following an SCC workshop considering all consultation comments: ‘proportionate’ added to achieve flexibility (see DLP comment), and ‘net gain’ now used in line with SCC advice. Noted it is supported by UDP - BE6, GE11, GE13, H14, [H17] and NPPF - Paragraphs 96, 97 and 98 and Chapter 8
EN2 ECOLOGICAL NETWORKS	Following an SCC workshop considering all consultation comments: rephrased to clarify, and tested with SCC for applicability in development management (key stepping stones therefore not defined). Noted it is supported by CS & UDP - CS73, CS74, BE6, GE10, H14 and NPPF - Paragraphs 96 ,97 and 98 and Chapter 8
EN3 LOCAL GREEN SPACE	Improved wording. Noted it is supported by CS & UDP - CS73, CS74, [LR4], LR5, [LR8], [LR10], [LR11], H16 and NPPF - Paragraphs 96, 97 and 98 and Chapter 8
EN4 TREES & TREE COVER	Following SCC comments and workshop, DLP comments, clarified coverage of policy, and clarified inter-connection with evidence via Policies Map. Noted it is supported by CS & UDP - CS73, CS74, [LR4], LR5, [LR8], [LR10], [LR11], H16 and NPPF - Paragraphs 96, 97 and 98 and Chapter 8
SBC1 CREATION OF HOUSES IN MULTIPLE OCCUPATION AND STUDENT ACCOMODATION STANDARDS	Changed title of policy, adopted wording suggested by SCC. Evidence datasets added to website re 33% of HMOs in area, vs 20% existing limit of CS41. Noted it is supported by CS & UDP - CS41, CS74, H5, H10, H1 and NPPF - Paragraphs 11, and 91, and Chapter 12.

SBC2 HOUSING TO MEET LOCAL NEEDS	Altered to include SCC comments, material from workshop, and added new dataset to evidence for need for larger units. Noted it is supported by CS & UDP - CS31, CS74, H10, H14 and NPPF - Paragraphs 11, 91, and 122, and Chapter 12.
SBC3 HOUSING DENSITY	Altered to include SCC comments, material from workshop. Noted it is supported by CS & UDP - CS31, CS74, H10, H14 and NPPF - Paragraphs 11, 91 and 122, and Chapter 12.
<i>SBC4 SPACE STANDARDS</i>	Noted SCC comments and removed policy.
<i>SBC5 HOUSING DESIGN AND LAYOUT</i>	Noted SCC comments and removed policy.
<i>SBC6 HOMES BUILT FOR LIFE</i>	Noted SCC and DLP comments re overlap, and removed policy.
BDC1 PROMOTING BROOMHILL CENTRE	Clarified terminology about Centre. Noted it is supported by CS & UDP - CS14, CS34, BE4, BE11, S4, S5, S7, S10, S12 and NPPF - Paragraph 92, and Chapter 7
<i>BC2 SHOP FRONT DESIGN</i>	Removed as overlap with DDHM policy that covers this (itself clarified).
BDC2 DEVELOPMENT OF CENTRAL RETAIL AREA (PRECINCT) & IMPROVING THE CENTRAL PUBLIC REALM	Clarified policy in light of SCC and DLP comments regarding scope and changes proposed. Noted it is supported by CS & UDP - CS74, CS34, BE4, BE11, S4, S7, S10, [S12] and NPPF - Paragraph 92, and Chapter 7
AT1 ACCESS AND MOVEMENT ON FOOT	Following SCC advice and workshop clarified definitions of network on Policies Map, removed suggested link routes, noted cycle desire and clarified pedestrian focus, refined overall focus, in part, to 'major development'. Noted supported by CS & UDP – CS51, CS53, CS54, CS55, BE10, [T7], T8 and NPPF - Paragraphs 103, and 111.
AT2 SUSTAINABLE SAFETY FRAMEWORK	Following SCC advice and workshop removed sections outside scope of NPs. Noted supported by Policy 8a City Transport Strategy and NPPF - Paragraphs 103, and 111.
AT3 AIR QUALITY	Following SCC comments and workshop and DLP comments re overlap and mitigation, noted PPG 32-005-20140306, noted significance of A57 extremely poor air quality to the area, clarified mitigation measures and application. Noted supported by CS – CS51, 66 and NPPF – Paragraphs 103 and 111.
<i>AT 4 PARKING (WAS AT3)</i>	In light of SCC advice re scope of NP removed to Community Actions
<i>AT5 TRANSPORT ASSESSMENT</i>	In light of SCC advice re overlap removed policy
DDHM1 KEY DESIGN PRINCIPLES	Clarified some wording following SCC advice. Noted policy supported by CS & UDP - CS74, [BE1], [BE2], BE5, BE6, BE15, BE16, BE17, BE19, BE20, H14 and NPPF - Chapter 12, and Chapter 16



DDHM2 DEVELOPMENT WITHIN THE CROOKES VALLEY CHARACTER AREA	Noted policy supported by CS & UDP - CS74, [BE1], [BE2], BE5, BE16, BE17, BE19, BE20, H14 and NPPF - Chapter 12, and Chapter 16
DDHM3 DEVELOPMENT WITHIN THE BROOMHILL CENTRE CHARACTER AREA	Clarified connection with BDC policies. Noted policy supported by CS & UDP - CS74, [BE1], [BE2], BE4, BE5, BE13, S4, S7, S11 and NPPF - Chapter 12, and Chapter 16
DDHM4 SIGNAGE WITHIN THE DISTRICT CENTRE	Clarified that current signs are generally less than 400mm. Noted policy supported by CS & UDP - CS74, [BE1], BE13, S4, S7, S11 and NPPF - Chapter 12, and Chapter 16
DDHM5 DEVELOPMENT WITHIN THE HOSPITALS, SOUTH EAST AND SOUTH WEST CHARACTER AREAS	Noted policy supported by CS & UDP - CS74, [BE1], [BE2], BE5, BE16, BE17, BE19 and NPPF - Chapter 12, and Chapter 16
DDHM6 DEVELOPMENT WITHIN THE NORTH EAST AND NORTH WEST CHARACTER AREAS	Noted policy supported by CS & UDP - CS74, [BE1], [BE2], BE5, BE16, BE17, BE19, and NPPF - Chapter 12, and Chapter 16
DDHM7 DEVELOPMENT WITHIN THE ENDCLIFFE CHARACTER AREA	Noted policy supported by CS & UDP - CS74, [BE1], [BE2], BE5, BE16, BE17, BE19 and NPPF - Chapter 12, and Chapter 16
COMMUNITY ACTIONS	Added Parking Policy in light of SCC advice, clarified wording in Boulevard Project in light of Cyclesheffield response, and clarified other wording as appropriate.

## **APPENDICES**

(i) BBEST Consultation documents

The three emails that were sent out to Forum members

(ii) Statutory Consultees

List of statutory consultees contacted, and note of who responded.

(iii) Emailed comments

All comments emailed during the consultation, with a note of response

(iv) On-line comments

All on-line comments received during the consultation, with a note of response.

(v) Document comments

A list of documents received, with a summary and note of responses

Documents are in separate pdfs, accompanying this consultation statement

NB. Section 8 above provides a summary of the amendments to the Plan and policies in the light of the consultation.

## Appendix (i) BBEST consultation documents

### First Email (1st October 2018)

Dear BBEST Supporter,  
I'm delighted to tell you that the first round of consultation on the Draft BBEST Neighbourhood Plan will take place from 1st October to 11 November 2018. The Draft Plan 2018 represents the culmination of the meetings and discussions which have been held since the since the Neighbourhood Planning Forum was established in 2014. The Draft Design Guide 2018 details the unique character of our area and offers guidance to developers on how to maintain the quality of design in these areas.

Your views are crucial to the development of the Neighbourhood Plan and the BBEST Team hopes that you will enjoy participating in this important part of the process.

How will I take part in the consultation?

#### Online

The consultation is available online. The Draft Neighbourhood Plan 2018 and the Draft Design Guide 2018 are available together with forms for your responses. The documents will open in a separate tab, or you can download them to read and display on your device.

Click here to access the consultation <http://bbest.org.uk/the-plan/>  
OR

#### At Broomhill Library, Taptonville Road

Print copies of the Draft Neighbourhood Plan 2018 and Draft Design Guide 2018 will be available for you to read together with forms for your written responses. Just hand your completed form to Library staff or place in the box provided.

Please forward this email to anyone who lives or works in the BBEST area if you think it will interest them.

(Please let me know if you no longer wish to receive messages from BBEST.)

Regards,  
Kath O'Donovan  
Secretary to BBEST

### Second Email (27th October 2018)

Dear BBEST Supporter,  
First of all, thanks to those of you who have responded already to the BBEST consultation, and to those of you who have sent messages of support. These will form a most helpful part of our feedback.

This is a reminder that the consultation continues until **11 November** online at [BBEST Consultation - BBEST Neighbourhood Plan](#) and in the Broomhill Community Library, Taptonville Road.

We appreciate that the documentation is extensive - **please feel free to comment as much or as little as you like**. A short email to the address below is as welcome as lengthy comments.

You can send your comments by:

- filling in the form online, or
- using the paper form, and the printed documents in the Library, or
- **simply by sending an email to [info@bbest.org.uk](mailto:info@bbest.org.uk).**

On behalf of the BBEST Team, I'd like to thank you for your interest in the consultation process.

Regards  
Kath O'Donovan  
Secretary to BBEST

## **Third Email - announce end of public consultation**

Dear BBEST supporter

The BBEST public consultation closed on Sunday 11th November. Thank you for your interest in the consultation.

Next steps

The BBEST team are working hard to summarise your views. The summary will be discussed at a meeting of the Steering Group on Monday 19th November.

Depending on the range of comments and the views of Steering Group, the final version of the Plan documents will be presented for approval at the BBEST Forum meeting and AGM on **Saturday 1st December**. (details later). This timetable is challenging, so a second date, Saturday 26 January, has been scheduled as a backup. (details later)

This is a very busy and exciting time for BBEST. The adoption process will continue with assessment by Sheffield City Council (SCC) and an external examiner and a second consultation organised by the Council. Full details of the process will be discussed at the meeting for approval of the documents to be forwarded to SCC.

Finally, thanks again for your interest in BBEST, and watch this space for further information.

Kath O'Donovan  
Secretary to BBEST

## Appendix (ii) Statutory Consultees

Sheffield City Council was consulted formally, along with the following:

### Company / Organisation

Aston cum Aughton Parish Council  
Barnsley Metropolitan Borough Council  
Bassetlaw District Council  
[BBEST Neighbourhood Forum]  
BOC  
Bolsover District Council  
Bradfield Parish Council  
Brinsworth Parish Council  
Catcliffe Parish Council  
Chesterfield Borough Council  
Civil Aviation Authority  
Coal Authority – **RESPONDED – no objections**  
Derbyshire County Council  
Derbyshire Dales District Council  
Doncaster Metropolitan Borough Council  
Dore Village Society  
Dronfield Town Council  
Ecclesfield Parish Council  
Eckington Parish Council  
EE  
Environment Agency  
Highways England - **RESPONDED – no objections**  
Historic England - **RESPONDED – no objections**  
Holmesfield Parish Council  
Homes and Communities Agency  
Hunshelf Parish Council  
Killamarsh Parish Council  
Langsett Parish Council  
National Grid  
Natural England - **RESPONDED – no objections**  
Network Rail  
NHS England North Regional Team - South Yorkshire and Bassetlaw  
NHS Sheffield Clinical Commissioning Group  
North East Derbyshire District Council  
Northern Powergrid  
Office of Rail Regulation  
Orgreave Parish Council  
Peak District National Park Authority  
Planning Inspectorate  
Rotherham Metropolitan Borough Council  
Severn Trent Water  
Sheffield and Rotherham Wildlife Trust

Sheffield City Region LEP  
Sheffield Health and Social Care  
South Yorkshire Passenger Transport Executive  
South Yorkshire Police  
South Yorkshire Police and Crime Commissioner  
Stocksbridge Town Council  
Tankersley Parish Council  
The Gardens Trust  
Three  
Virgin Media  
Vodafone and O2  
Wales Parish Council  
Wentworth Parish Council  
Wortley Parish Council  
Yorkshire Ambulance Services NHS Trust  
Yorkshire Water

## Appendix (iii) 2018 Pre-submission consultation –comments received (via email)

### Email comments to [info@bbest.org.uk](mailto:info@bbest.org.uk) – General

(3/10/18) Congratulations on the outcome of all your capable work - very impressed (sorry i'm not a more positive participant - I'd be a hindrance, I'm afraid = it's good to know you and other younger people are taking it on so energetically and effectively

#### BBEST Response: Noted - NFA

(5/10/18) I have just spent the afternoon going through the plan, and making a couple of comments. I just wanted to say that I am full of admiration about the amount of work that has got into it. Thanks so much to everyone for their huge efforts on our behalf. I do approve the general drive towards less traffic and less parking.....but think that it may require a significant improvement in public transport! Very many thanks,

#### BBEST Response: Noted - NFA

(7/10/18) Thank you for sending this link to the plan and guide. What a phenomenal undertaking this was - thank you to everyone involved. I can only imagine the number of hours it has taken to put the plan together. Reading it (and admiring the beautiful photographs - I smiled to see our home in one of the pictures :)) reminds me of why we love living in the Moor Oaks triangle.

#### BBEST Response: Noted - NFA

(10/10/18) Thank you for your consultation regarding the Draft Neighbourhood Plan and Design Guide 2018 dated 1 October 2018. Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals. We have reviewed the attached plan however **Natural England does not have any specific comments on this Draft Neighbourhood Plan and Design Guide 2018**. If the Neighbourhood Plan changes and there is the potential for environmental impacts, Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening exercises may need to be undertaken.

#### BBEST Response: Noted - NFA

(25/10/18) I am writing in response to your plan where you describe public access through the grounds of King Edward VII school. In this day and age, with school shootings and cars being weaponised it is appalling to think that putting the safety of our children second to public access can be condoned. It is essential that the KES site is made safe for our children, this must be an urgent priority

**Response: The Governors of the School have upheld their long standing policy of public access.**

(29/10/18) Dear BBEST. Many many thanks for the extensive work you have done to present the consultation documents which are very impressive. I wish to commend your ideas for submission to the City Council. They will ensure that the character of the area is preserved and all future developments and changes will only enhance it.

### BBEST Response: Noted - NFA

(29/10/18) Many many thanks for the extensive work you have done to present the consultation documents which are very impressive. I wish to commend your ideas for submission to the City Council. They will ensure that the character of the area is preserved and all future developments and changes will only enhance it.

### BBEST Response: Noted - NFA

(6/11/18) As a Broomhill resident I wrote to confirm that I have read the BBEST Neighbourhood Plan and support all the proposals in each of the following areas.

- Environment and Green Spaces
- Sustainable and Balanced Community
- Broomhill Centre
- Active Travel
- Design, Development and Heritage Management
- Community Actions and Projects
- Design Guide

### BBEST Response: Noted - NFA

(6/11/18) To whom it may concern,  
As a Broomhill resident I wrote to confirm that I have read the BBEST Neighbourhood Plan and support all the proposals in each of the following areas.

- Environment and Green Spaces
- Sustainable and Balanced Community
- Broomhill Centre
- Active Travel
- Design, Development and Heritage Management
- Community Actions and Projects
- Design Guide

### BBEST Response: Noted - NFA

(6/11/18) As a Broomhill resident I wrote to confirm that I have read the BBEST Neighbourhood Plan and support all the proposals in each of the following areas.

- Environment and Green Spaces
- Sustainable and Balanced Community
- Broomhill Centre
- Active Travel
- Design, Development and Heritage Management
- Community Actions and Projects
- Design Guide

### BBEST Response: Noted - NFA

(7/11/18) Plan overall and Broomhill Centre in particular:

I am co-owner of two local food businesses; a licensed restaurant, Lokanta at 478-480 Glossop Road and Med Food Co a hot food takeaway trading 10am-10pm at 494 Glossop Road. We have been running the licensed restaurant in Glossop Road since 2009. In that time we have seen a shift in the local retail mix towards food businesses however we are delighted that the area retains long established traditional retailers such as a hardware shop, post office and chemists and hope that these continue to survive the well documented challenges to the British high street. I take a strong interest in Broomhill as a business stakeholder and as someone who lives nearby and comes to work



every day in the area. I was therefore pleased to be asked to join the BBEST Steering Group and have attended regularly. The Neighbourhood Plan process has generated questions about engagement with and between local businesses. The process has highlighted some of the difficulties locally with the geography of the retail centre being divided by major roads and I believe this has physically impeded the formation of a strong community of local business owners. The need to get people together to consult on the Neighbourhood Plan has led to the formation of a separate local retailers' group with the aim of promoting Broomhill as a destination and undertaking activities to increase footfall for all local businesses. The first project has been the creation of a local area website [www.broomhillsheffield.co.uk](http://www.broomhillsheffield.co.uk) to act as a guide to the businesses in the area. The next step is to try some area wide promotion of Christmas shopping locally. A surprising number of gift and practical items on an average Christmas shopping list can still be fulfilled locally and promoting this in the face of a lot of negative talk about the high street is really important. Policy BC1 above is fully in line with the aims of local retailers, reflecting the current mix of businesses and protecting a designated commercial centre for the future.

#### **BBEST Response: Noted - NFA**

(9/11/18) The draft plan and design guides are both excellent documents and have my full support. A couple of points; May be worth further mention of the traffic congestion problems in key areas. The section on air quality on page 26 of the draft plan has some mistakes and presentation of the data could be improved. The measurement of air quality used is nitrogen dioxide (not oxide) and the National Air Quality objective refers to an annual mean of 40 micrograms per metre cubed. (There is a second objective of a one hour mean of 200, not to be exceeded more than 18 times in one year. We don't have any data on these peak values.) I think the data source for the air quality should be referenced.

#### **Response: The air quality data have been improved.**

(11/11/18) Response to BBEST draft neighbourhood plan and BBEST design guide – **University of Sheffield**

##### **General Comments**

The University of Sheffield welcomes the opportunity to comment on both the BBEST draft neighbourhood plan and the BBEST design guide. We recognise the amount of work that has gone into both documents and appreciate the concerns of local residents.

We understand the need for balance between the needs and aspirations of the University and other major institutions, such as the NHS, and the wishes of the local community. However, we are concerned that some of the policies proposed within the two plans have the potential to restrict future appropriate development of the University which could be severely detrimental to the city as a whole. The University of Sheffield has a major impact on the economic health of the city and wider City Region, and to create a situation where a relatively small group of local residents could have such influence over its ability to develop seems unreasonable.

*Response: The Plan promotes development rather than restricting it, emphasising the value of high quality design, and the creation of a place that is attractive to all its users. The University has been greatly involved in BBEST, especially in its early formative years, and has argued in favour of high quality design and the making of an attractive environment around its campus in its masterplan. There has been active engagement of many local stakeholders in BBEST, and hundreds of local residents, business owners, and institution representatives. Details of its work have gone, on numerous occasions to every household and business in the Plan area.*

We are also concerned about the BBEST neighbourhood plan being approved in advance of Sheffield's new Local Plan. According to the Government website, "a neighbourhood plan forms part of the development plan and sits alongside the Local Plan prepared by the local planning authority. Decisions on planning applications will be made using both the Local Plan and the neighbourhood plan, and any other material considerations". In the absence of a new approved Local Plan, we believe that the adoption of the BBEST neighbourhood plan at this point would be premature and create a situation in which undue weight could be given to local concerns without appreciating the wider context and importance of the University to the city.

#### **BBEST Response: This is not Planning Policy Guidance, which makes it quite clear that a Neighbourhood Plan can be brought into force before a new Local Plan (PPG 41-009-20190509).**

Some of the policies contained within the plan to appear to be designed to restrict development and this is a major concern on areas of land owned by the University. We have already submitted

successful planning applications for the new Social Sciences Building on the corner of Northumberland and Whitham Roads and a new Sports Centre on Northumberland Road. Under BBEST's proposals, it seems likely that both these applications could have been resisted - a serious concern not only for the University, but for both Sheffield and the wider City Region.

**BBEST Response: The Plan as noted earlier is designed to promote development of high quality, create a sustainable environment, and help spatial planning contribute to positive place making. This will only strengthen the University's contribution to the area (and indeed the city).**

### ***Environment and Green Spaces***

We welcome the commitment to protecting the environment and green spaces, which is something we share. However, we are concerned about policy EN4, relating to trees and tree cover. We believe that the policy should be amended to include the wording 'unless their loss is justified.' The University of Sheffield looks after more than 10,000 trees across its campus. These trees are regularly surveyed and carefully managed, but there are times when some need to be felled, either for health and safety reasons, or sometimes for development. We have a policy of replacing every felled tree with at least two new ones and have recently planted several mature trees in various parts of the campus. We are concerned that policy EN4, as currently worded, could have a negative impact on our ability to manage our trees in a positive and sustainable way.

**BBEST Response: The Policy is designed to support good tree management. It has been altered to clarify its coverage and usage, but is still designed to support such management, which the University says it supports.**

### ***Sustainable and Balanced Community***

We have serious concerns about the proposal to restrict HMOs. Many of our students live in the BBEST area and contribute actively to the economic and cultural vibrancy of their communities. Policy SBC1 opposes all new HMOs and this is not a policy we can support.

**BBEST Response: The HMOs in the area, and beyond the boundary are already well over the limits of CS41, as the detailed evidence provided has shown. In order to ensure there is a well-functioning housing market there needs to be an appropriate diversity of housing type and tenure, a core objective of SCC Housing Strategy, and this policy supports that, amplifying it appropriately for the substantial imbalance within the Plan area.**

### ***Improved Pedestrian and Cycle Routes***

We are very supportive of this section of the BBEST plan, as it links in clearly with the University's sustainable travel policies. We look forward to working with BBEST and Sheffield City Council on how we could deliver this around the University campus expansion in the Northumberland Road area.

**BBEST Response: BBEST welcomes this, but notes that after three years of discussion, with several substantial meetings with the University and the Hospitals concerning improvements in the Northumberland Road area, there has been no action arising to deliver the stated support.**

### ***Design Guide***

We have concerns about the proposed Design Guide and its potential to restrict the University's ability to deliver new buildings which support the needs of teaching and learning in the 21st Century. We believe that the special character of the area can be preserved and enhanced through existing Built Environment Policies relating to Conservation Areas and Listed Buildings within the BBEST

neighbourhood plan area, and are therefore opposed to the adoption of any additional restrictions through the proposed Design Guide.

**BBEST Response: The Guide encourages high quality design as appropriate to the BBEST area. Supporting good design will not harm University (or other) projects, but rather enhance them.**

## Appendix (iv)

### 2018 Pre-submission consultation – on-line comments

BBEST Neighbourhood Plan. Online responses to the consultation 1 October - 11 November 2018

## On-line comments

### Environment and Green Spaces [EN]

Timestamp	Live and/or work in area?	Policy	Your feedback on the policy	BBEST Response
9/24/2018 14:31:41	Yes	EN1 Protecting Biodiversity	Fully support	Noted - NFA
10/27/2018 17:13:27	Yes	EN1 Protecting Biodiversity	It's important to protect our green spaces as the plan suggests. More protection would be good. We notice a decline in bats and owls after the university carried out extensive work including tree-felling for the student villages.	Noted - NFA
11/4/2018 16:21:45	Yes	EN1 Protecting Biodiversity	I fully support and am grateful for the work put into the creation of this policy.	Noted - NFA
11/8/2018 20:52:17	Yes	EN1 Protecting Biodiversity	Agree with policy but consider it incomplete: should include something about need for resilience in face of climate change. The impact of climate change on biodiversity could be significant - the first five years of the neighbourhood plan can't be taken in isolation from the years following.	Outside of the scope of the Neighbourhood Plan. Policies seek to preserve and enhance in line with NPPF guidance.
11/8/2018 21:18:47	Yes	EN1 Protecting Biodiversity	Feedback form doesn't allow comment on other aspects of Environment and green spaces, but objectives D and E would seem rather toothless in that they have no associated policies.	Objectives D and E removed and policy reworded.



10/27/2018 17:15:51	Yes	EN2 Wildlife Corridors	Any development must be carried out to preserve the protection of wildlife. These corridors have developed over a long period and though they may benefit from maintenance and from some development, this must be carried out with the wildlife in mind.	Noted - NFA
11/4/2018 16:24:07	Yes	EN2 Wildlife Corridors	I fully support and am grateful for the creation of this policy - the wildlife corridors are such important elements of the local area and should be conserved in order to maintain the unique character of the BBEST area.	Noted - NFA
11/8/2018 20:57:42	Yes	EN2 Wildlife Corridors	Agree with policy as far as it goes, but again consider the discussion incomplete: should reference climate change, and for instance stress the need for green cover in ameliorating temperature and helping absorb rainfall. Development must take account of the extent and impact of climate change and incorporate adaptation measures where possible.	Outside of the scope of the Neighbourhood Plan. Policies seek to preserve and enhance in line with NPPF guidance.
10/27/2018 17:16:50	Yes	EN3 Local Green Space	This must be preserved, and in parts of the area (for example, the Broomhill shopping area) it should be increased and enhanced.	Noted – the Neighbourhood Plan considered designating additional Green Spaces, however our assessment found that there were no other spaces that met the tests for designation.
11/4/2018 16:29:17	Yes	EN3 Local Green Space	I fully support and am grateful for the creation of this policy. The local green space is a vital element of the local BBEST area and should be maintained in full.	Noted – NFA.
11/7/2018 16:33:22	Yes	EN3 Local Green Space	Local green space also should include the garden of the Broomhill Community Library. It should not be overlooked and thought of as a garden in a large house, because there is potential for the garden to be used as a good communal space. At the moment it is very much in its infancy as a space where people can go to relax - but the intention is there.	Neighbourhood Plan Community Actions identify the Broomhill Community Library setting as a publicly accessible space.



11/8/2018 21:03:41	Yes	EN3 Local Green Space	Agree with sentiment of policy, and welcome the emphasis on well-being. I would delete the proviso in the last five words. If 'very special' circumstances were to did arise, it would be possible to debate an exception to policy.	Noted – The Neighbourhood Plan, is however required to strike a balance in its wording of policies in line with the presumption in favour of sustainable development, which is stated within the NPPF.
10/5/2018 18:24:55	Yes	EN4 Trees and Tree Cover	The policy talks of the importance of high quality trees in private spaces where they are on clear public view. There is a very large beech tree at the north east end of my garden, very visible from Southbourne Road, Melbourne Avenue, and Newbold Lane, described by Mr Goodinson (tree surgeon) last week as, ".....one of the finest specimens in Broomhill". I just wondered if it should be identified on Map 4, Fig 1C, as a "High quality individual tree"?	Identification of high-quality trees was removed because they are already afforded protection under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.
10/27/2018 17:17:59	Yes	EN4 Trees and Tree Cover	Trees need to be maintained and we need a programme of replanting. The felling of street trees should be halted except where the tree in question is diseased and there is no other option to make it safe.	Unfortunately the Neighbourhood Plan cannot control the felling of street trees.
11/4/2018 16:29:50	Yes	EN4 Trees and Tree Cover	I fully support and am grateful for the creation of this policy.	Noted – NFA.
11/8/2018 21:10:32	Yes	EN4 Trees and Tree Cover	Agree with policy in general, but consider the discussion is incomplete: should refer to role of tree cover in helping to reduce the urban heat island effect in the face of climate change. Discussion rightly mentions contribution to flood control - should mention contribution to temperature control. Given life of trees, policy itself should include measures to ensure tree cover (species) is appropriate for anticipated temperature and rainfall change.	The Neighbourhood Plan supports this in principle for the City and the Region as a whole and when the Development Plan is consulted upon, the Neighbourhood Plan Group can engage on the matter.

## Sustainable and balanced community [SBC]

11/4/2018 16:32:16	Yes	SBC1 Supporting Housing Diversity	I fully support the policy on supporting housing diversity.	Noted – NFA.
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11/8/2018 21:21:57	Yes	SBC1 Supporting Housing Diversity	Agree with policy.	Noted – NFA.
11/4/2018 16:33:13	Yes	SBC2 Housing to Meet Local Needs	I fully support and am grateful for the creation of the sustainable and balanced community policy.	Noted – NFA.
11/8/2018 21:22:20	Yes	SBC2 Housing to Meet Local Needs	agree with policy	Noted – NFA.
11/4/2018 16:33:49	Yes	SBC3 Housing Density	I fully support the housing density policy.	Noted – NFA.
11/8/2018 21:22:47	Yes	SBC3 Housing Density	Agree with policy	Noted – NFA.
11/4/2018 16:34:47	Yes	SBC4 Space Standards for Housing	I fully support and am grateful for the space standards for housing policy.	Noted – NFA.
11/8/2018 21:23:09	Yes	SBC4 Space Standards for Housing	Agree with policy	Noted – NFA.
11/4/2018 16:35:26	Yes	SBC5 Housing Design and Layout	I fully support the housing design and layout policy.	Noted – NFA.
11/8/2018 21:33:56	Yes	SBC5 Housing Design and Layout	Agree with policy as far as it goes, but consider it deficient. Discussion and policy should cover the need for development to be of a type that helps reduce the extent and impact of climate change: this is not covered in the draft design guide. Reference should be made to sustainable building / design practices that can build in resilience to climate change and incorporate features to mitigate it. Policy SB5 refers to '...the wider objectives of the Neighbourhood Plan...' but the draft Plan does not seem to present any wider objectives - where are they?	The Neighbourhood Plan supports this in principle for the City and the Region as a whole and when the Development Plan is consulted upon, the Neighbourhood Plan Group can engage on the matter.
11/4/2018 16:36:08	Yes	SBC6 Homes Built for Life	I fully support the homes built for life policy.	

<b>Broomhill Centre [BC]</b>				
10/24/2018 11:00:57	Yes	BC1 Promoting Broomhill Centre	Imaginative and pragmatic proposals which will significantly enhance the public realm and reduce the damage caused by vehicle emissions. The creation of a green public space would be a priority for me - ideally the Library garden as this is in the centre of the suburb.	BBEST is actively supporting the creation of a Library Garden (see Community Actions)



10/27/2018 17:23:19	Yes	BC1 Promoting Broomhill Centre	The Broomhill Centre is currently not a pleasant place to visit or shop. There is no planning in the design, the air is polluted, it is busy, parking is very restricted, especially for disabled people and the parking in front of the 'precinct' is dangerous. We need a more pedestrianised shopping area that looks attractive and is easy for the shopper to navigate. Bus, bike and walking should be encouraged, but good parking should be available for people who can't use these options.	Noted. Policies support this, but at present need active development proposals to provide finance for change ..
11/4/2018 16:37:03	Yes	BC1 Promoting Broomhill Centre	I fully support promoting Broomhill Centre policy.	Noted - NFA
11/8/2018 21:37:48	Yes	BC1 Promoting Broomhill Centre	General comment on these policies: general agreement with these policies.	
10/27/2018 17:25:05	Yes	BC2 Shopfront Design	An attempt to make the area look more attractive and present the shop fronts and the buildings in a way that enhances the area can only be welcomed.	Noted - NFA
11/4/2018 16:38:06	Yes	BC2 Shopfront Design	I fully support the Shopfront design policy.	Noted - NFA
<b>Active Travel [AT]</b>				





10/5/2018 18:10:04	Yes	AT1 Access and Movement	A proposed new link shown on map 8 as a red line between Oakholme Road and Westbourne Road would be most unhelpful to the residents of Southbourne and Westbourne Roads. Historically, students from Endcliffe Village set out drunk at 10.30 pm, and returned drunker at 4.30 am in a very rowdy fashion, leaving cans and empty vodka bottles in their wake. They walked down Southbourne Road and then through Melbourne Avenue. We have been most grateful to the University, who have been most sympathetic to the problem, and for the last few years have locked a gate between 10pm and 6am closing this route from the student village, which has helped enormously. The very LAST thing we want is a new though route opened that bypasses the locked gate, and exposes us to the really severe noise and sometimes threatening and abusive behaviour of some students (doubtless a minority, but a most antisocial one!). Please do NOT open up this access route!!!	The proposed new links have been removed from the policies map
10/25/2018 10:15:16	Yes	AT1 Access and Movement	Appalling that in this day and age people think it appropriate that schools should be open to anyone to walk into, beating in mind lessons learned from other disasters	The School Governors have a long standing policy of supporting this public access.
10/27/2018 17:28:28	Yes	AT1 Access and Movement	The policies to improve accessibility and create a more attractive environment are very helpful	Noted - NFA
10/28/2018 11:47:03	Yes	AT1 Access and Movement	I am not sure where pavement parking within the Broomhill shopping area sits, but this greatly detracts from the pedestrian access, and experience on already narrow pavements.	Agreed, but a city wide issue and needing SCC action.



<p>10/29/2018 14:29:05</p>	<p>Yes</p>	<p>AT1 Access and Movement</p>	<p>"Pedestrians and cyclists will be separated safely and conveniently from heavy traffic"</p> <p>I hope it also goes without saying that pedestrians and cyclists need to be separated from each other, to some extent. As a cyclist the last thing I want is to be forced onto an area of shared pavement where pedestrians will not be expecting me.</p>	<p>Promotion of segregated cycling provision has been actively supported by BBEST but at present finding a way of incorporating this into the Plan has not proved possible. The policy as amended supports the highest quality environment for pedestrians.</p>
<p>10/29/2018 19:03:19</p>	<p>Yes</p>	<p>AT1 Access and Movement</p>	<p>We desperately need a safe way for pedestrians to cross Clarkson St from the Q-Park to the new hospital entrance. I walk this route from Glossop Rd/Durham Rd multiple days a week and I hate that I have to dive across the road at the same time as carers dash with kids, wheelchairs, suitcases etc. Also, we need a route to get from the top of the Broomhall cycle route across and up past the Hallamshire to A57. Could there be a cycling contraflow on Northumberland Road? And/or enable bicycles to turn left onto A57 from Clarkson St. I have to dismount my bike on Clarkson St and walk around the corner before rejoining Whitham Rd.</p>	<p>Agreed re all points. The crossing has been under discussion, but there is a dispute as to who pays. Regarding cycling it has proved, as noted above, very difficult to incorporate a cycle policy within this Plan.</p>
<p>11/4/2018 16:38:32</p>	<p>Yes</p>	<p>AT1 Access and Movement</p>	<p>I fully support this policy</p>	<p>Noted - NFA</p>
<p>11/8/2018 21:48:54</p>	<p>Yes</p>	<p>AT1 Access and Movement</p>	<p>General comment on transport policies: i) I agree with the general scope and aim of the chapter, but the objectives and policies don't seem to match with each other. ii) the discussion in this chapter, and any reasoned justification for the policies, should refer to the high level of carbon emissions from road transport, and the need to reduce this in the interests of reducing the extent and impact of climate change. iii) I would find it more useful to have the vision set out before the objectives are given, as in the first two chapters.</p>	<p>The text and numbering have been improved</p>



<p>11/8/2018 22:01:05</p>	<p>Yes</p>	<p>AT1 Access and Movement</p>	<p>i) While I agree with the general stance of AT1, the first bullet point isn't a policy, but background evidence. It incorporates some of the A&amp;T vision and objectives, and so could be put there. It is then furthered by the remaining three bullet points (which would then need editing).                  ii) Wording of last bullet point doesn't seem right: it reads as if the policy is supporting itself which doesn't really make sense. Could it be '...CIL contributions ...etc ...will be used to support the active travel objectives.'</p>	<p>The text and organisation have been improved.</p>
<p>11/11/2018 18:38:36</p>	<p>Yes</p>	<p>AT1 Access and Movement</p>	<p>[Note that the AT1 to AT4 numbering is messed-up, in the draft document it is AT1 to AT5]                  The document states that traffic dominates the area, and that pollution is beyond legal levels. If we were to pick a single problem with Broomhill that overwhelms all others, this would be it.                  There are 20,000 vehicles a day in the centre, but a quick check shows that the daily traffic on the A57 snake pass is 4,200 - the majority of the traffic in Broomhill is commuter cars from the outer suburbs.                  The form of words in the document is 'decrease the *impact of* traffic' and 'mitigating measures [...] to reduce the *impact of* traffic'. This language is inadequate to the problem, 'impact of' makes both of these sentences meaningless, these words need to be removed from the policy.                  The policy of the neighbourhood plan should be that traffic needs to decrease significantly on all roads in the area, and that all road changes will be rejected unless they contribute to a reduction in traffic.</p>	<p>This has been improved.                  Agreed re objective of traffic reduction, but we have gone as far as we are able within Neighbourhood Planning.</p>



<p>11/11/2018 19:16:35</p>	<p>Yes</p>	<p>AT1 Access and Movement</p>	<p>The plan should be judged by how well it would have mitigated the most recent example of bad development in the Broomhill area - the Taptonville housing estate. Taptonville is a huge cul-de-sac with a single point of entry and exit. The problem with this kind of layout is that it increases pedestrian journey times and distances, resulting in isolation from the rest of the community and increased use of cars for travelling to retail locations rather than shopping and socialising locally. The policy should state that new developments must not create cul-de-sac streets longer than 20m.</p>	<p>Agreed that pedestrians need good, simple, direct, pleasant routes round the area. The policy is designed to support this. Some text and wording has been improved.</p>
<p>10/18/2018 8:37:10</p>	<p>Yes</p>	<p>AT2 Parking Management Area Wide</p>	<p>STOP PENALISING CAR USERS. DO NOT "ELIMINATE UNRESTRICTED PARKING FOR COMMUTERS" - I have 3 long term health conditions, am not eligible for Blue Badge, I struggle on a daily basis _ i cannot cycle for health reasons and public transport is impossible for me (time, energy/health, connections etc - I would need to walk 10 mins, drop kids, walk 10 mins, wait/time it accurately/get an HOURLY bus that take 45 mins, walk to tram 10 mins wait for tram then tram ride 25 minutes, then 15 minute walk - impossible for me! It takes me 35 mins door to door in car now - with car/travel restrictions using transport its 115mins) I have children to get to school, commute into the area, pay to park then walk to my work. If you decrease parking, remove access for cars etc I simply will not be able to get to work or hold down my job in the hours I need to be there - it's bad enough already without further restrictions. I will loose my job. I will loose my income. Thanks for NEVER considering car users</p>	<p>There has been debate about improving public transport, but it is outside the scope of Neighbourhood Planning. The suggestions for parking involve a review, and are now a community action not a policy.</p>



10/27/2018 10:10:08	Yes	AT2 Parking Management Area Wide	The parking space in front of Broomhill Shopping Area contributes to the congestion. Reasons: There should be no right turns entering the car park coming from City Centre. Similarly, there should be no right turns exiting the car park in the direction of Fulwood. Visitor parking for Weston Park Hospital needs rethinking. Visitors are queuing nearly every day on Whitham Road, causing major traffic jams, sometimes up to Brookhill Roundabout.	Agreed, and policies have been amended to make it clear how this might be achieved if a major development comes forward (see revised policy BDC2). Weston Park hospital parking is a long standing issue that BBEST has pressed SCC and the Hospital to act on.
10/27/2018 17:31:01	Yes	AT2 Parking Management Area Wide	Unrestricted street parking must be managed. The university, for example, does not provide sufficient parking around its student villages, or does not encourage the use of this. During term time, Endcliffe Vale Road is so badly parked up, it is dangerous to navigate. All the roads in the area are blighted by parking.	BBEST is pressing for a parking review, and in the amended plan this is a community action. But as discussed at recent Forum this does need some community members to step forward and work on the issue.
10/29/2018 14:33:50	Yes	AT2 Parking Management Area Wide	Please give consideration to the continued need for parking close to the various infant schools in the area. As driving is the only option for some families due to distances and safety issues, there is still a need for some reliably-available short term parking spaces at school start and end times.	The only specific proposal for parking has now been moved to a community action, and is asking for review, during which this point could be made. As noted above it needs some community members to step forward and work on the issue.
11/4/2018 16:38:48	Yes	AT2 Parking Management Area Wide	I fully support this policy.	Noted - NFA
11/8/2018 22:09:50	Yes	AT2 Parking Management Area Wide	General comment on the transport policies - the policy numbers/names in the draft do not equate with the policy numbers/names in this consultation document. Parking management area wide in the draft is AT3. The bullet point about the parking policy not compromising policy SBC6 is unclear. Could it be drafted to say that priority for parking provision would be given to disabled access - if that's what it means?	The ambiguities, and numbering, and text have all been improved. Improving levels of accessibility has been emphasised where appropriate.



11/10/2018 18:26:08	Yes	AT2 Parking Management Area Wide	I live in Endcliffe and fully support reviewing the existing CPZ to extend it to all of this area. Restrictions elsewhere have simply moved the problem out from the centre. People now park their cars all day in the Endcliffe area and walk to the bus stops or unload bikes from their cars to "cycle to work". Parked cars on blind bends and at busy junctions are a dangerous hazard.	See previous notes re parking.
11/11/2018 18:49:24	Yes	AT2 Parking Management Area Wide	[I'm commenting on 'AT2 Sustainable Safety Framework' although this form says 'AT2 Parking Management Area Wide']The policy states that pedestrian and cyclists on 'arterial streets' need to be separated from heavy traffic, and that until 'such segregation is achieved, permitted traffic speeds will be reduced from 30 to 20 mph'. This suggests that 30mph would be acceptable if and when there is segregation, however there are no circumstances given the pollution and safety aspects of vehicle speeds that 30mph would be acceptable, and this should be reflected in the policy.	Numbering and text have been improved. The Sustainable Safety Framework is a city wide policy, and representation would need to be made to SCC.
10/27/2018 17:31:30	Yes	AT3 Air Quality	This is terrible in places. The policy offers good planning to improve this.	Noted - NFA
11/4/2018 16:39:08	Yes	AT3 Air Quality	I fully support this policy.	Noted - NFA
11/8/2018 22:14:54	Yes	AT3 Air Quality	i) General comment - again, the policy numbering is confusing - this is policy AT4 in the draft. ii) Also, is this two policies? One about requiring AQAs, and one about not supporting certain developments? As it stands, the policy uses the word '...supported...' to mean two different things.	Numbering and text have been improved.



11/11/2018 19:07:35	Yes	AT3 Air Quality	<p>This is a response to AT3 PARKING MANAGEMENT AREA WIDE in the plan.</p> <p>Parking attracts traffic, the plan should make clear that the number of cars in the area needs to reduce.</p> <p>Currently the Sheffield planning guidelines require that all new development should provide additional off-street parking. This is a bad policy and the Broomhill plan has the opportunity to remove bad aspects of planning policy such as these.</p> <p>The plan should state that there will be no off-street parking requirements for any development.</p>	See previous comments re parking.
10/27/2018 10:03:02	Yes	AT4 Transport Assessment and Travel Plans	<p>Map 8: Cycling has increased in recent years (since the Tour de France) and will increase even more with the Cycling World Championships in 2019 in Yorkshire (as such the data in the plan document is rather dated).</p> <p>The dedicated cycle path on Fulwood Road into town is ridiculously short. It could be easily extended towards Fulwood. The streets are wide enough.</p> <p>Woodvale Road is even used by coaches, lorries etc.</p> <p>Traffic should have a weight limit and a speed limit of 20.</p>	See previous comments re cycling
11/4/2018 16:39:26	Yes	AT4 Transport Assessment and Travel Plans	I fully support this policy.	Noted – but unfortunately the policy has proved beyond the scope of a Neighbourhood Plan.
11/8/2018 22:24:17	Yes	AT4 Transport Assessment and Travel Plans	<p>Draft has this one as policy AT5. This section is confusing, and unclear. It's headed 'E Improve Transport', but this doesn't equate with the earlier Objective E which is about public transportation. Then the policy itself is about travel plans - so not just about public transport. Should the final sentence of this policy read '... Once approved, Travel Plans prepared for etc...' . The wording could be more precise.</p>	Numbering and text have been improved.



<b>Design, Development and Heritage Management [DDHM]</b>				
11/4/2018 16:40:01	Yes	DDHM1 Key Design Principles	I fully support this policy	Noted - NFA
11/4/2018 16:40:17	Yes	DDHM2 Development Within the Crookes Valley Character Area	I fully support this policy	Noted - NFA
11/4/2018 16:40:34	Yes	DDHM3 Development Within the Broomhill Retail Centre	I fully support this policy	Noted - NFA
11/4/2018 16:41:07	Yes	DDHM4 Signage Within the Retail Centre	I fully support this policy	Noted - NFA
11/4/2018 16:41:28	Yes	DDHM5 Development Within the Hospitals, South East and South West Character Areas	I fully support this policy	Noted - NFA
11/4/2018 16:41:48	Yes	DDHM6 Development Within the North East and North West Character Areas	I fully support this policy	Noted - NFA
11/4/2018 16:42:04	Yes	DDHM7 Development Within the Endcliffe Character Area	I fully support this policy	Noted - NFA
11/8/2018 22:30:30	Yes	DDHM1 Key Design Principles	Comment on the Vision drafting (this consultation document doesn't allow for comment other than on the objectives): While agreeing with the general presumption of the vision, the first bullet point in the draft is background rather than vision.	Noted, text has been revised where appropriate
11/8/2018 22:40:12	Yes	DDHM1 Key Design Principles	Agree with the policy as far as it goes but would wish to see the principles include the need to make development fit for the future as well as respecting past heritage. This would require the Development Design and Heritage policies to cover environmental sustainability, and in particular the need to reduce the extent and impact of climate change through the various sustainable design and development practices that extend beyond Building Regs.	Agreed, but a city wide issue (and regional, national ...). Responding to the Local Plan when it emerges for consultation could be one way to advance these issues





11/11/2018 19:00:57	Yes	DDHM1 Key Design Principles	The plan and design guide have lots of good design principles that would be effective for Broomhill, except that it then states that the objective is to have 'high quality development [...] without stifling innovative architecture'. This 'innovation exemption' is a get-out clause that allows any architect to discard the entirety of the design guidelines. These words need to be removed from the policy, you should have confidence in the design guide that you have created.	The plan promotes high quality design, the innovation example is not intended in any way to reduce this commitment.
<b>Community Actions and Projects</b>				
11/4/2018 16:42:46	Yes	Boulevard Project	I fully support this policy	Noted - NFA
11/4/2018 16:43:07	Yes	Broomhill Community Hub	I fully support this policy	Noted - NFA
11/4/2018 16:43:27	Yes	Banning To Let Signs	I fully support this policy	Noted - NFA
11/4/2018 16:43:44	Yes	Bin Storage	I fully support this policy	Noted - NFA
<b>Design Guide</b>				
10/28/2018 11:43:07	Yes		Very comprehensive. Thanks for all the hard work. Minor typo. errors. P 17 the full text of the bottom right pic is missing P 20 "... look out of keep ( ing missing) ..." P 70 You reference to the Hallma Towers - but this will need to be amended following its partial demolition. There is only passing reference to the importance of garden trees. I live on Woodvale Rd and the trees that used to surround the entire Endcliffe estate are sited in individual gardens, reaching maturity, and in danger of being lost piecemeal within a generation.	Text has been improved. Policy EN4 should provide additional tree protection as suggested
11/4/2018 16:45:33	Yes		A comprehensive, concise and informative design guide - thank you.	Noted - NFA



<p>11/10/2018 17:48:42</p>	<p>Yes</p>		<p>In general, a really positive step forward which will keep &amp; improve the character of the area for the future. As a home owner on Marlborough Rd who is planning a small off shot extension (not visible from the roads) which will be in keeping with the character of the house; I hope that the design plan keeps a balance between conserving the vibe of the area yet at the same time allowing residents to make appropriate changes (&amp; as such mean that it continues to be a desirable place to live).</p>	<p>Agreed, the Plan does indeed aim to keep that balance.</p>
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## Appendix (v) 2018 pre-submission consultation – Comments received in report format

List of respondents:

- Historic England; pdf
- Coal Authority; pdf
- Highways England; pdf
- CycleSheffield; pdf
- Broomhill Community Library/Broomhill Community Trust; pdf
- DLP Planning Ltd.; pdf
- Sheffield City Council; pdf

No statutory objections (NB Natural England was an email saying no objections)  
*Response: Noted that no statutory consultees have any objections to the Plan*

### **Cycle Sheffield**

A set of ideas and proposals for cycling improvements

*Response: these are comprehensive and interesting ideas which have been looked at in some detail by BBEST, and the time and effort taken has been warmly welcomed. However as noted a number of times it has proved impossible, in the context of this Neighbourhood Plan, to provide transport policies which would promote the proper segregated cycle provision that is needed. Working within the Sustainable Safety Strategy does provide some possibility of short term relief, and SCC is actively developing proposals for cycling, which in early discussions do include the Plan area*

### **Broomhill Community Trust**

Fully supportive of the Plan

*Response: BBEST warmly welcomes the support of the Trust, as a major community organisation in the area.*

### **DLP Planning**

Objections to 11 policies (EN1, EN2, EN4, SBC1, SBC6, BC3, AT1, AT4 {which has become AT3 in the new draft}, AT5, DDHM1, DDHM6). There are objections about lack of connection with the Local Adopted Core Strategies and UDP. There are objections to the Plan not following the NPPF.

*Response: All of the points raised have been considered very carefully. Regarding the objections to 11 policies in the Plan - five of these policies have been amended as noted in section 5. Regarding the objections about lack of connection with the Local Adopted Core Strategies and UDP - a new section to the Plan has been added noting the substantial inter-connection, with many policies supporting, or supported by five or more relevant development plan policies. Regarding the objections to the Plan not following the NPPF - relevant connections have already been noted throughout, and the new section mentioned above also has all the relevant support brought together, noting the thorough and comprehensive inter-connection of the Plan and the NPPF.*

### **Sheffield City Council**

A detailed and very helpful set of comments about every aspect of the Plan.

*Response: all of the comments have been examined in detail, and acted on where possible (see section 5 above). A number of meetings and discussions have been held with SCC officers, and two workshops held with relevant SCC staff.*

## Appendix (vi)

### **Summary of consultation with specific organisations in the area - covering groups m-q in reg 14(2)**

We have directly consulted the Anglican and Methodist Churches in the area, and members of each are members of the Forum. Prior to the consultation we have visited all retail and hospitality businesses in the area, and had a face to face conversation with them. The 'Countdown to the Consultation' event was advertised in around a quarter of the windows of retail and hospitality businesses. The event launched the Broomhill Retailer and Hospitality website for the area, which was itself a resultant of our consultations with these groups, and it references the Neighbourhood Plan. We have helped form the local business group, and its chair has responded to the consultation on that group's behalf and is a full member of the Steering Group. We have individually mailed the four local neighbourhood associations (Broomhill, Moor Oaks Triangle, Crookesmoor, and Harcourt Road), and they have mailed members. We held a session with the largest voluntary group, the Broomhill Community Trust, and they have responded to our consultation. There are no known specific local community groups representing people with a disability or BAME groups, however both people with a disability and BAME members of the community are active in the churches, in the local groups, and some are individual members of the forum. We have had regular discussions with all schools in the area, private and State and both primary and secondary. The Girls High School has run a project on neighbourhood planning ('what do you want from your area?'), and these have been relayed to a Forum meeting. King Edward the Seventh's School Deputy Head has also directly engaged with us, and a session with teachers has been held at the school.