



BBEST AGM Annual Report 2020

2020 was the year that the BBEST Neighbourhood Plan was confirmed in its final form. As we have reported in two Forum newsletters this process involved a Sheffield City Council consultation, followed by an extensive examination, resulting in a 100 page report in November. After this we have reworked Plan to represent the Examiner's views, which is a legal requirement, and submitted it to the Council.

As we noted in the 'BBEST REPORT TO FORUM February 2021' a number of policies that we had developed did not survive the examination. Often this was because other legislation, or national/local policies, were regarded as covering the area concerned. Sometimes this was because of limitations to Neighbourhood Planning, in particular in the area of transport/highways planning where different legislation often applies. This national problem of the separation of transport and spatial planning particularly affects areas like the BBEST one where there are major traffic and transport issues (such as the impact of the A57).

It has taken seven years to reach this point, and in late 2021 we will want to review with the Council the approach to Neighbourhood Planning in Sheffield.

The Plan itself now contains significant policies which will:

- protect two well used public open green spaces: St. Marks Green and the triangle of land outside the Hallamshire Hospital,
- protect two key areas of green space which are important settings for local buildings: The Nottingham House pub and the Spiritualist Church,
- enhance the quality of new build student accommodation, possibly reducing pressure on houses,
- make all substantial new housing development provide for some family units (3 bed),
- improve the design of conversions and avoid over-dense developments,
- encourage a better designed and more lively retail centre,
- enhance shop frontages and design, ban externally mounted shutters, and make building heights appropriate in the retail centre,
- safeguard walking as a key means of movement in the area,
- establish some overall design principles for planning applications,
- conserve the character of the Endcliffe area.

The Council plans to publish the new version of our Plan and associated materials on the 12 March 2021 and if this occurs the policies will carry considerable weight in all planning applications within our area from that date.

The Referendum on the Plan should be on May 6th alongside the local elections. If the referendum is successful then the role of BBEST will change substantially. A summary of these changes is in 'BBEST Future 2021'

Professor Peter Marsh, Chair BBEST NPF, March 2021