

Local Development Framework for Bradford

Bradford City Centre Area Action Plan

Summary Issues and Options Report

August 2007



City of Bradford MDC
www.bradford.gov.uk



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Introduction

As you may be aware, there has been extensive public consultation on the future of Bradford City Centre over the last 4 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 16th 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 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.

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.

To ensure that the BCCAAP is sustainable, it must comply with the EU Directive on Strategic Environment Assessment (SEA) and fulfil the Government's intentions for Sustainability Appraisal (SA). To meet these requirements an Initial Sustainability

Appraisal (SA) of the Issues and Options Report has been carried. The Initial SA looks at the options against a range of criteria to assess whether they are sustainable.

This document is a Summary of the Issues and Options Report. The main Issues and Options Report and the Initial Sustainability Appraisal is available from the Bradford Council website: www.bradford.gov.uk/LDF.





What is the Local Development Framework (LDF)?

Development in the District is currently controlled by the Replacement Unitary Development Plan (RUDP), adopted in 2005.

New planning legislation 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.

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 '*Guide to the Local Development Framework*'.

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 '*Guide to The Core Strategy*'.





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What is the Bradford City Centre Area Action Plan?

The City Centre Area Action Plan will set out planning policies to guide development proposals in the city centre, along with details of how these proposals will be delivered. It will also be used to make decisions when people apply for planning permission in the city centre. For further information on Area Action Plans, please see Bradford Council's Leaflet Number 3 'The Guide to Area Action Plans'

Why is an Area Action Plan needed for the City Centre?

The City Centre Area Action Plan is needed in order to:-

- Deliver proposed growth of the city centre.
- Stimulate Regeneration.
- Protect built heritage whilst accommodating new development.
- Ensure developments are of appropriate scale, mix and quality.

The City Centre Area Action Plan will also take forward the work already undertaken in the city centre by the Council and Bradford Centre Regeneration.

A key element of the City Centre Area Action Plan is to have a clear spatial vision. The Question is '*What do we want from our city centre in 15 years time?*' A draft vision has been presented overleaf which has been informed by the following key documents:-

- The 2020 Vision & Community Strategy.
- The BCR Masterplan & Neighbourhood Development Frameworks.
- The emerging LDF Core Strategy.
- The Draft Regional Spatial Strategy.
- The Northern Way & Leeds City Region Development Programme.







Draft Spatial Vision for Bradford City Centre

Based upon the issues arising from the studies and public consultations undertaken over the last 4 years in the city centre, the following Draft Spatial Vision and Objectives have been developed for Bradford City Centre.

Draft Spatial Vision

The Draft Spatial Vision for Bradford City Centre is as follows:-

“The city centre will become a major destination in the wider region, offering a different experience to other cities. It will be a great place to visit and spend leisure time, as well as to live, work, shop and study”.

Draft Objectives

The Draft Spatial Vision will be achieved through the following Draft Objectives:

1. A unique, high quality shopping and leisure experience, reflecting the city's cultural mix.
2. An attractive, inclusive and safe environment, including a new city centre park which is distinctive to Bradford.
3. Imaginative reuse of the architectural heritage alongside new development of high quality sustainable design.
4. A range of good quality housing and facilities to cater for a successful city centre community.
5. A thriving economy with new office developments, and a growth in science and creative industries.
6. An enhanced higher education campus, with the University and College forming an integral part of the city centre.
7. Easy access to and around the centre for all sections of the community, and a reduction in through traffic problems.
8. Excellent links with surrounding communities and other major destinations across the region.
9. A rich and diverse variety of plants, birds, animals and insects as part of new linear parks, open spaces and waterways to enhance the quality of life and experience of visitors and residents alike.

The Draft Spatial Vision and the Draft Objectives are subject to public consultation as part of this Issues and Options Stage of the Area Action Plan.

We want to hear your views. Do you agree with the Draft Vision and objectives for the City Centre?



Spatial Options

In practice, there are a myriad of alternatives, options and variations as to how Bradford City Centre could be redeveloped and regenerated in the future. The following section describes two strategic options for the future of the city centre.

The two options proposed follow the 'Established Option' which is based upon the current adopted Replacement Unitary Development Plan (RUDP) for the city centre and the 'Emerging Option' which is based upon the Masterplan and NDFs. Is there an alternative option? We want to hear your views.

It should be noted that these options are not necessarily mutually exclusive, and combinations of options may also be possible.

The Established Option (Option 1)

The following numbered key policies and proposals relate to the Established Option Plan opposite.

1. Higher Education Campus Zone (RUDP Policy BW/CF8) - This ensures that both Bradford University and Bradford College are able to contribute to the regeneration of the city centre by only permitting land uses which are

compatible with the predominantly educational uses within the zone. Acceptable uses include education, student housing, business, leisure and recreational facilities and ancillary car parking.

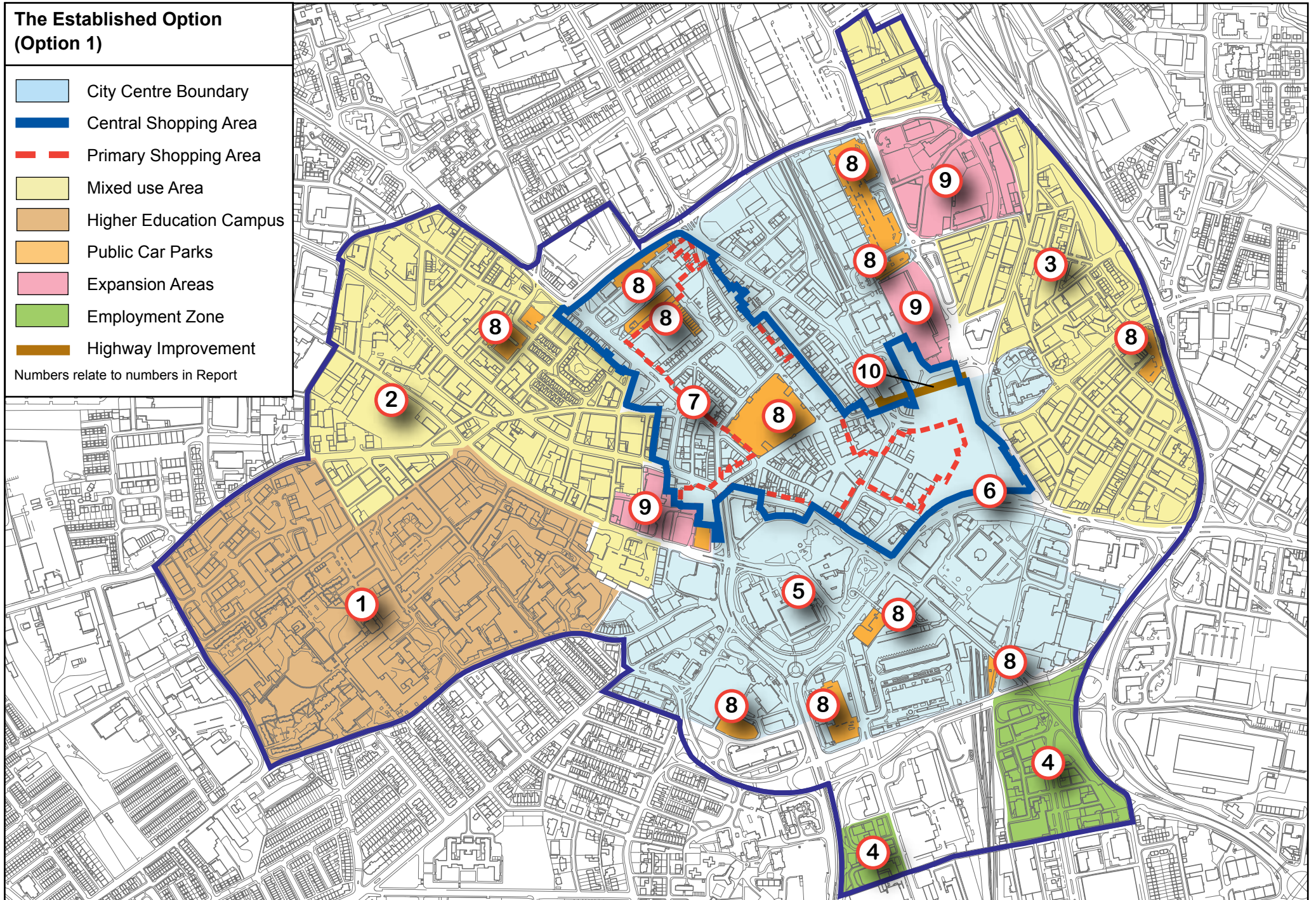
- 2. Thornton Road Mixed Use Area (RUDP Policy - (part)(BW/UR7.6)** - Three distinct parts of the Mixed Use Area are within the city centre boundary. **Goitside** - future potential of this area lies in the conversion of property and the preservation of the industrial heritage. The range of possible uses includes residential, small scale retail, commercial, leisure, education, offices and studio/workshops. **Area to the north of Sunbridge Road** - maintain the range of existing mixed uses in this area. **Listerhills** - location for primary employment uses both new and conversions.
- 3. Little Germany/Cathedral Quarter/ Canal Road/ Valley Road Mixed Use Area (RUDP Policy BN/UR7.4)** - An extensive area encompassing quarters of distinctive character. **Little Germany: Urban Village** - Encourage the re-use of existing buildings for residential, office, leisure commercial uses and small scale retail use to support the community. **Cathedral Quarter** - potential for further

residential development through new build and conversion.

- North and West of Bolton Road** - road configuration in the area means that commercial uses should predominate. **Midland Mills/Conditioning House** – good quality residential conversion with ancillary retail, office leisure, hotel and community uses.
- 4. Bowling Employment Zone (RUDP Policy BN/E6.1)** - An area of predominantly small scale general employment uses.
- 5. City Centre Boundary (RUDP Policy CT1)** - This boundary defines the spatial extent of the city centre in order to facilitate the operation of the retail and leisure policies of the Plan.
- 6. Central shopping Area (RUDP Policy CR1A)** - This boundary defines the spatial extent of the city centre where retail development is concentrated.
- 7. Primary Shopping Area (RUDP Policy CT5)** - This boundary defines those shopping streets where the Council seeks to maintain the attraction and relevance of the centre for shoppers by ensuring that associated service uses like banks and building societies can be accommodated without affecting the compactness of the shopping centre.
- 8. Car Parking (RUDP Policy TM14)** - Safeguarded car parking areas to promote the vitality and viability of the centre.
- 9. Expansion Areas:**
Sunbridge Road/Godwin Street - Support for the expansion of the existing store and car parking,
Hamme Strasse/Canal Road/Valley Road - Area suitable for large scale retail development – especially food,
Royal Mail Sorting Office - Possibility for further retail development linking the central shopping area with the Forster Square retail warehouse area.
- 10. Highway Improvement** - Scheme required for implementation of Broadway development.

The Established Option (Option 1)

- City Centre Boundary
 - Central Shopping Area
 - Primary Shopping Area
 - Mixed use Area
 - Higher Education Campus
 - Public Car Parks
 - Expansion Areas
 - Employment Zone
 - Highway Improvement
- Numbers relate to numbers in Report



The Emerging Option (Option 2)

The following numbered key policies and proposals relate to the Emerging Option Plan opposite.

1. Predominant Residential Areas:

The Channel - Mixed use scheme based around the proposed new Bradford Canal basin.

The Cathedral Quarter - An area of predominant family housing.

Drewton Road/ Manor Row - New build and conversion.

Westgate/North of Sunbridge Road - New urban village both new build and conversion.

Leeds Road - New urban village linking the Bowl and Little Germany.

2. Predominant Retail Area - Extending from Broadway up Darley Street to Rawson Square and beyond to the proposed International Markets area, and north to link into the Forster Square retail warehouse park. Good pedestrian links and public areas are required to maintain the footfall up Darley Street following the development of the Broadway shopping scheme.

3. World Mile - An international food and leisure destination extending from Ivegate in the city centre to Manningham.

4. Mixed Use Areas:

Little Germany - Conversion of buildings for offices, residential and leisure uses with limited new build.
Goitside - the conversion of buildings and new build, for creative workshop and studio uses linked to the higher education campus, interlinked with green spaces.

5. Business Area:

Business Forest - Office development in a parkland setting.

6. Predominant Leisure Areas:

West End - Area including bars, National Media Museum and Alhambra Theatre.

Bridge Street - St George's Hall and hotels.

The Leisure Exchange - Cinemas, restaurants and bowling alley.

7. Civic and Open Spaces:

Park at the Heart - Central park with water features and grassed areas in the heart of the city around Centenary Square and City Hall.

Exchange Square - Formal open area surrounded by the Law Courts.

8. Green Fingers:

Beckside Park - New park to the south of Thornton Road bordering the higher education campus.

Channel Linear Park - Landscaped area extending from the Park at the heart to the proposed canal.

9. Transport Interchanges - Bus and rail interchanges.

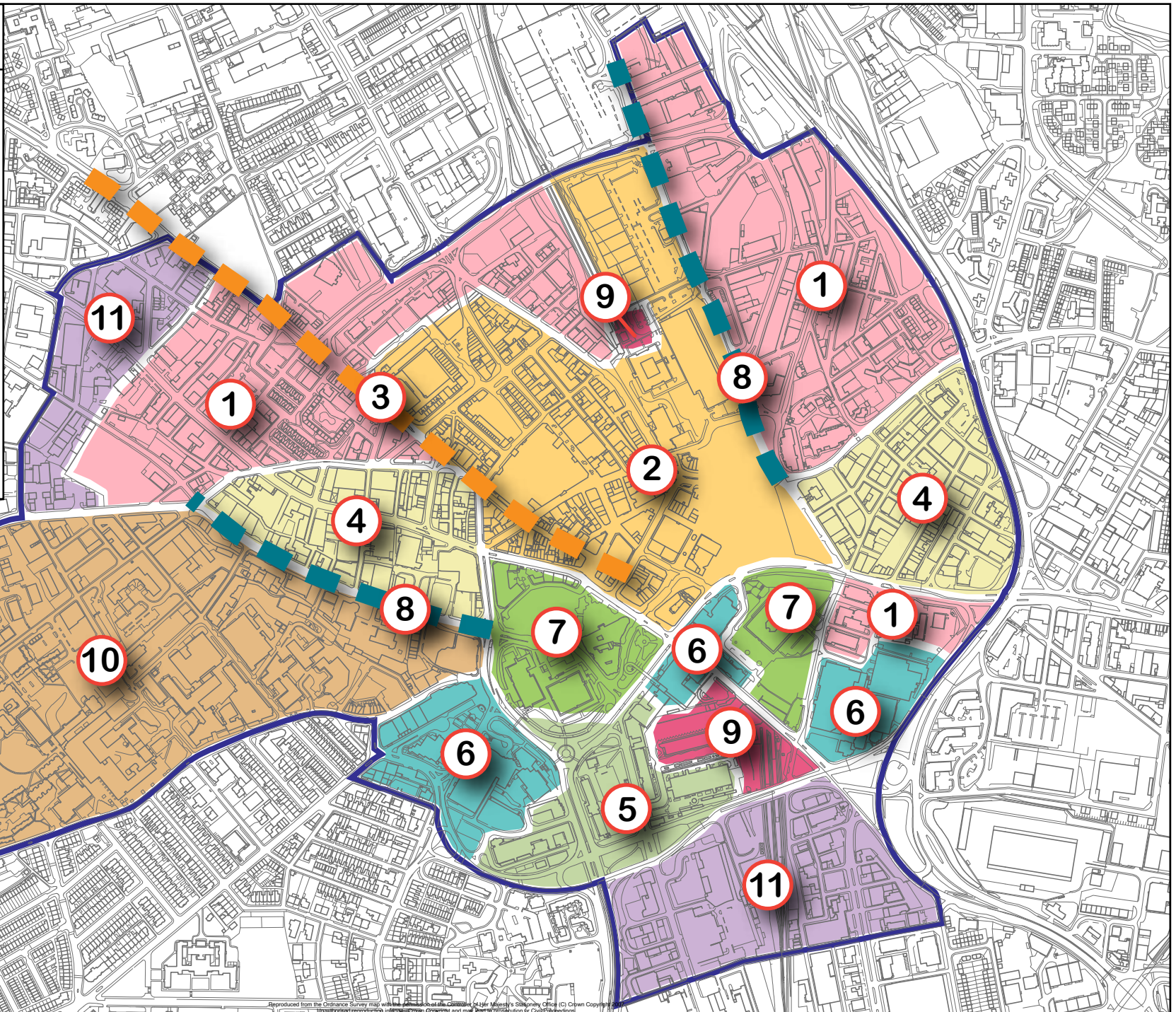
10. Higher Education Campus - Reorganisation and integration of both the University and College campuses into the city centre.

11. Employment Areas - Peripheral areas of existing general industry.



The Emerging Option (Option 2)

- Residential
 - Retail
 - Mixed Uses
 - Business (Offices)
 - Leisure
 - Civic and Open Spaces
 - Transport
 - Higher Education
 - Business (Industrial)
 - World Mile (Retail)
 - Green Finger
- Numbers relate to numbers in Report



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ICE
SKATING

Alhambra Theatre

- City Hall
Conventry Square (via subway)
- St George's Hall
Interchange (via subway)
- Foster Square
- Little Germany
(via subway)
- Shopping Precincts
Markets (via subway)
- Cathedral Alhambra
(via subway)

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