

Local Development Framework for Bradford

# Bradford City Centre Area Action Plan

Issues and Options - Consultation Log  
Workshop Event, The Thornbury Centre,  
Bradford

(Wednesday 13 February 2008)

June 2008



City of Bradford MDC

[www.bradford.gov.uk](http://www.bradford.gov.uk)

This document is one of a number that make up the Local Development Framework for the Bradford District. If you need the contents of this document to be interpreted or translated into one of the community languages or you require it in Braille, Large Print or on tape, please contact the Local Development Framework Group on (01274) 434050,

ब्राडफोर्ड डिस्ट्रिक्ट (Bradford District) एर लोक्याल डेवेलपमेन्ट फ्रेमवर्क (Local Development Framework – स्थानीय उन्नयन काठामो) एर अनेकगुलो कागजपत्र वा दलिलपत्रेण एकटि हलो एहि तथ्यपत्रटि । एहि तथ्यपत्रेण विषयवस्तु कमिउनिटिण लोकदेण कोनो भाषाय बुवाते चाहेले अथवा लिखित अनुवाद चाहेले नतुवा ता ब्रेहिले (अक्षलिपिते), मोटो हरफे किंवा क्यासेटे रेकर्ड करे चाहेले, अनुग्रह करे लोक्याल डेवेलपमेन्ट फ्रेमवर्क ग्रुप (Local Development Framework Group)-के (01274) 434050, (01274) 434544 वा (01274) 434606 नाखारे फोन करण ।

(01274) 434544 or (01274) 434606

यह दस्तावेज़ उन बहुत से दस्तावेज़ों में से एक है जिनसे मिलकर ब्रैडफोर्ड डिस्ट्रिक्ट का लोकल डेवेलपमेंट फ्रेमवर्क बनता है। यदि आप इस दस्तावेज़ की जानकारी का हिन्दी अनुवाद या इसे ब्रेल, बड़े अक्षरों या टेप पर प्राप्त करना चाहते हैं, तो कृपया लोकल डेवेलपमेंट फ्रेमवर्क ग्रुप से (01274) 434050, (01274) 434544 या (01274) 434606 पर सम्पर्क करें।

ਇਹ ਦਸਤਾਵੇਜ਼ ਅਜਿਹੇ ਬਹੁਤ ਸਾਰੇ ਦਸਤਾਵੇਜ਼ਾਂ ਵਿਚੋਂ ਇਕ ਹੈ ਜਿਨ੍ਹਾਂ ਨਾਲ ਬਰੈਡਫੋਰਡ ਡਿਸਟ੍ਰਿਕਟ ਦਾ ਲੋਕਲ ਡਿਵੈਲਪਮੈਂਟ ਫਰੇਮਵਰਕ ਬਣਦਾ ਹੈ। ਜੇਕਰ ਤੁਸੀਂ ਇਸ ਦਸਤਾਵੇਜ਼ ਵਿਚ ਦਿੱਤੀ ਗਈ ਜਾਣਕਾਰੀ ਦਾ ਪੰਜਾਬੀ ਅਨੁਵਾਦ ਜਾਂ ਇਸਨੂੰ ਬ੍ਰੇਲ, ਵੱਡੇ ਅੱਖਰਾਂ ਜਾਂ ਟੇਪ 'ਤੇ ਪ੍ਰਾਪਤ ਕਰਨਾ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ, ਕ੍ਰਿਪਾ ਕਰਕੇ ਲੋਕਲ ਡਿਵੈਲਪਮੈਂਟ ਫਰੇਮਵਰਕ ਗਰੁੱਪ ਨਾਲ (01274) 434050, (01274) 434544 ਜਾਂ (01274) 434606 'ਤੇ ਸੰਪਰਕ ਕਰੋ।

आ दस्तावेज घण्टांमां नो अेक छे के जे अेड्डेड डिस्ट्रिक्ट नां स्थानिक विकास नी रुपरेखा बनावे छे. जो तमने आ दस्तावेजनां लभाएनुं ग्राहिक भाषाओमां भाषंतर कराववानी अथवा तेनो अर्थ समजवानी जरूर ज़ाया, अथवा तमने तेनी जरूर अेईल, बाज मिन्ट के पछी टेप उपर छोय, तो मछेरआनी करी लोकल डेवेलपमेन्ट फ्रेमवर्क ग्रुपनो (01274) 434050, (01274) 434544 अथवा (01274) 434606 पर संपर्क करो.

یہ دستاویز بریڈفورڈ ڈسٹریکٹ کے مقامی ترقیاتی لائحہ عمل سے متعلقہ دستاویزات میں سے ایک ہے۔ اگر آپ کو اس دستاویز کا زبانی یا تحریری ترجمہ کسی بھی کمیونٹی زبان میں درکار ہو یا آپ اسے بریل، لارج پرنٹ یا ٹیپ میں چاہتے ہیں تو براہ مہربانی لوکل ڈیولپمنٹ فریم ورک گروپ سے ٹیلی فون نمبر: 01274 434544، 01274 434050 یا 01274 434606 پر رابطہ کریں۔

## Foreword

The Bradford City Centre Area Action Plan (CCAAP) is being prepared by the City of Bradford Metropolitan District Council as part of the Local Development Framework for Bradford

There has been extensive public consultation on the future of Bradford City Centre over the last 5 years as part of the Bradford Centre Regeneration and the Councils Masterplanning and Neighbourhood Development Framework (NDF) Processes. Comments received to date on the NDFs have been considered by the Council at its Executive on 16<sup>th</sup> January 2007.

The Bradford City Centre Area Action Plan (BCCAAP) will bring all of this work together and will aim to address how development and change within the city can be delivered through the development plan system.

The Issues & Options Report is the first formal stage in the process. Its purpose is to involve interested parties in identifying the key issues and options which the new plan will need to address.

This document provides Consultation event Log of the **Bradford City Centre AAP Workshop held on Wednesday 13<sup>th</sup> February 2008 at The Thornbury Conference Centre, Leeds Old Road, Bradford**. Comments received as part of other Public Exhibitions, Drop In Events, Workshops and Meetings will be published separately as 'Consultation Logs'.

A full set of written representations (letters, emails and completed questionnaires) received between 20<sup>th</sup> August 2007 and 31<sup>st</sup> May 2008 on the Bradford City Centre Area Action Plan (BCCAAP) Issues and Options Report is published separately.

All of the comments received during the Issues and Options stage will be fully considered as the Council prepares the Preferred Options Report and Sustainability Appraisal.

For more information about the Local Development Framework or for copies of the Bradford City Centre Area Action Plan Consultation documentation contact:

Local Development Framework Group  
8<sup>th</sup> Floor Jacobs Well  
Manchester Road  
BRADFORD  
BD1 5RW  
Tel: 01274 434050  
Fax: 01274 433767

Email: [ldf.consultation@bradford.gov.uk](mailto:ldf.consultation@bradford.gov.uk)  
Or visit our web-site at: <http://www.Bradford.gov.uk/ldf>

<b>Contents</b>	<b>Page</b>
<b>1. Background – Purpose of Consultation</b>	<b>5</b>
<b>2. Promotion</b>	<b>13</b>
<b>3. Event Overview and Key Messages</b>	<b>17</b>
<b>4. Next steps</b>	<b>29</b>

**Part One**  
**Background – Purpose of Consultation**

## **1 BACKGROUND – PURPOSE OF CONSULTATION**

### **What is a Local Development Framework**

- 1.1 Development in the District is currently controlled by the Replacement Unitary Development Plan (RUDP), adopted in 2005.
- 1.2 The Planning and Compulsory Purchase Act 2004 requires that local authorities replace their current development plans with a new type of plan called a Local Development Framework (LDF). The Local Development Scheme (LDS) provides a starting point for the local community and the stakeholders to find out what planning policies and proposals (Local Development Documents) the Council intends to produce as part of the Local Development Framework.
- 1.3 The Local Development Framework will be a portfolio of documents which will replace the Council's current Unitary Development Plan. For further information on the Local Development Framework, please see Bradford Councils Leaflet Number 1 'The Guide to the Local Development Framework'.
- 1.4 The Core Strategy will set the long term spatial vision for the District and strategic policies to deliver the vision. The Bradford City Centre Area Action Plan will be informed by the emerging Core Strategy and will be one of the documents which will form part of the LDF. The Core Strategy Issues and Options Report was published for public consultation in February 2007. For further information on the Core Strategy, please see Bradford Councils Leaflet Number 2 'The Guide to The Core Strategy'

### **Local Development Documents (LDD)**

- 1.5 Documents that make up the Local Development Framework are called Local Development Documents; these have to conform to the policies put forward in the Regional Spatial Strategy. There are two types of Local Development Document and Supplementary Planning Documents and Development Plan Documents. Bradford City Centre Area Action Plan is a Development Plan Document.

### **Development Plan Documents (DPD)**

- 1.6 These are documents that form part of the statutory development plan for the District and are subject of a Public Examination by an independent Inspector. These include the following:
  - Core Strategy – this sets out the spatial vision for the District, the strategic policies for guiding development, the housing requirement, and a framework for monitoring and implementing the Strategy.
  - Site Allocations – this identifies sites for development.

- Area Action Plans – this is a planning framework that is targeted at a specific area.
- Proposals Map – this will show the proposals for the District on an OS Map base, and will be updated as individual documents are adopted.

1.7 DPD's have to go through the following stages as part of their preparation:

- Evidence gathering
- Identification of Issues and Options
- A Pre Submission Issues and Options community consultation
- Preparation of Preferred Options
- Submission of Preferred Options to the Secretary of State and subsequent community consultation
- Independent Public Examination
- Inspector's Report
- Adoption

1.8 All DPDs will be tested thoroughly at an independent public examination to see whether they satisfy the statutory requirements for the preparation of a plan and determine if it is 'sound'. PPS12 sets out the criteria for assessing whether a DPD is 'sound'. One of the tests of 'soundness' is whether the DPD has been prepared in compliance with the Statement of Community Involvement, or with the minimum requirements set out in the Regulations' where no Statement of Community Involvement exists.

### **Statement of Community Involvement (SCI)**

1.9 This sets out how the Council intends to engage the community in producing Local Development Documents that make up the Local Development Framework, and in the consideration of planning applications. The SCI is itself a Local Development Document that is the subject of a Public Examination by an independent Inspector. Once adopted, all other LDD's will have to comply with the requirements for community involvement set out in the adopted SCI. The SCI was submitted to the Secretary of state for independent examination and for public comment in November 2006. A Report is scheduled to go to the Council's Executive on the 22nd April 2008.

### **Local Development Scheme (LDS)**

1.10 The mechanism for describing the Local Development Framework work programme is the Local Development Scheme (LDS). The current Local Development Scheme (LDS) for Bradford was adopted by the Council on the 20 September 2005, following consideration by the First Secretary of State. It was recently reviewed and a proposed revised LDS was submitted to

Government in March 2007. The revised LDS provides the most up to date picture on the LDF programme for Bradford District. The revised LDS provides the most up to date picture on the LDF programme for Bradford District. The Revised LDS was adopted in December 2007.

### What Is An Area Action Plan?

- 1.11 Planning Policy Statement 12, Local Development Frameworks, (PPS12) gives guidance on the contents of an area action plan. It should be produced after the core strategy, which, once adopted - all other Local Development Documents (LDDs) must conform to.
- 1.12 The second DPD in the LDS is a more detailed planning document which will look in detail at Bradford City Centre. The Bradford City Centre Area Action Plan will set out the vision and spatial strategy in support of the regeneration of Bradford City Centre, and the ambitions in the Bradford Centre Regeneration Masterplan.
- 1.13 The Area Action Plan will build on the considerable work already undertaken in particular the Bradford Centre Regeneration Masterplan (published September 2003) and the 4 Neighbourhood Development Frameworks (the Bowl, the Channel, the Market and the Valley). The Executive considered comments on the four NDFs at its meeting on 16 January 2007 and resolved that the work informs the preparation of the Bradford City Centre Area Action Plan.
- 1.14 The new system places great importance on community involvement in the preparation of all the LDF documents. In particular, guidance requires effective participation and engagement in the early stages of their development (front loading) in order to build consensus on key issues early in the preparation process. The Statement of Community Involvement (SCI), which was submitted to the Secretary of State for independent examination in November 2006, sets out how the Council will undertake consultation in developing all LDF documents. Each DPD goes through a prescribed 5-stage process with stages 2 and 3 involving significant public engagement in order to build consensus as to the issues and approach of the particular document. The key stages are:
- 1 Pre-production scoping and evidence gathering
  - 2 Consultation on issues and options
  - 3 Consultation on preferred options
  - 4 Submission to Secretary of State
  - 5 Examination
  - 6 Adoption following binding inspectors report

1.15 The Issues and Options stage is the key stage in identifying the key issues which the document needs to address and developing and testing the alternative approaches which the document could take to address those issues. Therefore while it is recognised that a large amount of work has already been undertaken through the Masterplan and NDFs, this stage has to revisit and consult on reasonable alternative spatial options as part of the formal planning process. Therefore the work that has been undertaken so far has informed the issues and options and has been presented as one of the spatial options. Other options are also presented at this stage for discussion and comment. Following consultation on issues and options the Council will then identify its preferred approach for consultation together with clear reasons for why other options have not been followed.

### **Community Involvement in the development plan system**

1.16 The planning system has a greater emphasis on community involvement, which Bradford Council is already firmly committed to. Two of the key aims<sup>1</sup> of the new planning system are:

- Strengthening community and stakeholder involvement in the development of local communities, through involvement through the preparation of LDDs.
- Front loading. Seeking consensus on essential issues early in the preparation of LDDs

1.17 The SCI sets out the Local Planning Authority's policy of involving the community in the preparation and revision of LDDs and planning applications. Regulations 25 and 26 for LDDs and Regulation 17 for SPDs set minimum requirements for community involvement<sup>2</sup>. The Engagement plan provides the detail on how and when the community will be involved in preparing the Bradford city Centre Area Action Plan in line with the Councils emerging SCI and how it will comply with the minimum requirements set out in the Regulations.

### **Engagement Plan**

1.18 The Bradford City Centre AAP Issues and Options Engagement Plan has been drawn up to ensure compliance with the emerging SCI and associated statutory regulations when drawing up the Bradford City Centre Area Action Plan (BCCAAP) and that as many different stakeholders and as wider community representation as

---

<sup>1</sup> PPS12 paragraph 1.3

<sup>2</sup> The Town and Country Planning (Local Development ) (England ) Regulations, 2004

appropriate are engaged. This should ensure that as far as practicable the BCCAAP :

- Reflects the needs of the District and its communities
- Is technically robust and based on sound information
- Enjoys broad consensus

1.19 The Engagement Plan will:

- Identify the stakeholders that should inform the preparation of the Area Action Plan
- Set out how these stakeholders and communities will be able to inform the preparation of the Area Action Plan
- Establish when there will be opportunities for stakeholders and communities to inform the preparation of the Area Action Plan

1.20 In line with guidance in PPS12<sup>3</sup> there are several principles, which will underpin the approach to consultation and participation:

- Maximise the opportunities for as many stakeholders and members of the public to inform the preparation of the Area Action Plan including those who would not normally have their voices heard.
- Focus the Councils resources on the existing networks and forums that are in place in the District.
- Provide good quality, accessible and relevant information throughout the preparation of the Area Action Plan.
- Provide opportunities for meaningful and active participation in the drafting of the Area Action Plan which is appropriate to the stage and which are followed up so that participants and those contributing are clear about the difference that their involvement has made.
- Meet the requirements of the Strategic Environmental Assessment Directive (SEA) with regards to consultation.

---

<sup>3</sup> PPS12 para 3.4

## Bradford City Centre AAP – Issues and Options Public Consultation

- 1.21 The following documents have been subject of public consultation since Monday 20<sup>th</sup> August 2007:-
- Bradford City Centre Area Action Plan – Issues & Options Report
  - BCCAAP Initial Sustainability Appraisal of Issues & Options
- 1.22 In addition to the above documents, supporting material was published to include:
- BCCAAP Engagement Plan
  - BCCAAP Summary Issues & Options and Comment Form
  - BCAAP Statement of Consultation
  - City of Bradford MDC – A Guide to Area Action Plans Leaflet
  - City of Bradford MDC – A Guide to The New Development Plan System Leaflet
  - City of Bradford MDC – A Jargon Buster Guide to the LDF Leaflet
  - BCCAAP Issues and Options DVD Presentation Movie
- 1.23 The above documentation were made available as follows:
- Principal Planning Office at:
- Jacobs Well, Manchester Road, Bradford BD1 5RW (Mon-Thurs 9am to 5pm, Fri 9am to 4.30pm)
- And also at the following Council Offices and main libraries:
- Keighley Town Hall, (Mon-Thurs 9am to 5pm, Fri 9am to 4.30pm)
  - Shipley Town Hall, (Mon-Thurs 9am to 5pm, Fri 9am to 4.30pm)
  - Ilkley Town Hall, (Mon-Thurs 9am to 12.30pm & 1.30pm to 5.00pm, Fri 9am to 12.30pm & 1.30pm to 4.30pm)
  - Bradford Central Library, (Mon-Fri 9am to 7.30pm, Sat 9am to 5pm)
  - Shipley Library, (Mon-Fri 9am to 7pm, Sat 9am to 5pm)
  - Bingley Library, (Mon-Fri 9am to 7pm, Sat 9am to 5pm)
  - Ilkley Library, Station Road, Ilkley LS29 8HA (Mon-Fri 9am to 7pm, Sat 9am to 5pm)
- 1.24 The documents are available to view and download on the Council's web site at [www.bradford.gov.uk/ldf](http://www.bradford.gov.uk/ldf)

- 1.25 Copies of the documents are also available on request by emailing the Local Development Framework Group on [ldf.consultation@bradford.gov.uk](mailto:ldf.consultation@bradford.gov.uk)
- 1.26 Additional material has been produced for the workshop events in order to facilitate effective engagement. This has taken the form of exhibition material, information leaflets, visuals and power point presentations as appropriate to the target audience.

### Targeted Consultees

- 1.27 The core documentation set out above were sent to the statutory consultees as well as key communities of interest, stakeholders, community groups for comment in August 2007. See BCCAAP Issues and Options Engagement Plan for the list of consultees.
- 1.28 In addition, the Council has notified in writing those who have indicated that they wish to be kept up to date with work on the LDF.

### Press and media coverage

- 1.29 The Council has produced press releases and provide briefings at the launch of the consultation exercise for all locally circulating newspapers and local radio networks. Media coverage included the following broadcasts, bulletins and newspaper articles:-
- BBC News Online
  - Pulse Radio
  - Bradford Community Broadcasting Radio
  - Telegraph & Argus Newspaper
  - City of Bradford Council Website – News Releases

### Workshop

- 1.30 The purpose of the workshop event was to engage with Bradford older peoples partnership, the mobility planning group, the strategic disability partnership and members of the public. The event included a series of specially produced exhibition stands to inform participants on why the Council are preparing an AAP for the City Centre, draft vision, draft objectives, draft spatial options and key themes.
- 1.31 During the Workshop, participants could discuss their ideas and concerns with Planning Officers and Senior Planning Officers at Bradford Council.

**Part Two  
Promotion**

## 2. PROMOTION

- 2.1 The arrangements in connection with advertising the publication of the BCCAAP for consultation and also the promotion of the Workshop Event was undertaken by the LDF Group.
- 2.2 Local promotion was pursued through the design and circulation of a flier. This was circulated via the Bradford District Partnership network.

**Bradford City Centre Area Action Plan**

**“What do you want from our city centre in 15 years time?”**

Please confirm your attendance to the workshop by post, email or telephone.

**Post:**  
City of Bradford Metropolitan District Council  
LDF Group  
8 Floor, Jacobs Well,  
Manchester Road,  
Bradford BD1 5RW

**email:**  
ldf.consultation@bradford.gov.uk

**Telephone:**  
01274 434296

or visit  
www.bradford.gov.uk/Ldf  
for copies of the Bradford City Centre Issues and Options Report

City of Bradford Metropolitan District Council is preparing an Area Action Plan for Bradford City Centre. Now is the chance to have your say.

You are invited to attend a workshop with Planning Officers to discuss the City Centre Area Action Plan on Wednesday 13 February 2008, 12 noon (lunch will be provided) until 4pm at: The Thornbury Centre, Leeds Old Road, Bradford BD3 8JX (see [www.thornburycentre.com](http://www.thornburycentre.com) for location map).

**Bradford District Council**  
[www.bradford.gov.uk](http://www.bradford.gov.uk)

[ldf.consultation@bradford.gov.uk](mailto:ldf.consultation@bradford.gov.uk)

- 2.3 Extensive media coverage further promoted the BCCAAP Public Exhibition and Drop In Events. See full listing below:-

<b>Date/Time</b>	<b>Channel/Radio Station</b>	<b>Interviewee</b>
13/02/08 News Bulletins throughout the day	The Pulse 97.5 & 102.5fm	Andrew Marshall (Strategy Manager)

<b>Date</b>	<b>Newspapers/Websites</b>	<b>Quoted Source</b>
07/02/08	Telegraph & Argus Newspaper & Website 'Young targeted on city centre'	-
07/02/08	CBMDC Website - News	Cllr Anne Hawkesworth (Environment Portfolio Holder)
09/02/08	Telegraph & Argus Newspaper & Website 'Face up to your city ideas'	Cllr Anne Hawkesworth (Environment Portfolio Holder)

2.4 A specially commissioned 25 minute video presentation by the LDF Group was used to highlight the key issues and options in the city centre and included 'Vox Pop' interviews featuring people's views on the city centres and ideas for how it can be improved for shoppers, businesses and visitors. The video presentation has been screened at the following locations during the course of the BCCAAP consultations:-

- Ground Floor Reception, Jacobs Well, Bradford
- Planning Enquiry Centre, 3<sup>rd</sup> Floor, Jacobs Well, Bradford
- Ground Floor Reception, City Hall, Bradford

The video presentation was also used at workshop events and neighbourhood forum meetings.

Stills from the '**Bradford City Centre Area Action Plan**' film, commissioned by the LDF Group. The film relayed Vox Pop interviews from the street and narration throughout the 25 minute production. The film highlighted key areas for consideration in terms of issues and options. The film is available to view at [www.bradford.gov.uk/ldf](http://www.bradford.gov.uk/ldf) under Bradford City Centre Area Action Plan DPD.



**Part Three**  
**Event Overview & Key Messages**

### 3. EVENT OVERVIEW & KEY MESSAGES

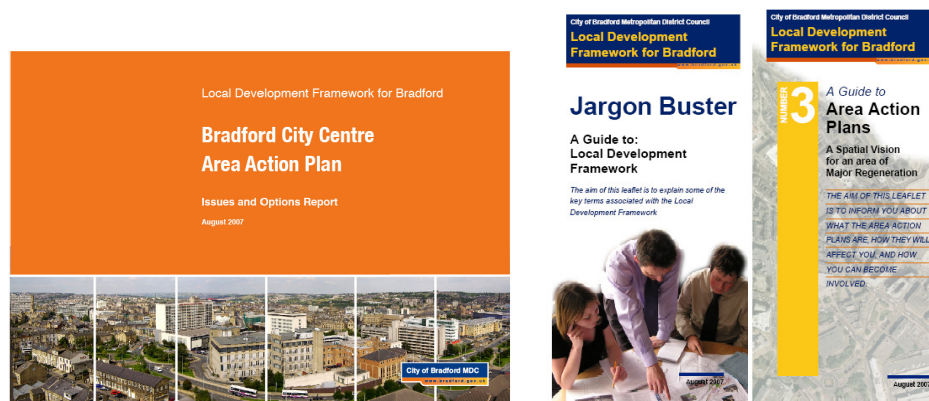
#### Event Overview

- 3.1 The Workshop event was held at the Thornbury Centre, Leeds Old Road, Bradford between 12.00noon and 4.30pm with lunch, tea, coffee and biscuits provided for all attendees.
- 3.2 This venue was chosen because of its location in proximity to the city centre, to a large onsite car park, fast and frequent bus services and convenient location of bus stops. The venue is also easy to access for wheelchair users.
- 3.3 A total of 66 people attended the afternoon Workshop Event. See below for the list of attendees:-

Alaina Storey  
 Alan Underhill  
 Anna Riehs  
 Atif Imtiaz, Bradford and Airedale Primary Care Trust  
 Brian Lawrence  
 Christian Storey  
 Christie Tithe, Mobility Planning Group (Keighley)  
 Cllr. G. Khaliq  
 Colin Wolstenholme, Market Services, BMDC  
 Darren De Sousa, Bradford and Airedale Primary Care Trust  
 Darryl Smith, Equalities Service, BMDC  
 Dave Preece BCR  
 Dorothy Parrott  
 Geoff Gill, Royal British Legion  
 Gillian Grant, Bradford Access Action  
 Helen Thornton, Bradford and Airedale Primary Care Trust  
 Ikram Ussain  
 Imtiaz Naqvi  
 Isobel Scarborough  
 Jagtar Bahra, People First Keighley and Craven  
 Janet Cuff  
 Jean Walker, Bradford and District Senior Power  
 Jim Hargreaves, Royal British Legion  
 Joe Grint, Transportation, BMDC  
 John Cooper  
 John Loxam  
 Julie Lintern, Age Concern  
 Keith Dale, Adult Service, BMDC  
 Keith McDermott BOPA  
 Khushid Alam  
 Linda Hanson  
 Lorraine Cameron, Bradford Teaching Hospitals  
 Matloab Harran

Mike Allcock, BAVIT  
 Mr M Clegg  
 Mrs M Clegg  
 Mrs. Lad  
 Mrs. M.M.Dean, Idle & Thackley Men's Forum  
 Mrs. Savi  
 Neil Bolt, Metro  
 Nick Farrar, Adult Service, BMDC  
 Nick Riding, Conservation & Design, BMDC  
 Pam James, BOPA  
 Pervaiz Iqbal  
 Rachael O'Driscoll  
 Raja Ifzal, Bradford North Area Co-ordinator, BMDC  
 Raymond Mungall, BOPA  
 Representative(s) x 8 Bradford People First  
 Rita Exley  
 Sam Tidswell  
 Shaun Morris-Armitage  
 Steve Hirst, Building Control, BMDC  
 Steven Clarke, Bradford Airedale Primary Care Trust  
 Steven Kingston, Communities of Interest, Bradford Vision  
 Sue Haddock, Adult Services, Bradford MDC  
 Sue Scott  
 Tina Watkin, Bradford Community Broadcasting Radio  
 Tony Sibbons  
 Trevor Scott

- 3.4 The exhibition boards were used as part of the workshop event. The Issues and Options Report and Summary documents and Consultation response forms were made available for people to take away as well as a series of information leaflets such as 'The Guide to Area Action Plans' and the 'Jargon Buster Guide'



- 3.5 The workshop facilitators and themes are listed below:-

- Andrew Marshall – Built Form and Public Realm

- Bhupinder Dev – Shopping and Leisure
- Michelle Greenwood – Movement
- Ali Abed – Business and Education
- Ben Marchant – City Living and Associated Community Provision

3.6 The structure of the Workshop was as follows:-

5 Workshop Groups made up of approximately 12 people with 5 facilitators.

The facilitators prompted debate and discussion on the designated theme (see above) within a group of 12 people. The summary document and the questionnaire was used as the structure for the themed workshops.

The facilitators spent approximately 15 minutes with each group before moving onto the next group.

Facilitators made notes from discussions using the Flipcharts.

### Key Messages

3.7 The following are the key messages which emerged from the Workshop event:-

#### **Business**

- More offices needed
- Thornton Road is a prime location for office development
- Rent and prices are issues
- Developments should offer lower prices
- Need to create a good financial base in the city
- Mix of businesses is important
- Need to create a ready market for graduates
- Good labour force, not just skills/education
- More mixed development is wanted
- Utilities need to be reserved for business development
- Traffic and Access is crucial to facilitate more effective development
- Better business/investment images
- Wide variety of investors are operating in Bradford
- Age and topography of the city centre could be an issue for not attracting expected investment more
- Shared facilities needed
- Must be facilitated by transport (mainly public)
- Still a concern for commuters
- Car parking for bus/emp should be prioritised
- More small businesses and creating scope for more engagements

- CBA not important but could be important if the uses need to feed one another
- Better link between business and environmental
- More partnerships between business and education
- Green travel plans supporting buses
- Integration between businesses and community
- Fill existing stock first
- Shared facilities between college and university
- Retain existing uses in the peripheral
- Central Business Area
- Sunbridge Road and Thornton Road need life
- Need for appropriate (?) businesses in Bradford
- Rent, access and transport is crucial
- Need incentives to attract investment
- Businesses should be above shops
- More parking to facilities for offices
- Mobility could be an issue for offices above shops
- On the periphery
- Odeon seen as a key issue
- Well landscaped areas seen as crucial
- Do not remove established businesses
- Market forces to play a role
- Retain educational uses
- Separate education campuses
- Increased vitality for the city centre in terms of cultural facilities
- Shared facilities
- Office zone – mixed group of uses
- Access and design crucial for every detail
- More retail opportunities
- More shops for disabled
- Relaxed business environment
- Conversation of buildings for access
- Redevelopment on the periphery is thriving but not contributing to the city centre (Forster Square)
- Sports/exercise facilities for disabled/leisure centre
- Better/Healthier for students
- More car parking needed
- More leisure related uses in between areas could improve overall links in the city centre

#### **MAIN POINTS FOR BUSINESS:**

- **More office space needed**
- **Rents and prices are seen as too high, especially for small businesses**
- **Any new mixed use development should have a mix of businesses**
- **New and established office development should have good public and private transport links (including adequate parking), possibly establish a Central Business Area in the City Centre**

- **More linkages between businesses and higher education (University and Colleges) and the development of skills and knowledge**
- **Developments must be well integrated into their surrounding built environment and must be accessible for all**

### **Shopping and Leisure**

- Need for better shopping and leisure offer
- Health and fitness facilities in the city centre
- Need good pubs and bars in the city centre
- Shopping and leisure attractions for people of all age groups and socio demographic
- Need a variety/choice of shops
- Reduce business rates/rents in the city centre to encourage retailers and leisure operations
- Oastler Centre – a positive and must be promoted (rise in eastern European traders)
- Free Parking wanted
- Park and Ride should be encouraged
- Multi Cultural Shops in one location must be encouraged
- Transport system should connect the shopping areas
- Encourage/Invest in Bradford City Football Club ground and link in with city centre
- Unaffordable theatre attraction
- Visitors to the city centre for a purpose eg. Alhambra
- Fear of crime on an evening – discourages visitors
- Family orientated leisure facilities/attractions in the city centre need
- Events in Centenary Square wanted through out the year
- Reduce rent and rates in the city centre to encourage shopping and leisure attractions
- Broadway is a threat to the city
- Quality shops and discount shops are both important for the city centre (in balance)
- Fear of crime in the city centre (perceptions of crime)
- Leisure and evening economy. People tend to go to Leeds for evening leisure
- Quality pub, food, places to sit outside, people watch – the need for a social experience
- Leisure and shopping attractions are separate
- Use of historic building for shopping and leisure
- Impression Art Gallery is a positive
- Medium sized concert/performance venue wanted
- Leisure attractions/ spaces for all ages groups wanted
- Longer opening hours e.g. Bookshops, cafes etc
- Market Street (Dillons Bookstore) should be focus for department store
- Market Street bus stops very popular
- High street retailers e.g. Zara, wanted in Bradford
- Older department stores should be used for smaller franchise stores
- Need quality shops

- Must have a balance between quality and discount shops
- Shop front signs and facades must be high quality in keeping with historic buildings
- Independent quality shops wanted in the city centre
- Cheaper rents in the city centre to encourage shops and leisure uses. Attract speciality shops e.g. Wool Shops
- Concert hall and theatres in the future (amateur theatres)
- Subsidise rents for cultural attractions (Priestly Theatre)
- Ice skating rink (regenerate)
- Odeon site – refurbishment for book stores, music stores, clothes, boutiques etc to replace corn exchange in Leeds
- Don't pull down our heritage (Odeon)
- Tram system (San Fransico) to link shopping areas
- Virtual theme park (Disney Land)
- Working industrial museum in Little Germany (The Shambles, York)
- Arcade/Glass roof over street (under cover shops)
- No Broadway seen as a problem
- Build between Oastler Centre and Kirkgate centre
- Better connections between retail parking and shopping area
- Need an out of town centre in district like White Rose Centre in Leeds
- Too many discount shops. Too many pound shops not enough quality shops
- Shopping area should be walkable
- Need one main shopping centre/plaza
- Walkable shopping area. Better walkways and less traffic
- Shops and leisure attraction must be fully accessible
- Use existing buildings for shopping and leisure
- Shopping and leisure should be in close proximity
- Car parks close to shops and leisure attractions
- Free city centre bus seen as a good idea
- Public realm (street furniture) talking maps, information points (REACT system like bus stops) wanted
- Escalators/travelators linking shopping areas
- Consultation with disability organisations in the planning and design of new shopping and leisure attractions
- Evening leisure not used due to fear of crime/safety
- Lack of car parking
- Centenary Square is popular because it is accessible
- Car parking in relation to city centre event in Centenary Square
- 

#### **MAIN POINTS FOR SHOPPING AND LEISURE**

- **An increase in the quality and quantity of the leisure and retail offer wanted**
- **Large interest in the reuse of older buildings for leisure and retail offers**
- **Better linkages between shops, especially regarding the difficulties of topography in the city centre**

- **City centre is not seen as a safe place at night, therefore there needs to be longer opening hours for not only leisure but also retail attractions**
- **Demand for more cultural leisure and retail attractions**

### **City Centre Living**

- Quality of the environment is important
- Residents need car parking
- Mix of types of housing – including family housing
- Accessibility, sustainability both key issues
- Connections of Communities seen as important
- Fully occupied housing seen is crucial
- Security a key theme, both physical and community adding to security
- Police involvement
- Health guidance
- Older people – users of the city centre and need other amenities
- Housing for older people need facilities to support them
- City centre living is essential
- Must be accessible
- Life time homes seen as a must
- Support by accessible public transport
- Supporting retail for residential, that is appropriate
- Wide range of services needed
- Open space for residents is key
- Traditional parks for residents
- Spaces must be safe and secure
- Residential communal spaces
- Small spaces throughout the city to support housing
- Need to support social needs of residents (community hall/centres)
- Housing must be attractive yet innovative
- After care to make space for residents safe
- Need to integrate housing into the city centre
- Active residents seen as a must
- Spaces usable all year round
- Appropriate integration of services and housing
- Mix use (Proportions = the right mix?)
- Active streets around housing (sense of security)
- Affordable housing is essential – integrated (avoid Paris scenario)
- Affordable housing must be on site and integrated
- Must be supported by services
- Convenience shopping (Tesco Express etc) for residents, but also small independent specialist stores (Deli's etc)
- Car parking – insufficient for disabled people
- Car clubs (Whizz Go) for residents seen as a good idea
- Appropriate levels of car parking
- Public letting essential (safety)
- Excellent public realm for residents
- Not suitable for families

- Only suitable for younger people
- Need for wide range of residential and mixed housing
- City centre living not suited for everyone (noise etc)
- Make it clear what living in the city will be like
- Neighbouring uses (pubs) cause problems
- Separate residential zones only
- Buffer zone between residential and noisy uses such as pubs and clubs
- Uses such as shops and cafes suitable in residential zones
- Residential should be supported by services like GPs, dentists etc which are accessible
- Services must be accessible by foot or public transport
- Supporting services must stay open late enough for residents
- Housing should have adequate car parking (basement or close by and supplied by the developer)
- The bars, restaurants, and cafes before the development of housing
- Important to reuse old buildings, but not just solely for housing
- Range of retail to support housing
- More emphasis on good quality architecture
- Key to retain historic buildings such as the Odeon
- Need to accommodate smaller traders to serve all peoples needs
- Not suitable for families (lack of open space for children and too busy)
- City living seen as very sustainable
- Increased pollution through city centre living
- City living must have supporting services such as – Retail, leisure, community centres etc that are all accessible
- Sense of community – active residents
- Social activities for residents
- Safety is a key issue
- More street level activity (longer opening hours for GP's and shops alike)
- Accessible services
- Good quality lighting and policing - bring back city wardens
- Get residents involved in policing their own communities
- Wide range of leisure activities for all
- Don't let clubs dominate late night leisure
- Not too many takeaways (litter problems)
- Restaurants for residents as an appropriate night time activity
- Promote cosmopolitan image
- Life time homes – adaptable and high quality
- Mix of types of homes that are adaptable
- Open space for residents – both communal and private space just for residents – will encourage a more active community. Spaces such as roof top gardens and court yards (social interaction)
- Designated and incorporated car parking (basement and lower ground)

**MAIN POINTS FOR CITY CENTRE LIVING:**

- **Any new residential development should be within mixed use development and supported by services such as retail, leisure, healthcare and education**
- **Open space provision for residents, both public and private, that is safe and secure**
- **Life time homes are key to future city centre residential development**
- **Supporting leisure facilities should have a broad range and not dominated by traditional night time leisure uses such as pubs and clubs**
- **City centre residential development should have adequate car parking and be supported by good public transport**

**Movement**

- Park and ride facilities - not big enough, not in the right places
- Need more wheel chair access to buses
- Need to get people into the city centre without cars
- Shipley/Bingley whole Airedale route – not suitable for everyone
- Westfield development needs car parking
- Bradford could be considered as a good city to park
- One way system causes confusion
- Powers required for those who enforce car parking
- Shops need deliveries to operate
- Kirkgate and Goodwin Street to be shared spaces
- Pedestrian area parking permits will still be needed
- Covered walkway from moving from bottom to top of town
- Vehicular railway may solve problems
- Cable car may solve problems
- Stands and showers for cyclists
- Trams would cause less pollution if put in Bradford
- Electric bus was found to be too expensive
- Trolley buses seen as a good idea
- Congestion by cars seen as a problem
- Congestion charge would not be a good idea
- Government subsidies for transport required
- Bradford should be at the forefront not always following Leeds
- Pedestrian routes should just be for pedestrians, van drivers abuse the system
- Parking on pavements and double yellow lines seen as a problem
- Parking powers being handed over to the Council is seen as a positive sign
- Post office closures cause access problem for wheel chair users because the only Post Office in the city centre is now in the top of town
- Improvements are happening but design detail is necessity
- Pedestrian crossing points i.e. Goose Pub and Hilton Hotel
- Speeding traffic and absence of bleeper makes crossing hazardous
- Bleepers need on crossings
- Bleepers on crossings close together can cause confusion

- More pedestrianisation wanted i.e. Centenary Square
- Restricting traffic pushes problem to edge of city centre into residential areas
- Parking on pedestrian roads/areas
- Market Street restrictions only for buses and taxi's but private cars still use it
- Market Street is a road, but it is unclear for car drivers
- Only one crossing in Market Street and its not lit
- Feel uneasy about crossing busy roads even when controlled by traffic lights
- Design is only part of inclusion but aftercare also needed to main accessibility
- Enforcement is crucial
- Involve groups in the planning process and needs to be taken seriously by all involved. Respect by officers to the groups involved and feedback given
- Quality – false economy not to build in robustness to projects
- Highways issues with Nelson Street
- Shopper bus seen as a good idea to overcome topography issues
- Shop mobility in John Street but also need in Interchange
- Need places to sit and socialise in safety
- Some people need parking close to buildings they use
- Not always practical to use public transport
- Need attractive car parks on edge of city centre that are safe, clean and have shuttle bus
- Buses from Forster Square to areas where people work and shop would encourage people out of cars
- Joining up – Legibility – things that feel logical and easy to get from A to B
- Cycling groups should be consulted and together with groups they clash with
- Pedestrian areas – conflict with cycles using pavements/pedestrian areas
- Complete pedestrian zones – no cars, buses, vans etc
- Market Street and Sunbridge Road – should be pedestrianised
- Rail stations not linked – seen as a problem
- City bus – should start at Forster Square and end at Interchange. Currently not good for rail users
- Free City Bus should link the top and bottom of town
- Younger, able people probably don't need a bus
- Shopping, push chair users etc will use the bus
- Park in the heart will cut off part of the city (closure of roads need to ensure people can still access)
- Tram system to link top and bottom of town
- Moving walkway bottom to top with 3 stops
- New buildings should have its own parking
- Residents permit parking
- Parking charges too high
- Odeon seen as a big issue
- Pedestrianise places but ensure close distance to shops and parking

- Park and ride scheme – could be next to new shopping area. Linked to city bus
- Disabled parking space still required
- Market area is short of space for disabled people/cars
- Enforcement of parking need improving
- Cars/vehicles using pedestrianised streets seen as problem
- Shop mobility – needs to be integrated with public transport
- Public toilets – need to be in more accessible locations
- Need to understand trends i.e. mobility scooters and adequate roads and the need to dropped curbs
- Shops over spilling onto pavements is a problem
- Standards lower when street are dug up and then surface replaced e.g. The Goose Pub, hole outside where tarmac had been used to fill
- Signs and information, need to improve, talking signs could be used

#### **MOVEMENT MAIN POINTS:**

- **Confusion over the lack of clarity of pedestrianised area's**
- **Topography of the city centre seen as a major problem, with a lot of support for a free city centre bus as a solution (similar to Leeds Free City Centre Bus scheme)**
- **Parking seen as a major problem, with more park and ride wanted and more disabled parking requires in the city centre**
- **Market Street seen as a major problem area for transport and movement issues**
- **There needs to be more facilities for people using the city centre with mobility problems (drop down curbs, audio points on crossings, drop down buses, dropped doorways to shops etc)**

#### **Public Realm**

- Public realm must be an attraction in its own right
- Must have a wow factor and range of spaces
- Highly quality architecture (e.g. Newcastle)
- Public art seen as important – civic pride
- Must be able to be used by all with a clear sense of purpose
- Odeon seen as a key site – perhaps focusing on the arts'
- Connectivity and multiuse spaces seen as important to the experience
- Linking key attraction/destinations
- Bridge at Hall Ings – possible wow icon
- Work with the bowl shape of Bradford
- Ground floor design – shops fronts and images
- Quality seen as crucial
- Development must not be at any cost
- Maintenance will be a key issue
- Mirror Pool? – Safety and Maintenance
- Flat area should be used for shops
- Market Street – quality shops wanted

- Open space should be communal space for mixing
- How to make the best use of space for event which are regular and diverse
- Do not crowd the Town Hall
- Connect open spaces – perhaps using a tram
- Link public realm to city living
- Use space for local retail
- Imagination seen as key in public realm
- Should be inclusive for everybody and safe
- Link to other trips to shops and buses
- Greener public realm wanted
- Must be able to be used by all
- Safe easy access – including the city bus
- Barrier to movement – roads
- Ice rink – must be kept and improved
- Old people and community hub big enough for a range of uses
- Quality of buildings
- Do not clear buildings before they can be replaced
- Railways, corridors and litter seen as problems
- Should have a single railway station
- Keeping character
- Delivery

**PUBLIC REALM MAIN POINTS:**

- **High quality streetscape supported by high quality architecture (both old and new) seen as crucial**
- **Open space need to increase in both quantity and quality, with imaginative design and to be able to be used and accessed by all**
- **Key historic buildings, such as the Odeon and to a lesser extent the Ice Rink, should to regenerated and reused**
- **Need to work with the unique topography/environment/character of Bradford**

**Part Three**  
**Next Steps**

### 3. Next Steps

- 3.1 The Council as part of the Issues and Options stage has made public the Consultation Log for the Workshop Event through this document. The Council has also produced a separate document which includes written representations received on the Issues and Options Report between 20<sup>th</sup> August 2007 and 31<sup>st</sup> May 2008. The Council will, as part of the Preferred Options stage, consider the matters raised and its proposed response.
- 3.2 Those who have made comments or were engaged in a workshop event will be sent links to the Consultations Log and the Written Representations documentation, as appropriate. Should an issue raised as part of the Issues and options stage require further meeting or input from stakeholders or groups, then these will be arranged, as appropriate.
- 3.3 The Council will then prepare its Preferred Options documentation for formal Public Consultation at the end of 2008. This will draw on the Issues and Options Consultation and set out what is the preferred approach and why the Council has not followed other possible options.
- 3.4 A detailed Statement of Consultation will be produced setting out the consultation undertaken on Issues and Options stage and how the Council has used that input to inform the preferred options. The preferred option will also be subject to a Sustainability Appraisal to assess the likely environmental, social and economic impacts of the chosen options.

Produced by the  
City of Bradford Metropolitan  
District Council

Local Development  
Framework Group

June 2008

**City of Bradford MDC**

[www.bradford.gov.uk](http://www.bradford.gov.uk)