

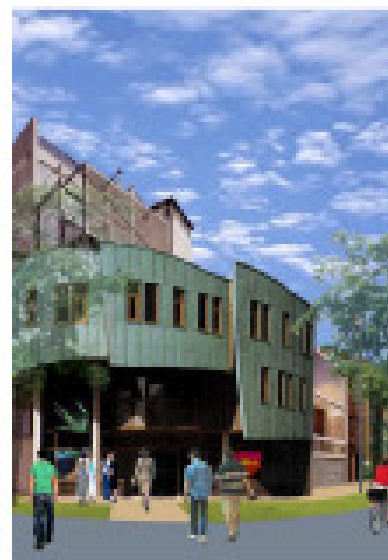
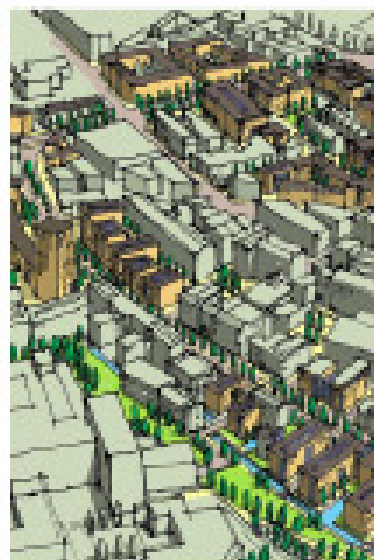
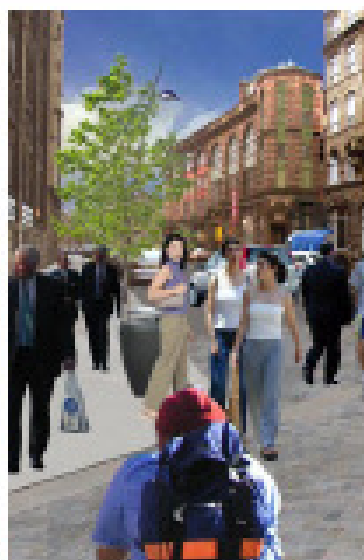
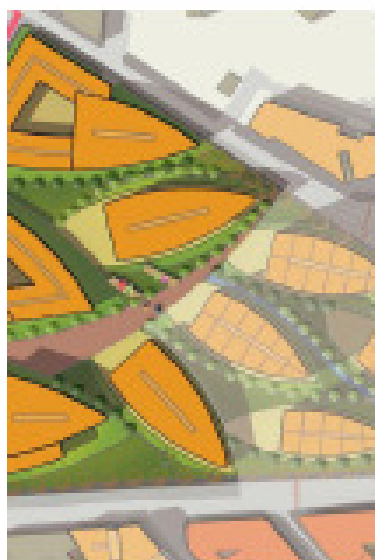
Local Development Framework for Bradford

Bradford City Centre Area Action Plan

Pre - Production Stage

The Valley Draft Neighbourhood Development
Framework - Consultation Log

2006



City of Bradford MDC

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 डेभेलापमेन्ट 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), मोटा हरफे किंवा क्यसेटे रेकर्ड करे चाहेले, अनुग्रह करे लोक्याल डेभेलापमेन्ट 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 डिवेलपमेंट 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 डिवेलपमेंट 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।

ਆ दस्तावेज घण्टांमां नो अेक छे के जे छे उइउइउ डिस्ट्रिक्ट नां स्थानिक विकास नी रुपरेखा अनावे छे. जो तमने आ दस्तावेजनां लभाएनुं प्रादेशिक भाषाओमां भाषंतरे कराववानी अथवा तेनो अर्थ समजवानी जरूर ज़ाया, अथवा तमने तेनी जरूर अर्थल, बाज प्रिन्ट के पछी टेप उपर छेय, तो मउरेआनी करी लोकल डिवेलपमेन्ट 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 434050, 01274 434544 یا 01274 434606 پر رابطہ کریں۔

Foreword

The Bradford City Centre Area Action Plan (BCCAAP) 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 draft Valley NDF have been considered by the Council at its Executive on 16th January 2007 and Regulatory and Appeals Committee on 7th February 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.

This document provides a record of the consultations and key messages associated with the draft Bowl NDF. This report is based upon the report prepared by the Strategic Director of Regeneration, City of Bradford Metropolitan District Council presented to Executive Committee on 16th January 2007.

All of the comments received during the Valley NDF consultations will be fully considered as the Council prepares the Bradford City Centre Area Action Plan.

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
8th Floor Jacobs Well
Manchester Road
BRADFORD
BD1 5RW

Tel: 01274 434050
Fax: 01274 433767

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

Introduction

The Valley Neighbourhood Development Framework (NDF) was produced in August 2006 by planning consultants Urbed. Bradford Metropolitan District Council has since carried out a public consultation exercise into the NDF. This report will outline the procedures involved in the consultation exercise and also detail the responses received regarding the Valley NDF.

This report will be used to inform Bradford Council Members of the outcome and content of the NDF Consultation and also provide evidence required for the Planning process involved in producing an Area Action Plan for the City Centre, which will eventually become part of the Local Development Framework for the Bradford District.

A team led by Urbed and comprising Landscape Projects, King Sturge and Transport Planning Partnership developed the Valley NDF. Support was provided from a steering group, Chaired by Chris Taylor, Vice Chancellor of Bradford University and including Bradford Centre Regeneration, City of Bradford Metropolitan District Council, Bradford College and the Goitside Partnership. The document presented recommendations for intervention in the Valley Neighbourhood and was based on the Masterplan, the City Centre Design Guide and data gathered and analysed by the team.

The Valley NDF (Draft for Public Comment version) was presented to Bradford Council and Bradford Centre Regeneration, in August 2006, and 400 printed copies were ordered for the consultation exercise.

Public Consultation

Comment Form

A comment form was devised to allow people/interested parties to respond to the content of the NDF by answering questions. The form also provided basic facts about the NDF and how to get involved in the consultation process. The form was available on the Council web site and was given out during the Valley NDF exhibition. Copies were also sent out to a list of consultees together with copies of the NDF. Libraries and planning offices where the NDF could be viewed (see below under deposit locations) were also provided with comment forms for people to take away. The comment form could be returned to the Council using a Freepost address. Comments could also be sent in via an e-mail address.

City of Bradford Metropolitan District Council
City Centre Neighbourhood Development Frameworks
 www.bradford.gov.uk

COMMENT FORM
The Valley

The "Valley" is one of four Neighbourhood Development Frameworks (NDF's) prepared to take forward the City Centre Master Plan

What's happening?
 Town planning consultants jointly commissioned by Bradford Council and Bradford Centre Regeneration (the Urban Regeneration Company formed by the Regional Development Agency Yorkshire Forward) have prepared detailed proposals for each of the four neighbourhoods in the Will Alsop City Centre Master Plan of 2003.

The neighbourhood areas are referred to in the Master Plan as the Market, the Valley, the Bowl and the Channel.

Bradford Council is inviting comments from the public on each of the consultants studies. These neighbourhood development frameworks (NDF's) will be major inputs into a new Action Plan the Council is preparing. Because this new plan will supersede the Unitary Development Plan for the City Centre and be the planning policy document against which all planning applications for new development in the centre will be tested, it is important to take the opportunity to comment on the NDF's at this stage.

What are the Neighbourhood Development Frameworks?

The Will Alsop Master Plan set out a vision for the City Centre. Both Bradford Centre Regeneration and the Council recognised that there was a need to translate the visionary concept of the Master Plan into a detailed implementation plan and programme of action. Accordingly consultants were commissioned to prepare detailed implementation plans for four of the neighbourhoods of the Master Plan area, to flesh out its vision. Each study contains specific practical proposals for taking forward the visionary concepts originally presented in the master plan. They have been presented to the Council as recommendations to take forward.

Who's prepared the Neighbourhood Development Frameworks?
 Each neighbourhood development framework has been prepared by a private firm of consultants.

- The studies for the two areas referred to as the 'Markets' and the 'Channel' have been prepared by Arup.
- The study for the area referred to as the 'Bowl' has been prepared by Alsops.
- The study for the area referred to as the 'Valley' has been prepared by Urbed.

Bradford Council is consulting on all four of these studies in separate exhibitions. In addition copies of the NDF are available for inspection at the following locations:

- Bradford, Keighley, Ilkley and Shipley Planning Offices.
- Bradford, Keighley, Ilkley, Bingley and Shipley Libraries.

How do I get involved?

Comment forms should be completed and returned to the Council's Freepost address (see overleaf) before 2nd October 2006. The Council will also accept written comments by standard letter or by email. Although the Council will make every effort to take into account any comments made after the stated closing date, there can be no guarantee that this will happen.

What happens next?

The Council's consideration of the comments made will inform and influence the content of the new City Centre Action Plan.

(please turn over)

Comments can refer to any issue or proposal contained in the Neighbourhood Development Framework (NDF) or to proposals that are not included in the NDF but you feel should be included. The Council welcomes all your comments and if you require additional comment forms please contact The Planning Service, 8th Floor, Jacobs Well, Bradford BD1 5RW. Tel: 01274 437186 or download the form from Bradford Council's website at www.bradford.gov.uk

Data Protection Act 1998 - Personal information provided as part of a representation cannot be treated as confidential as the Council is obliged to make representations available for public inspection. However in compliance with the Data Protection Act the personal information you provide will only be used by the Council for the purpose of preparing the Bradford City Centre Development Plan Document and associated reports.

<p>Please fill in your details below</p> <p>Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Name: _____</p> <p>Address: _____</p> <p>Postcode: _____</p> <p>Organisation (if applicable): _____</p>	<p>What is your main interest in the City Centre?</p> <p>I live in the City Centre <input type="checkbox"/></p> <p>I work in the City Centre (including visiting for business) <input type="checkbox"/></p> <p>I am a student at Bradford College/University <input type="checkbox"/></p> <p>I shop in the City Centre <input type="checkbox"/></p> <p>I use tourist and leisure facilities in the City Centre <input type="checkbox"/></p> <p>Other (please state)</p>
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1 In order of importance which three ideas/proposals in the NDF do you think are the best?

1st 2nd 3rd

2 In order of importance which three ideas/proposals in the NDF do you dislike?

1st 2nd 3rd

3 Do you think there is anything missing from the NDF? If yes, please detail

4 Overall, what do you think of the ideas/proposals contained in the NDF?

Dislike Like some parts and not others NDF is OK Like Like very much

Please use the space below to make any further comments regarding the content and proposals of the NDF (use additional sheet if necessary)

<p>Please return completed forms to: Planning Implementation Group City of Bradford Metropolitan District Council Department of Transportation, Design & Planning FREEMPOST BD81S 5th Floor, Jacobs Well BRADFORD BD1 1BR</p>	<p>FOR OFFICE USE ONLY</p> <p>Date Received <input type="text"/></p> <p>Reference Number <input type="text"/></p> <p>Issue No's <input type="text"/></p>
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TO ARRIVE NO LATER THAN MONDAY 2nd OCTOBER 2006

Web Site

A copy of the Valley NDF (Draft for Public Comment version) was broken down into chapters and made available on the Councils web site from Thursday 7th September 2006. The comment form could also be downloaded from the web site.

Press Coverage

Bradford's daily paper the Telegraph and Argus was provided with a press brief on the planned forthcoming exhibition together with details of the NDF's content and how people could get involved. On 7th September 2006 the paper issued a front page article with the headline "Rebirth of the Valley". Other pages inside the paper gave further coverage of the process. Subsequent articles were issued by the T&A on the 12th September and 26th September 2006.

Deposit Locations

Copies of the NDF and comment form were made available from Friday 8th September until 2nd October at Bradford, Keighley, Shipley and Ilkley Planning Office Receptions and Bradford, Keighley, Shipley, Bingley and Ilkley Public Libraries.

Member Briefing

All members of the Council were invited to a pre exhibition launch on the 8th September between 1:30pm and 3:30 pm, where they could raise issues and ask questions regarding the NDF. Six members of the Council attended this launch. Members of the Councils Executive Committee, Regulatory and Appeals Committee (plus alternatives), Elected Members of the City Ward, the Leader and Deputy Leader of the Council together with Opposition Leaders and the two MP's with representing the City Centre Area were all sent personal copies of the NDF and Comment Form.

Exhibition

An exhibition in the Reception area of City Hall, Bradford displayed boards indicating the main interventions proposed by the NDF, took place between September 11th and 13th 2006. The exhibition was open for 3 days and attracted 95 visitors.

Consultation Responses

In total 32 responses regarding the Valley NDF were received. The following text summarises the comments received.

- Summary of Responses received to the Valley NDF – 28 NOV 2006

- The proposed ring road scheme is good. Is the end of the ring road going to be at Wigan Street? How about a viaduct?
- Care should be taken to avoid the continued isolation of Chain Street residential community. Future integration of the area could be adversely affected by changes in traffic patterns. If this residential enclave could have a more direct relationship with Westgate there is a better chance of real integration.
- The main routes through the area are dominated by the likes of Thornton Road and Sunbridge Road whilst cross-valley routes are weak. Efforts should be made to improve the latter.
- For the area to come back to life there needs to be far stronger activity at street level – especially on the main routes.
- The opportunity to re-open the Goit and to use it as good quality public realm appears to have been over looked.
- If the Valley NDF is to be successful it must have coherent, mutually beneficial, relationship with the adjoining Markets and Bowl NDF's.
- The emerging Goitside Development Trust needs to have continuing meaningful interface with BCR and we would welcome discussions to establish how this could work.
- I think this is most exciting bit of plan.
- I am particularly enthusiastic about the “creativity and knowledge” element.
- A number of musicians, who are already active in the city, are desperate for medium sized venues and are interested in the developments proposed.
- The plan does not contain anything regarding access, car parking and transport, there should be and overall understanding about what is happening in the whole of the centre of Bradford in a corporate way.
- The ‘piecemeal’ approach might be seen to be a manageable way forward, but how is this tied to the overall development long term?
- I am against any proposed 25 storey residential buildings, please do not confine people to anything more than 5 storeys, have planners not learned anything from past failures?
- One of the biggest criticisms of parts of Bradford's redevelopment is the practice of managing any water features, which seem to be being built into areas for whatever desirable reasons. Those shown on the front of the NDF in Becksid Park and adjacent to the glass fronted building could and most probably would be a magnet for litter

collection, which is difficult to retrieve as highlighted in the water features outside Bradford law courts.

- The display boards shown to the public in City Hall reception were poor in visual communication and a struggle to understand. Given as concepts a simple moving screen display together with the available material would have helped a wider public to understand the proposals.
- British Waterways support the Valley NDF as part of the wider regeneration of the City Centre and its aims to foster a more vibrant and attractive city centre, however it has no direct impact on the proposed Bradford Canal and therefore have no specific comments upon it.
- British Waterways are keen to remain involved with the City Centre Masterplan initiative and look forward to working with the Council as it progresses.
- I hope that the final selected scheme has green spaces and trees for the public to enjoy.
- Please retain the older building with character and do not build more monstrosities. New building should compliment the old. A brilliant example is Centenary Square and the bars and restaurants near to City Hall.
- The work that is going on to reinvigorate Bradford's City Centre is encouraging and will help the implementation of the Regional Strategy.
- A substantial part of the Valley NDF area is subject to flooding. The Flood Zone Maps suggest that flooding will affect part of the Valley. Bradford Council Drainage Services have a detailed hydraulic model for the Bradford Beck watercourse covering the extent of the Bradford City Centre Masterplan which is likely to be able to provide detailed modelled flood level data to more accurately establish floodplain extents and flood risks. The Environment Agency would urge that a Strategic Flood Risk Assessment SFRA is undertaken for the whole of the Bradford Area.
- The NDF states that residential development will drive the regeneration of the area but as a result of the SFRA it may indicate that this proposed land use is not sustainable within certain flood risk areas.
- We are concerned by the statement on page 33 of the NDF which states "the problem of flooding on Bradford Beck has been...overcome..... by the construction of the flood bypass channel. The flood bypass channel has reduced the flood risk but it certainly has not overcome it.

- The Valley NDF should encourage the use of sustainable urban drainage systems that deal with rainfall in ways that mimic the natural environment. Refer to PPS25 and www.ciria.org.uk/suds/
- Emerging proposals to existing Land Drainage Byelaws require that no development shall take place within 8 metres of a riverbank/watercourse.... This could be a potential constraint for some types of development proposed along the watercourse.
- We would encourage and welcome opportunities to open up sections of existing culverted watercourse, we would not encourage increasing the length of culverting as it is detrimental to ecology and can impact on flood risk
- The riparian owners of the watercourse where it is to be diverted will have a right to receive water in an undiminished quality and quantity. This may have serious repercussions for the proposal to divert part of the flow into new sections of watercourse and the Bowl.
- We support opportunities along the watercourse to improve and create habitats that may increase species and overall biodiversity. The proposals to create Beckside Park, The Orchard and the Goitside Courtyards may provide such opportunities and we offer to help develop biodiversity and provide a contact that can provide further advice and information.
- We strongly support the creation of greenspace throughout the Valley.
- The Valley document does not consider the environmental and economic benefits that can be gained through the use of sustainable construction techniques. The policy justification and guidance for this is contained in the draft Yorkshire and Humber Regional Spatial Strategy. The Valley NDF Policies should reflect the objectives of the RSS in order to adapt and limit climate change.
- Measures should be incorporated to reduce energy use, such as solar panels, heat exchangers as well as reducing water consumption through low flush WC's and grey water recycling...
- The community centre for lesbian, gay and bisexual (LGB) people is located within the Valley area next to the Colour Museum in Providence Street. LGB communities wish to be consulted at every stage of development of policies for the area. We have a concern about safety; the issue of homophobic hate crime is a priority for the districts Crime Reduction Strategy. We would like to see proposals for ensuring the safety of LGB people using the area as a whole, as well as the Equity Centre, built into the Valley NDF.

- Paradise Street Link Road, Science Park and Becks Park are the best ideas in the NDF.
- The presentation misleads the public e.g. it states “restore the Beck” when I understand the Beck will not be restored in fact a canal will be designed to fit over the Beck and disappear underneath as is suggested by the designs.
- What happened to the proposed butterfly garden?
- The Valley is situated between the University and the present Odeon building and this proposal should take account the fact that the Odeon has not yet gone through the planning system. I like the Canal and garden trees but the restoration of the Odeon building should seriously be considered. The building is important not just because of its architecture but also for its importance relating to the heritage of Bradford.
- The new designs for Bradford seem to obliterate Bradford’s History.
- I would like to remind planning that the Sustainability Document on Buildings in Bradford states quite clearly that it is more sustainable to restore a historical building than to pull it down and rebuild another!
- I hope that when the new Odeon design gets to planning stage the Council will have the courage to turn it down! – Look at the BBC’s Restoration Programme buildings in a worse state than the Odeon have support and funding.
- In general we support the NDF ideas to regenerate Bradford but are concerned about the cross valley pedestrian routes in relation to the topography. Members liked the idea of providing routes across the Valley but also identified the need for routes up the steep gradients of the Valley sides to be made wheel chair friendly.
- Out of the three NDF’s produced this one seems the most realistic.
- The extension of the inner ring road from Drewton Road is to be welcomed, but where does it go to from Thornton Road – a proper through route is needed to get past the last part of the City Centre.
- The artist’s impression of the buildings, if they come to reality, is horrendous. They resemble the sort of 60’s architecture that we are now getting rid of. A much more traditional stone built type of property is needed throughout the area.
- The suggested replacements for the Odeon building are all totally unsuitable and certainly not what most people want to see. The proposed uses are also not acceptable for such a prestigious site and

certainly not the introduction of Bradford College. The refurbishment of the current building as a much needed Concert Hall is the only really suitable option for this site.

- It is all very well having a lot of public squares and courtyards but what provision will be made for the very many days when it is cold and wet.
- Until a final decision is reached on de-trunking of the A650/A629, the Highways Agency 's primary concern will be in respect of highway safety along the route.
- It is unlikely that the proposals for the 'Valley' will have any detrimental impact on the safe operation of the A650 or material operational impact on the M606 or M62, the proposals for the Science Park with space for large office uses alongside small scale production and laboratory space could have the potential to attract a large number of trips to and from the trunk road network. As such the Highways Agency would wish to be consulted on any further plans for the development of the Science Park.
- The Agency would, however support the proposals for residential developments close to the City Centre and the promotion of the existing high frequency public transport network, which could encourage a lower level of inward commuting by car and hence reduce the pressure on the A650 trunk road and M606 motorway, including the local road network in and around Bradford.
- We support the development of link Road between Drewton Road and Odeon Corner as long as it is tied in with improvements to public transport accessibility within the ring road (e.g. along Thornton Road, Sunbridge Road, Westgate and Godwin Street). We are concerned at the lack of consideration given to public transport in the 3 road options proposed. Metro needs to be closely involved in the choice and development of a preferred option in order to maximise the benefits to public transport. Metro also needs to be involved in the development of other roads in the area to ensure public transport is not disadvantaged (e.g. through horizontal traffic calming measures)
- In addition to improvements to the ring road and as part of the package of removing traffic from the city centre we would like to see bus priority measures (bus lanes and priorities at lights) added to the main radial corridors both within and outside the ring road. Once in place we would like these bus priorities to be enforced.
- A well thought through development framework. The priority interventions are very logical; I have no problems with the basic proposals.
- The three options proposed create uncertainty about the ring road linking Manchester Road with Drewton Way. Many of the other projects

proposed are dependant on the certainty of the line of the new road. For 15 years there has been studies and debate on this road and now is the time to be decisive.

- This area of Bradford has been blighted by vehicle movement for over a decade. The Barry Street, Westgate, Godwin Street area has some marvellous buildings but has been turned into a roundabout isolated by traffic. There are numerous rat runs created across the city from Manchester Road to the Aire Valley Link. Until the highways engineers make a decision the area will not be developed to its full potential.
- The road proposals are fundamental to implementing many of the proposals; please tell me when the issue of the road will be resolved.
- In Bradford I have witnessed many changes for the good but mostly to the detriment of Bradford in one way or another partly because long term future planning. Bradford can no longer be called a great city it was.
- The Valley and other Masterplans are missing the most important of road infrastructure in and around Bradford.
- Plans are needed for an inner ring road to take traffic away from the front of St Georges Hall, Central Library, NMPFT, Alhambra, The Odeon and TJ Hughes i.e. an inner ring road from the junction of Little Horton Lane to meet up in line with Drewton Road.
- We commend the pro-active approach taken to the Goitside area.
- The landscape improvements along the main routes are welcomed. However the quality of the street scene along Sunbridge Road very much depends upon its relationship with the courtyards. The courtyards and Greenacre Place form valuable areas for residential and employment parking and limit the amount of parking which takes place on Sunbridge Road itself. The retention of these areas for parking in conjunction with the adjacent buildings is key to the overall success of the townscape improvements in the area. The NDF suggests these areas be predominantly utilised as public open spaces with little provision for existing parking requirements. Whilst the environmental quality of the courtyards is likely to be improved the knock on effect will be intensifying demand for parking along Sunbridge Road. A balance between the requirement for improved public open space and legitimate parking needs of existing businesses and residents. Using the existing courtyard at Hollings Mill for parking will form an integral part of the redevelopment of the site and significant landscape improvements can be worked in to the scheme to improve the general environment and public accessibility to the Goit and adjoining courtyard.
- The Valley is divided into distinct areas and Hollings Mill is included within the Goitside Create area. The area is well placed to draw

economic investment particularly that related to the adjacent university. However in order to create a truly mixed – use location it will be necessary to accommodate sufficient residential, leisure and retail opportunities to give an appropriate live/work balance in this location. The Hollings Mill sites has strong frontages on to Sunbridge Road and Grattan Road which will provide the opportunity to accommodate a range of uses including but not limited to employment space.

- Until the position on traffic flows and infrastructure developments becomes clearer – in both area details and overall bigger picture there will be questions of concern and misgivings.
- There is consternation and anxiety over what will happen to traffic flows during and following completions of the NDF. If the favoured option for linking Drewton Road to Thornton Road is selected, then there is little or no prospect for the completion of Bradford’s city ring road on that side of the City.
- Further consideration is required regarding significant volume of traffic in the Valley Area. It appears that assumptions have been made that when the changes are complete traffic will simply disperse on to other roads,
- The previous proposals to develop and complete city ring road do not appear to have been taken into account
- To improve traffic flows around the city centre the city ring road needs completing, yet the chances of this happening if the Paradise Street scenario happens is very much reduced.
- Scepticism was expressed over the method used to identify how much property would be required in parts of the Valley area, especially towards the forecast of 5000 residential dwellings being needed.
- There needs to be an appropriate mix of both residential and commercial property.
- Too much emphasis on residential development could force companies out of the area.
- More details on factors determining the best possible property splits would be welcomed.
- Parking provision is made for residential and commercial property within the proposals; we hope that the generous level of parking remains so.
- Will the proposals be funded by the Council or private funding through developers?

- The highways issues and the impacts on the existing residential areas it is considered that the proposed increase in employment and the potential increase of 5000 new homes will have a significant impact on the road network. It is therefore surprising that the link road and boulevarding of Thornton Road has not been included in the priority interventions. It is considered the road issues are addressed and the delivery of improvements should be resolved prior to the encouragement of further development that will increase traffic levels in the area.
- We support the adoption of the NDF.
- We do not consider that new housing should be restricted solely between Sunbridge Road and Thornton Road and feel reference should be made in the “Urban Living” theme to the Odeon site as a regeneration project which can take advantage of residential demand.
- We welcome the reference to the Valley being identified as an area of reinvention with a landscape setting framed by the Odeon site as a key location.
- Attention should be drawn to the statement on page 21 – “Conservation Area Assessment states the Valley is recognised more for its townscape, not its buildings and the area does not have consistent buildings heights or plot sizes which vary hugely”.
- The Baseline Section which refers to ‘Types of Space’ (page 31) should make reference to the highly important area of public realm proposed as part of the New Victoria Place proposals, which provides opportunities for active uses. This space will seek to draw existing pedestrian flows in the Valley NDF to the higher education precinct, creating a lively street scene and improved pedestrian crossings will enhance circulation and provide safe areas to cross traffic.
- The Baseline Selection which refers to Development Activity (page 45) should be updated to make reference to the Langtree Plc, Artisan proposals for the New Victoria Place winning the Developer Design Competition.
- We agree with the reference to office demand (page 47), which identifies the role the Odeon redevelopment will play in providing high quality office space.
- The Odeon site should be considered a Priority Intervention. Reference to the Odeon site should also be included in the delivery section (page 109) with a reference to Langtree Plc, Artisan proposals for the New Victoria Place winning the Developer Design Competition.

- More focus should be placed on the Odeon site throughout the NDF document given the importance of this site, which can kick start, the regeneration of the Valley NDF.
- Support the creation of residential communities at Goitside Urban Village, Listergate, Westholme Street and Valley Court – providing the existing and/or proposed road infrastructures also support the needs of any businesses located in those areas.
- We support the creation of The Arc, the Knowledge and Bradford Science Park but have concerns that any development on the former Alexandra Hotel site will mean the loss of much needed/well used car-parking facility in that area.
- We have no objection to the creation of Beckside Park, Orchard Square, Goitside Courts and Urban Village Greens.
- Whilst the proposed Thornton Road Boulevard will create an aesthetically improved gateway to the city we must be sure the resulting road infrastructure is sufficient to cope with known/required vehicle movements on Thornton Road, - noting all of which could change if changes are subsequently made to the routes of traffic flows on Westgate and Sunbridge Road, - ultimately impacting on Thornton Road. (Page 62).
- The link road from Drewton Road to Thornton Road needs to be deliverable from a practical point of view as well as financially deliverable before commitment is made to supplementary ideas that are dependant upon Paradise Street. The building of this road is crucial for many aspects of the NDF to be progressed.
- We would not be able to endorse any Public Realm improvements that adversely impact on the business community (deliveries and parking etc.) noting that whilst our membership is primarily perceived to be from within the retail sector we do also represent service industry business which tend to be based just outside the central area.
- We are not opposed to environmental works, provided aesthetic improvements are not sought/delivered at the expense of required infrastructures – be it roads, parking facilities, pedestrian requirements, access to business premises and deliveries.
- We would probably oppose non-food retail shopping outside the core shopping area of the square between Sunbridge Road, Godwin Street, Cheapside and Hall Ings.
- Concern regarding a retail project being part of the former Odeon site is also registered as it could dilute the viability of the main shopping area.

New shopping areas should only be created where they complement the core area.

- Creating an attractive route into the city is vital.
- The use of water is very welcome.
- Investment in the regeneration of areas of the city, with exciting yet realistic plans and ideas must be supported by the people of Bradford.
- Concerns were expressed about the infrastructure because of a lack of a definitive highway scheme for the Valley has a negative effect on many of the proposed developments.
- Within the NDF there was a lack of information about a delivery vehicle for the Plan. This is a vital ingredient so far as any potential investors or developers were concerned in that they need a degree of certainty as to both delivery and the infrastructure proposals that we felt were missing from the draft document.
- Notwithstanding the very positive proposals and timetable for implementation it was agreed that the absence of any definite conclusion in respect of the highway solutions was detrimental to the implementation of the proposals as a whole.
- Decisions need to be made quickly as to the preferred route so that if, nothing else, the position and alignment of the highways can be fixed even though implementation of the schemes may be several years away.
- Without an agreed highway proposal there are doubts as to the deliverability of the proposals because most are related to the position of the highways.

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