

VISIONS & ASPIRATIONS for the BBEST Area 2021



to accompany our Neighbourhood Plan

This document puts together the five vision statements that follow seven years work of BBEST NPF, and which form the foundation of each chapter of the BBEST Neighbourhood Plan. The objectives that the Forum developed over this period are also listed.



The document is a succinct summary of the Forum's work on priority neighbourhood issues, derived from, in the words of the Independent Examiner of our Plan a 'process and management of the community consultation (that) has been exemplary'.

The Plan has significant policies in each of its chapters, but these only meet some of the objectives due to the limitations of Neighbourhood Planning. A number of key 'aspirations' are therefore noted which the Forum would support. They have a developed evidence base - see appendix endnotes.

The aspirations are noted so that other planning and policy processes, especially via Sheffield City Council, can be built on important priority issues in this Neighbourhood.



Environment And Green Spaces

To maintain and enhance one of the area's key features: its green environment and ecology. To maintain its leafy and green emphasis, and to expand the opportunities for enjoyment of green open spaces.

Objectives

- Increase green community spaces
- Protect urban wildlife, their habitats and ecological networks
- Maintain and enhance trees

Aspirations

The Forum would strongly support

- Work that maps significant ecological networks in the area, building on the work provided by BBEST, and that safeguards them for the future in local policies, and via actions based on national legislation (such as the Environment Bill).^{1,2,3,4}
- Local policies and actions which seek to make net gains in biodiversity. ^{1,2,3,4}
- Strong enforcement of Conservation Area policies on trees, and local policies and actions which improve and/or enhance existing tree cover.^{5,6}



Sustainable and Balanced Community

To achieve and maintain an appropriate balance in the profile of the population thus ensuring the long term sustainability of the community, so that babies, young children, older children, young adults, older adults and seniors continue to live in the area and provide the mix of population which maintains a wide variety of local services and social inter-action.

This will particularly involve the improvement of the standard of the housing on offer, with a particular focus on:
space standards, amenity, density, design and environmental sustainability

These objectives apply to new housing development and to changes in the use/alteration/extension of the existing housing stock.

Objectives

- Safeguard the quality of student housing
- Increase variety of housing available to meet the needs of families and young professionals

- Maintain sensible density for quality of life

Aspirations

There is a significant over-concentration of HMOs in the area, which, at their current level, contribute strongly to a major age imbalance in the Plan area.

The Forum would strongly support

- the continuation of CS41 policy^{7,8}
- article 4 directions limiting HMOs^{7,8}



Broomhill District Centre

To make Broomhill centre a destination – an interesting hub of specialist and local shops and eating places, all within a pleasant environment.

Objectives

- Encourage economic activity and growth
- Encourage the retention and expansion of independent retailers
- Enhance the public realm
- Improve the function of pedestrianized areas
- Lift the quality of design more generally amongst the building stock
- Protect and enhance features of townscape interest and heritage significance
- Protect and enhance areas of open space, which are considered to be of value to the wider community
- Improve the environment (including air quality and noise) for visitors

Aspirations

The Forum has also had a strong aspiration to improve the public realm around the retail parade building at 212-226 Fulwood Road

The Forum would strongly support

- The provision of a Master plan for the retail centre area
- Greening proposals for areas within the retail centre area⁹
- Provision of a landscaped space for one off events (such as markets or music)
- Work which improves the pedestrian experience
- Maintenance of the longer stay parking at roof level
- The sole provision of drop off and disability parking at ground level of the parade



Active Travel

Our vision for active travel within the BBEST Neighbourhood Plan area is of a place where the experience of walking, cycling and outdoor life will be enhanced in order to provide economic, social and health benefits; the dominance of motor traffic will be reduced; there will be far less need to travel or commute to/through/around the area by car; public transport will be prioritised; air quality will improve; and traffic-related noise will be reduced.

Objectives

- Improve pedestrian Routes
- Improve cycle Routes
- Decrease the impact of traffic
- Improve air quality

Aspirations

The Forum also had other active travel aspirations which it has not been possible to incorporate within the Plan including a desire for improvements in public transport, and a full review of extending the controlled parking zones and reviewing their operation (for example the hours of use).

The Forum would strongly support

- Proposals to review public transport provision, including location and condition of bus stops, and to review all aspects of the controlled parking zones
- Proposals to enhance cycle routes^{10,11,12,13}
- Proposals which reduce the impact of traffic from the A57, including the implementation of the Sustainable Safety Framework within the City Transport Strategy (policy 8a).^{10,11,12,13}
- Proposals to reduce the dangerously high levels of Nox and particulates, again particularly along the A57 route^{14,15,16}



DEVELOPMENT, DESIGN AND HERITAGE MANAGEMENT

The area has a significant number of listed buildings, and was, in general, developed over a short period in Victorian times. It is mostly within Conservation area designation and contains many fine buildings and historic streetscapes within a mature green setting. Features such as boundary treatments, signage and lighting have a significant impact on the quality of these neighbourhoods. New developments or changes to the existing built environment have the potential to have significant impacts on the setting and quality of the BBEST area. Changes can be both positive and negative.

Objectives

The key presumption is that change should at all times have a demonstrably positive impact on the historic setting.

The area has a combination of factors which make it unique and it is important to protect and enhance these:

- significant views over the neighbourhood and city
- historic streetscapes
- green coverage and trees

Aspirations

The Forum would strongly support

- Proposals which conform with the design guidelines in the BBEST Design Guide

APPENDIX: ENDNOTES

1. BBEST Ecological Networks (ECUS, 2014)*
2. BBEST Green Space Survey (ECUS 2015)*
3. Sheffield Local Plan Policy pre-submission 2013 – ecological sites in BBEST area (item ii in BBEST Ecological Networks cited above)*
4. Adopted UDP Policy and Specific BBEST areas of Wildlife Corridor Interest (item iii in BBEST Ecological Networks cited above)*
5. BBEST Outline Strategic Tree Survey (ECUS, 2014)*
6. Sheffield Tree and Woodland Strategy 2018-2033
7. BBEST HMO 2016*
8. BBEST Property Dataset*
9. ECUS Greening the Centre 2017*
10. Traffic Data 2: “A57 Census Points 26576, 6565, 77544 and 8144, 2000-2015”, UK Traffic Data
11. SCR Trans Strat: “Transport Strategy 2011-2026, Document 2: Networks, Fig.5.3”, Sheffield City Region, June 2011
12. Vehicle Occupancy: “Annual Cordon & Screen-line Vehicle Occupancy Surveys, 2005-2014”, Sheffield City Council
13. Traffic Data 1: “Census Points 8144 (Whitham Road, 2000-2015) and 931195 (Fulwood Road, 2003-2009)”, UK Traffic Data
14. AQS: “Broomhill Air Quality Symposium 21 April 2012 Report”, Broomhill Forum, August 2012 (on BBEST website)
15. AQAP: “Air Quality |Action Plan for Sheffield 2015”, Sheffield City Council, 2012
16. The European limit for Nitrogen Dioxide is an annual mean of 40micrograms per metre cubed. In 2018 there were 40 sites in Sheffield that exceeded this level.

Results for Nitrogen Dioxide in μm^3 along the Broomhill Corridor
6 year data 2013-2018

Western Bank/Clarkson St.	50 to 44
Western Bank/Northumberland Rd.	41 to 29
Whitham Rd./Moor Oaks Rd.	50 to 36
Whitham Rd/Crookes	54 to 42
Manchester Rd/Sale Hill	46 to 34
Fulwood Rd/Ashdell	32 to 26

Partial data 2013-2017

Fulwood Rd/HSBC	2017=51
Fulwood Rd/Post Office	2014=65
Manchester Rd/Lawson Rd	2014=47

(The data are presented as annual averages. Given the tidal traffic flows in this area, peak values will be higher, but these are not available).