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Subject: BPA REP SHEFFIELD PLAN copy.docx
Date: 19 February 2023 19:27:05
Attachments: [BPA REP SHEFFIELD PLAN copy.docx](#)

Please find attached a representation from the Broomhall Park Association regarding the SHU campus (and neighbouring owners) between Collegiate Crescent and Broomgrove Road, Ecclesall Road and ParkLane/Clarkehouse Road.

David Cottam (Chair BPA)

Sent from my iPad

REPRESENTATION TO THE SHEFFIELD PLAN: OUR CITY, OUR FUTURE - PUBLICATION (PRE-SUBMISSION) DRAFT AND DRAFT PROPOSALS MAP

SHEFFIELD HALLAM UNIVERSITY CAMPUS - COLLEGIATE CRESCENT, SHEFFIELD

This representation is made on behalf of The Broomhall Park Association (BPA) which was formed in 1967 and whose membership surrounds Sheffield Hallam University's (SHU) campus on Collegiate Crescent and Broomgrove Road.

The land in question, approximately 6.5 hectares / 16 acres, is the area of land largely but not exclusively in the ownership of SHU. Its boundaries are bordered by Ecclesall Road in the south, Park Lane and Clarkehouse Road to the north, Collegiate Crescent to the east and Broomgrove Road to the west. Most of this land was handed to Sheffield Polytechnic (now SHU) in 1993. Prior to this date it was in the ownership of the Council. Importantly, the University has announced that it intends to vacate the site and move all departments into the city centre within 15 years. This was announced 6 years ago and it has been repeated this year. This means this land will become available for development within the lifetime of the Sheffield Plan.

It therefore represents a significant site, located within the heart of the Broomhall Conservation Area. It includes multiple listed buildings and mature trees, all protected by either TPO's or by virtue of the Conservation Area status. Securing the ongoing use of the site, in a way that makes a positive contribution to the conservation of both individual listed buildings and their settings and the wider Conservation Area, is of paramount importance to the local community.

Having reviewed the Sheffield Plan and associated Proposals Map our key comments are as follows:

1 The 'Urban Green Space Zone' – shown facing Collegiate Crescent is greatly valued by the community and it should in our view be elevated to LOCAL GREEN SPACE for Public Use. This is consistent with other proposed Local Green Spaces (e.g. Hallamshire Triangle) and it should be afforded the same protection. This would also be consistent with the Council's own assessment of this space as 'semi-public open space' within the Conservation Area Appraisal and it is entirely consistent with the recommendations of the NPPF (paragraphs 100-102) for designating land as Local Green Space.

2 Similarly, the 'Urban Green Space Zone' -shown facing Park Lane is we feel wrongly designated. Much of this land was gardens and tennis courts fully accessible to the public until around 12 years ago. Temporary planning permission has been awarded twice for 'Portakabin' classrooms but with reassurances to the community that the gardens will be restored. A high quality astro pitch has replaced the tennis courts and this is extensively used by the community for a variety of sports. The Proposals Map and Sheffield Plan should in our view fully acknowledge the public sports amenities and the fully open public garden space. It too should be designated LOCAL GREEN SPACE.

3 The remainder of the SHU site has been designated as an 'AREA FOR PURPOSE BUILT STUDENT ACCOMMODATION'. We believe this is entirely inappropriate and wrong as it fails to acknowledge the site is occupied by 10 large listed buildings, 2 of them very large. Quite simply, there is insufficient space to erect purpose built student blocks (unless the recently constructed 'Heart of the Campus' and library buildings were demolished). This designation needs reconsideration taking into account the listed status of the Victorian buildings, the TPOs, the Conservation Area and the limited development spaces. In our view any new development would be bespoke and very limited in scope.

4 Pedestrian Permeability – the site is crisscrossed with many paths which are fully accessible by the public – principally but not exclusively our residents - for traffic free and pleasant walks and dog walking. These are highly valued by the community and we are currently engaged in live discussions with SHU about their preservation given the University’s intention to vacate the site. The footpaths allow:

- At least four routes between Collegiate Crescent and Broomgrove Road;
- Traffic free routes for parents and children walking to schools – King Edwards, High School, Birkdale and Westbourne;
- Pleasant traffic free walks avoiding the traffic along Park Lane, and
- Very pleasant parkland type walks from the top of Collegiate Crescent down to Ecclesall Road.

It should be noted that rat running through the area, which will increase with the clean air zone, creates heavy congested traffic along Collegiate Crescent and Park Lane.

It should also be noted that the BPA has had a long-term objective to create a link from Collegiate Crescent to the Botanical Gardens cutting through the site and opening up a new access into the gardens on Southgrove Road. We are hopeful that this could be for pedestrians and cyclists ultimately taking them from Lynwood Gardens to to corner of Brocco Bank and Clarkehouse Road. This would be a much safer and cleaner than the busy traffic congested routes along Park Lane and Clarkehouse Road.

5 Cycle Links

Two important cycle routes deliver cyclists to the site. National Cycle Route 6 (NCR6) from London to Keswick meets the site on Park Lane coming through Lynwood Gardens. The second comes along Broomhall Road and delivers cyclists to the SHU’s Heart of the campus. This has only recently been built by SCC. We believe the Sheffield Plan should endeavour to extend these cycle routes through the site and in particular make some progress towards our ambition to reach the Botanical Gardens at the top of Southgrove Road, referenced above.

6 Local Character

The character of the site – mature parkland type landscape in front of high-quality Victorian villas – is a very valued asset to the community and its retention and enhancement should in our members view be fully acknowledged in the Plan.

We trust that these comments will be addressed through further Modifications to the draft Plan. We confirm that we would wish to make further representations at the forthcoming Local Plan Examination hearing sessions.