

Local Development Framework for Bradford

Bradford City Centre Area Action Plan

Statement of Consultation

August 2007



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 डेवेलोपमेन्ट फ्रेमवर्क (Local Development Framework – स्थानीय उन्नयन काठामो) एर अनेकगुलो कागजपत्र वा दलिलपत्रेण एकटि हलो एह तथ्यपत्रटि । एह तथ्यपत्रेण विषयबस्तु कमिउनिटिण लोकदेण कोनो भाषाय बुवाते चाहेले अथवा लिखित अनुवाद चाहेले नतुवा ता ब्रेहिले (अक्षलिपिते), मोटा हरफे किंवा क्यसेटे रेकर्ड करे चाहेले, अनुग्रह करे लोक्याल डेवेलोपमेन्ट फ्रेमवर्क ग्रुप (Local Development Framework Group)-के (01274) 434050, (01274) 434544 वा (01274) 434606 नाघारे फोन करण ।

(01274) 434544 or (01274) 434606

यह दस्तावेज़ उन बहुत से दस्तावेज़ों में से एक है जिनमें 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।

આ દસ્તાવેજ ઘણાંમાં નો એક છે કે જે બ્રેડફોર્ડ ડિસ્ટ્રિક્ટ નાં સ્થાનિક વિકાસ ની રૂપરેખા બનાવે છે. જો તમને આ દસ્તાવેજનાં લખાણનું પ્રાદેશિક ભાષાઓમાં ભાષંતર કરાવવાની અથવા તેનો અર્થ સમજવાની જરૂર જણાય, અથવા તમને તેની જરૂર બ્રેલ, લાજ પ્રિન્ટ કે પછી ટેપ ઉપર હોય, તો મહેરબાની કરી લોકલ ડિવેલપમેન્ટ ફ્રેમવર્ક ગ્રુપનો (01274) 434050, (01274) 434544 અથવા (01274) 434606 પર સંપર્ક કરો.

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

This document sets out the nature of the consultation process that has taken place prior to the publication of the Bradford City Centre Area Action Plan (BCCAAP) Issues and Options Report. This document will be referred to as the Statement of Consultation.

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

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 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.

For more information about developing the Local Development Framework or for a copy of the Bradford City Centre Area Action Plan documentation, please contact:

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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 were 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: - 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:

- 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

1.8 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.

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.

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.
- 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 new development plan system

1.16 The new system has a greater emphasis on community involvement, which Bradford Council is already firmly committed to. Two of the key aims¹ 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 establishes the nature of consultation that has taken place to get to the Issues and Options stage of the BCCAAP

Aims

1.18 This Statement of Consultation 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). This Statement establishes the nature of consultation that has taken place to get to the Issues and Options stage of the BCCAAP.

Objectives

1.19 The Statement of Consultation will:

- Describe what consultation exercises have taken place up to the publication of the BCCAAP Issues and Options Report
- Provide links to Bradford Council Committee Minutes

Statement of Consultation

1.20 In September 2002, the Government granted approval for the establishment of an Urban Regeneration Company for Bradford City Centre.

1.21 This company was established in February 2003 under the name *Bradford Centre Regeneration (BCR)*. It is jointly funded by City of Bradford Metropolitan District Council, Yorkshire Forward (the Regional Development Agency) and English Partnerships (the national regeneration agency).

¹ PPS12 paragraph 1.3

- 1.22 The key role of BCR is to engage the public and private sectors in order to transform the city centre.

The BCR Masterplan

- 1.23 In February 2003, Alsop Architects were appointed to prepare a Masterplan for the Bradford City Centre. This was published in September 2003 and set out a new vision for the future of the city centre.

- 1.24 The big idea of the Masterplan is to create a new city centre park that will change people's perceptions of Bradford and differentiate it from other cities.

- 1.25 The idea is based on exploiting Bradford's topography – the city lies in a bowl formed by the valley of Bradford Beck. The Masterplan proposes rediscovering the 'Bradford Bowl' by getting rid of poor quality buildings which we do not need and forming a new city centre park.

- 1.26 This would be a series of linked spaces, landscapes and water features, which breathes new life into the city's historic fabric.

- 1.27 The Masterplan identifies four separate neighbourhoods or 'fingers of intervention':

- **The Bowl** – proposes a large pool of water outside City Hall at the centre of the new park. Radiating out from the Pool are, a Pier attached to the National Museum, a new Business Forest, and the other three neighbourhoods.
- **The Channel** – proposes reintroducing the Bradford Canal to the city centre alongside which is a new canalside community.
- **The Market** – proposes an alternative multi-cultural retail offer with new public spaces.
- **The Valley** – proposes bringing Bradford Beck back to the surface, with a green corridor along Thornton Road including Wetlands and an Orchard.

- 1.28 The aim of this approach is to promote a step change in the economy, inspire better quality development, and create a city centre that is used and cared for by all of the city's different cultures.

- 1.29 The Masterplan can be viewed in full on the BCR website - <http://www.bradfordurc.com>

The Response to the Masterplan

- 1.30 **The Public** - A public exhibition of the Masterplan was held between 15th October 2003 and 19th December 2003 at the former Dillons Bookstore on Market Street, Bradford. A total of 2,497 comment forms were returned. Overall,
- 65% of the respondents rated the Masterplan as either 'Wow' or 'Exciting',
 - 12% thought it was 'OK',
 - 13% hated it, and
 - 10% were undecided.
- 1.31 **The Council** On 14th October 2003, City of Bradford Metropolitan District Council's Executive welcomed the Masterplan for the city centre. Subsequently at the meeting of the Executive on 9th March 2004 it was resolved that the Council would:
- Prepare a replacement planning document for the Bradford Centre Regeneration area as a high priority.
 - Co-operate with BCR in the commissioning of studies and project plans.
- 1.32 At the meeting of the City of Bradford Metropolitan District Council Regulatory and Appeals Committee on 8th March 2005 it was resolved that:
- The Masterplan for Bradford City Centre be treated as a material consideration in the determination of planning applications.
- 1.33 **Taking forward the Masterplan.** The Council and BCR in 2005 and 2006 commissioned consultants to produce the following:
- City Centre Design Guide
 - City Centre Streetscape Manual
 - Neighbourhood Development Framework for each of the four neighbourhoods identified in the Masterplan.

- 1.34 The purpose of these documents is to take forward the vision of the Masterplan and demonstrate how it can be delivered.

Bradford City Centre Design Guide

- 1.35 In 2005 a consultancy team led by Urbed was commissioned to produce a Design Guide for the city centre for City of Bradford Metropolitan District Council.
- 1.36 The purpose of the Guide is to articulate the Masterplan vision for the city centre into a set of design rules. This includes guidance on tall buildings, the character of streets, enclosure of space and public realm.
- 1.37 The Guide is used to assess the design of new development proposals in the city centre. It was adopted by the Council in March 2006 as a Supplementary Planning Document (SPD) following public consultation. As an SPD, the guide is a material consideration when determining any planning applications within the city centre.
- 1.38 The Bradford City Centre Design Guide can be viewed at – <http://www.bradford.gov.uk/bccdg> or alternatively viewed at any of the Council's Planning Offices.
- 1.39 BCR in 2006 commissioned consultants Landscape Projects to take the public realm guidance within the City Centre Design Guide further and produce a Streetscape Design Manual for the city centre. This will provide a set of rules and specify a palette of materials for new public realm works.

The Neighbourhood Development Frameworks (NDFs)

- 1.40 The Masterplan identifies four separate neighbourhoods in Bradford City Centre – The Bowl, The Channel, The Market, and The Valley.
- 1.41 In late 2004/early 2005 consultants were commissioned by City of Bradford Metropolitan District Council and BCR to produce a framework for each of the four neighbourhoods.
- 1.42 These have been called *Neighbourhood Development Frameworks (NDFs)*.
- 1.43 The purpose of the NDFs is to build on the aims of the Masterplan and produce a deliverable strategy and a set of projects for each neighbourhood.
- 1.44 The NDFs have been prepared by:

The Channel – Arup
The Market – Arup
The Valley – Urbed
The Bowl – Alsop

- 1.45 The Draft Neighbourhood Development Frameworks can be viewed in full at http://www.bradford.gov.uk/environment/land_and_premises/planning/city_centre_neighbourhood_development_framework.htm or alternatively by visiting any of the Councils Planning Offices

The Response to the NDFs

- 1.46 The Draft NDFs were published separately for public comment between March and December 2006. The comments received have been used to inform the Bradford City Centre Area Action Plan - Issues and Options Report
- 1.47 On 16th January 2007, the City of Bradford Metropolitan District Council considered consultation responses to the NDFs and resolved that comments would be accepted as evidence for inclusion in the preparation of the City Centre Area Action Plan.
- 1.48 The comments received as part of the NDF Public consultation process are available to view as part of the Report to the 16th January 2007 Executive. This is available to download from the Bradford Council Website <http://councilminutes.bradford.gov.uk>
- 1.49 On 7th February 2007, the City of Bradford Metropolitan District Council's Regulatory & Appeals Committee resolved that: the four Draft Neighbourhood Development Frameworks for the City Centre be treated as material considerations in the determination of planning applications pending the adoption of the Bradford City Centre Action Area Plan.
- 1.50 All Committee Agendas, Minutes and Background Report referred to above are available to download from the Bradford Council Website <http://councilminutes.bradford.gov.uk>

Next Steps

- 1.51 The consultation process for the BCCAAP Issues and Options stage is outlined within the Engagement Plan (available from www.bradford.gov.uk/ldf). The Council will record discussions of the formal workshop events and also any discussions, which take place at key network meetings. These will be a public record. The issues raised at these events together with all of the formal written responses will then be logged and summarised.

The Council will then consider the matters raised and its proposed response.

- 1.52 Those who have made comments or were engaged in a workshop will be sent the summaries and the Councils response. Where the issues raised require further meeting or input from stakeholders or groups these will be arranged to as appropriate.
- 1.53 The Council will then prepare its Preferred Options documentation for formal Consultation. 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.
- 1.54 A Statement of Consultation will be produced setting out the consultation undertaken at the 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

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