

Local Development Framework for Bradford

# Evidence Base

## Settlement Study Update

October 2011



City of Bradford MDC

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## 1.0 INTRODUCTION

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- 1.1 This Settlement Study Update is a desk top study which forms part of the evidence base for the Local Development Framework (LDF). It builds upon the data contained within the original Settlement Study (2008) which was published at the 'Further Issues and Options' stage of the Core Strategy and should be read as an addendum to it. This study brings together information and data from a range of sources to develop a wider understanding of the Bradford District and its settlements. It should be read alongside the Bradford District Baseline Analysis Report (2011) and the Local Infrastructure Plan (2011).
- 1.2 A spatial portrait of the District sets the context and background of this study. Following this there are 27 settlement profiles; of which the City of Bradford is divided into four area sectors and the Canal Road Corridor regeneration area is included as an area in its own right.
- 1.3 The settlement profiles provide an enhanced understanding of each area, their individual characteristics, roles and functions along with specific any issues, challenges and opportunities which they may experience. These profiles could be used to inform where development would be best placed, the areas that may need further infrastructure, facilities or services and which areas may be in need of protection from further development. It should be noted that the existence of services within a settlement does not necessarily mean that there will be capacity to accommodate additional development and a significant rise in local population, nor does it preclude it. The Local Infrastructure Plan (CBMDC; 2011) will identify what infrastructure exists within the district and what current and future capacity levels and requirements might be.
- 1.4 The settlement profiles are arranged in the order of the 'settlement hierarchy' as defined by the former Yorkshire and Humber Regional Spatial Strategy (RSS) (2008) and the current RUDP (2005). The RSS settlement hierarchy involves the classification of settlement types according to a number of factors; including population, level of facilities and accessibility to services. Each settlement profile within this study takes into consideration any constraints which may hinder new development. The City of Bradford is a Regional City, with the Principal Towns

being Bingley, Ilkley and Keighley. Remaining settlements are classified as Local Service Centres. These are set out alphabetically within Section 5.0.

1.5 To understand the differing characteristics of each settlement, an assessment of all existing and relevant evidence base studies and locality plans has been undertaken and where relevant information and data used to inform this study. The key pieces of evidence for the Bradford District are listed below and a list of locality plans can be found in Appendix 1.

- Baseline Analysis Study
- Conservation Area Assessments & Appraisals
- Employment Land Review
- Landscape Character Assessments
- Local Infrastructure Plan
- Open Space and Built Recreational Facilities Study
- Retail and Leisure Study
- Strategic Housing Market Assessment
- Strategic Flood Risk Assessments
- Tourism Strategy
- Transport Study
- Various CBMDC locality plans (listed in Appendix 2)

1.6 Each settlement profile provides an overview of the area, its historical development, its current role, followed by information regarding the following:

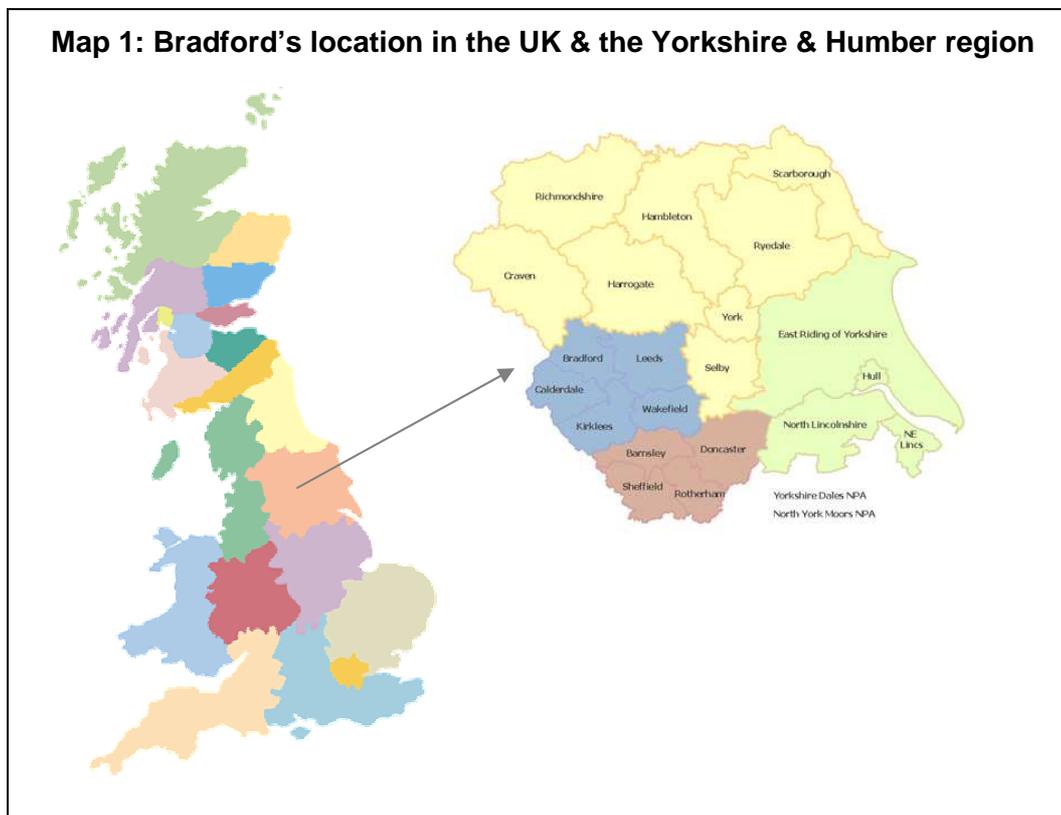
- Population and Social Structure
- Housing
- Employment
- Retail
- Community Facilities
- Transport
- Natural Environment
- Nature Conservation
- Land Conditions
- Local Heritage
- Key planning issues; and
- Key opportunities.

- 1.7 This document will be reviewed and updated in light of any new and/or emerging strands of evidence; revised locality plans, along with any representations which may be received in response to any LDF consultations.

## 2.0 BRADFORD DISTRICT SPATIAL PORTRAIT

### Location of the Bradford District

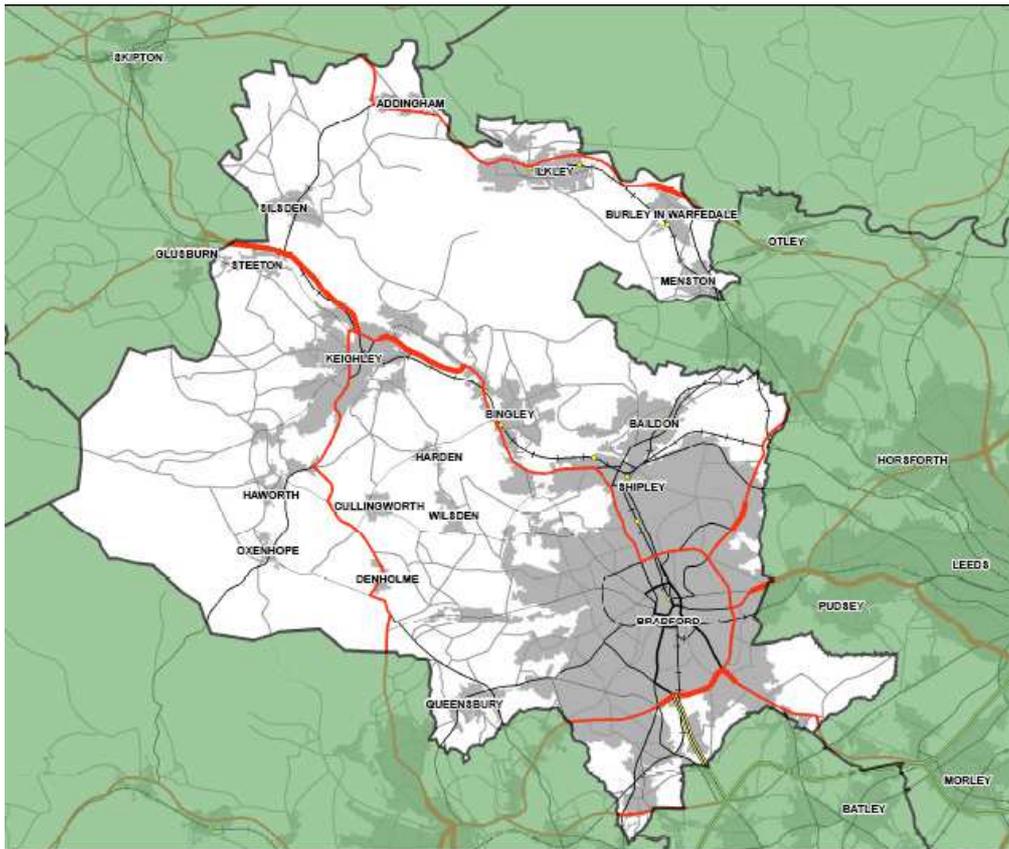
- 2.1 Bradford is located centrally within the UK and falls within the Yorkshire and Humber region. It is located to the north west of the West Yorkshire conurbation and is bounded by the Leeds District to the east, Craven District to the northwest, and Calderdale and Kirklees to the south. The western boundary of the district forms part of the West Yorkshire and Lancashire county boundary. Bradford sits at the foothills of the Pennines, approximately 8 miles west of Leeds and 16 miles northwest of Wakefield.



### Bradford District Context

- 2.2 The Bradford Metropolitan District is the second largest sub-regional district in the Yorkshire and Humber region and is the fourth largest Metropolitan District in England (in terms of population) after Birmingham, Leeds and Sheffield. The District forms part of the West Yorkshire conurbation and covers a total area of 36,642 hectares.

### Map 2: The Bradford District



Map Source: Arup GIS (Employment Land Review, 2007)

- 2.3 It is a diverse District with sharp contrasts and challenges and has many unique characteristics. Unlike many metropolitan areas, it is not one unrelieved of development, but comprises a mixture of urban and rural areas with around 220 square kilometres of land which is undeveloped and contains some of the most attractive and distinctive landscape in the region. There is a distinct urban rural split within the District, with around one third of the land comprising of built up urban areas, with two thirds rural. It has a population which is approaching half a million people.

- 2.4 The main urban area comprises of the City of Bradford which is located towards the south east of the District with the city centre located centrally. For the purpose of this study the City of Bradford includes Shipley and Lower Baildon which are located immediately north of the main urban area. To the northwest of Shipley is Airedale which is the location of the freestanding towns of Bingley, Keighley and Silsden along with the smaller settlement of Steeton-with-Eastburn. Wharfedale is to the far north of the District, and is characterised by the freestanding town of Ilkley and the smaller settlements of Menston and Burley-in-Wharfedale and the village of Addingham. The rural areas to the west of the District include many Pennine towns and villages including the larger settlements of Queensbury, Wilsden and Oakworth, as well as many smaller settlements such as Harden and Cullingworth. Map 2 shows the spatial distribution of the settlements within the Bradford District.

### **Historical Context**

- 2.5 The Bradford District has an extensive history with some settlements retaining remnants of Roman and Saxon developments. Bradford was formally recorded as a manor, which included a number of dependent townships in the Domesday Book of 1086. By this time a number of hamlets had begun to form and developed around the District which over the centuries continued to develop and expansion into larger settlements with higher populations.
- 2.6 Bradford rose to prominence, nationally and internationally, during the Industrial Revolution of the 19th century as an international centre of textile manufacture, particularly within the woolen trade. Textile mills were located across the district with the most prominent and notable buildings being Salts Mill in Saltaire and Lister's Mill in Manningham. Access to a coal supply, iron ore and soft water within the District, along with the development of the railways and canals facilitated the growth of Bradford's manufacturing base. As the textile industry grew, so did the local population - on a dramatic scale. This gave rise to the stimulus to civic investment which led to the development of fine Victorian architecture using locally sourced sandstone, some of which includes the grand Italianate City Hall and the Wool Exchange in the City Centre. The growth during this time led to Bradford being officially granted city status on 9 June, 1897 and later became a Metropolitan District in 1974.

2.7 By the mid-20<sup>th</sup> century the textile sector in Bradford fell into a terminal decline and the city fought to re-establish itself in a new market. In recent years, the role of Bradford has altered as it attempts to establish itself within the service and digital industries. The District has become a popular tourist destination with many unique visitor attractions across the District.

### **Role of the District**

2.8 The Bradford District plays an important role in the Yorkshire and Humber region as a Regional City, alongside its neighbour Leeds. The city is the second largest district in the Leeds City Region, with a diverse, young and growing population of around half a million people. The District is just as diverse as its population with a historic stone-built city centre which is well connected to the market towns of Shipley, Bingley, Keighley and Ilkley. The natural landscape around the District is outstanding and breathtaking and makes Bradford a truly unique city.

2.9 The city has a strong existing economic base, particularly within the city itself, around the M606 Corridor and the Canal Road Corridor. Towns within the Airedale Corridor – Shipley, Bingley and Keighley have a good industrial base with potential for future growth. The Leeds City Region Board (2009)<sup>1</sup> summarises Bradford as having:

- The 2<sup>nd</sup> largest economy in the City Region and Yorkshire's 3<sup>rd</sup> city;
- 15% of the jobs in the region are in Bradford;
- Strong competitive connections with Leeds – two way commuting patterns and commitment to integrated and complementary economic growth;
- £7 billion per year contribution to the City Region Economy;
- Fastest rate of economic growth in West Yorkshire forecast over the next ten years;
- Strong creative and digital industries;
- Dynamic entrepreneurial culture;
- Strong links to global businesses;
- Location for major company headquarters (see para. 2.24)
- Competitive quality Type 1 office accommodation available and planned.

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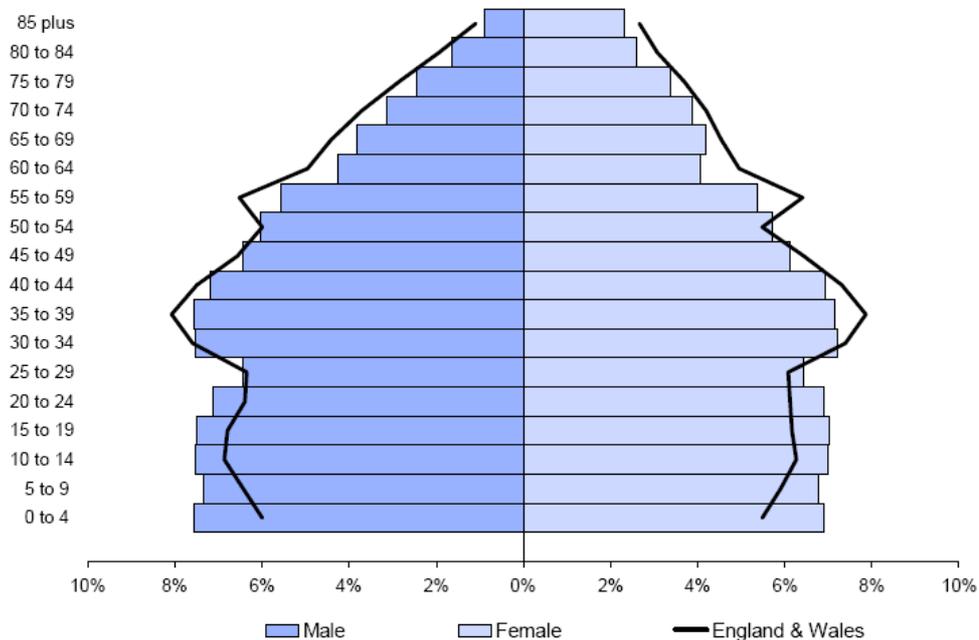
<sup>1</sup> Leeds City Region (2009) [http://www.leedscityregion.gov.uk/About\\_Us/Diversity/Bradford.aspx](http://www.leedscityregion.gov.uk/About_Us/Diversity/Bradford.aspx)

2.10 The District is a popular destination for tourists with a range of cultural and leisure attractions, including Saltaire World Heritage Site, Haworth with its Bronte associations, the Alhambra and St George’s Hall Theatres, the National Media Museum and Cartwright Hall. The natural landscape of the District also provides key attractions and activities such as the Cow and Calf Rocks in Ilkley and many outdoor recreation activities such as the Ilkley Lido. Furthermore, Bradford is home to a number of sporting attractions such as Bradford City Football Ground (Valley Parade), Odsal Sports Stadium – home to the Bradford Bulls Rugby League Football Club, Horsfall Stadium and the Richard Dunns sports centre.

**Population**

2.11 The District has a diverse mix of population spread across heavily urbanised and remotely rural areas. The total population of the District at the time of the 2001 Census of Population was 467,665. A total of 51.9% of the population were female and 48.1% male. Of the total population, 26% are under 18 years of age and 15% of people were aged over 65 years<sup>2</sup>.

**Figure 1: Bradford’s population structure compared to the UK’s average**



Source: Census 2001. ONS <http://www.statistics.gov.uk/census2001/pyramids/pages/00CX.asp>

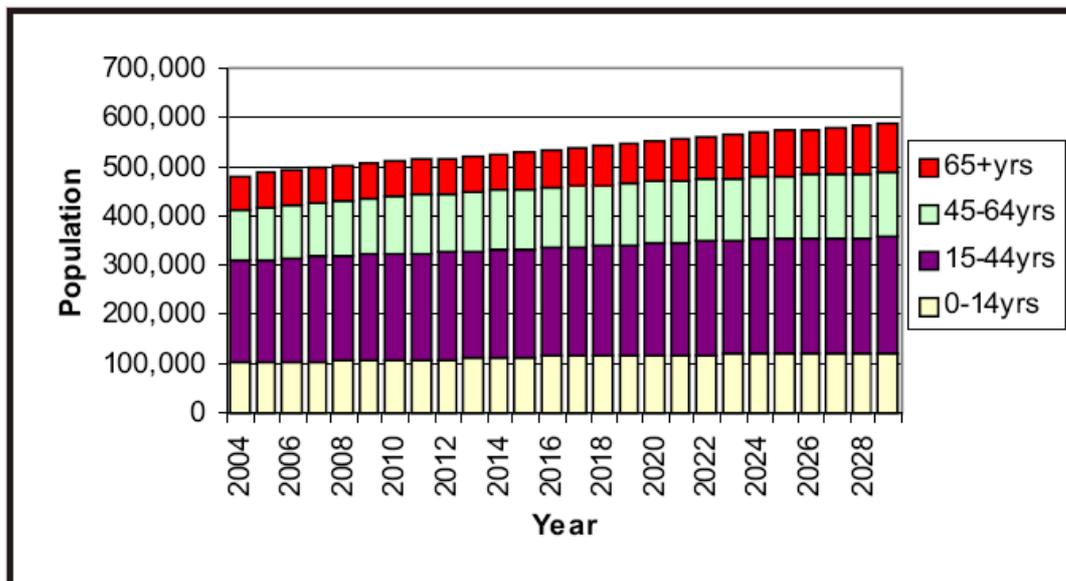
<sup>2</sup> ONS (2008) Census 2001 - Bradford Neighbourhood Statistics by Local Authority.  
LDF Evidence Base

2.12 As the population pyramid (Figure 1) shows, there are more people under the age of 25 than the national average, with 23% of residents under the age of 16 years compared to 19% nationally.

2.13 As a result Bradford’s population is growing. Based on ONS population projections, the population of Bradford is anticipated to grow to 586,000 by 2029<sup>3</sup>. Such growth will require a significant amount of forward planning to ensure that there are enough houses, locally based employment opportunities and community facilities for an increasing population.

2.14 Bradford’s population, like that of the Britain, is also aging. It is forecast that Bradford will have ‘over 80,000 residents aged 65+ by 2020, compared to a figure of 68,600 today<sup>4</sup>. By 2030 it is forecast that there will be 8,500 people over 85 years, thus putting additional pressure and demand on health and social care services.

**Figure 2: Projected Population Growth of Bradford District (2004-2028)**



Source: Joint Strategic Needs Assessment (2008), based on ONS Population Projections 2005

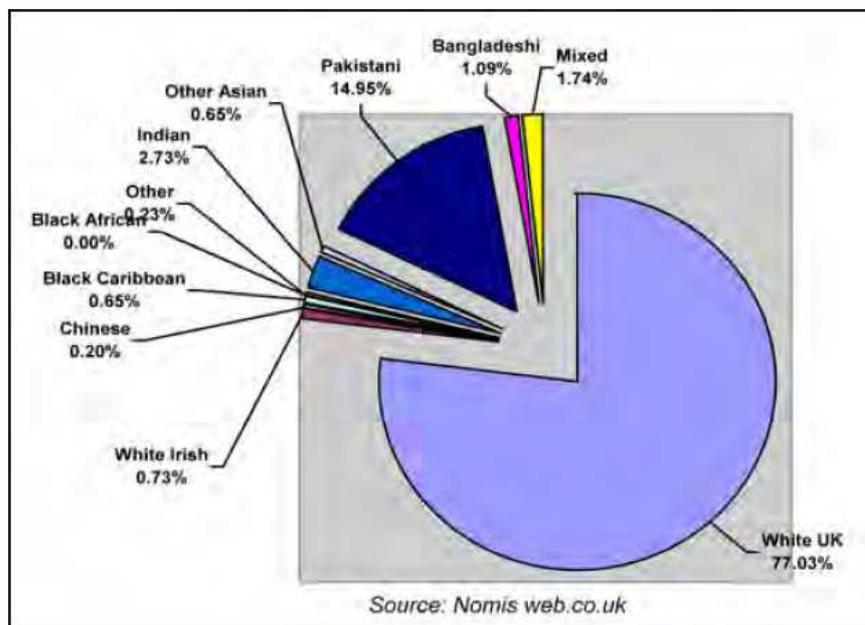
<sup>3</sup> Office of National Statistics 2007 Based Population Projections.

<sup>4</sup> CBMDC & Bradford & Airedale PCT (2008) Bradford Joint Strategic Needs Assessment – Para 2.1: The Local Population

## Ethnicity

2.15 The ethnic structure of Bradford's population is diverse with a relatively high proportion from South-Asian background. The 2001 Census of Population recorded 78% of the population as White British compared with 92% within the Yorkshire and Humber region and 91% nationally. Approximately 15% of people in the District were of Pakistani origin; 3% of Indian origin and 1% of Black/Black British and Chinese or other ethnic group<sup>5</sup>. Figure 3 (below) illustrates the ethnic composition of the Districts population.

**Figure 3: Ethnic Composition within Bradford**



Taken from CBMDC (2008) Joint Strategic Needs Assessment.

2.16 Since the 1950s Bradford has experienced significant levels of immigration, particularly from Pakistan. Information from local sources shows that economic migrants from Poland, the Czech Republic and Slovakia have migrated to Bradford District in recent years. The number of migrants on the Worker Registration Scheme (WRS) for A8 countries (the Czech Republic, Estonia, Hungary, Latvia, Lithuania, Poland, Slovakia and Slovenia) peaked in 2006 at 0.4% of the population in Yorkshire and Humber. In Bradford District there were 8200 A8 workers in 2008, comprising 1.3% of the population based on WRS data<sup>6</sup>. However, current trends indicate that partly due to the economic downturn

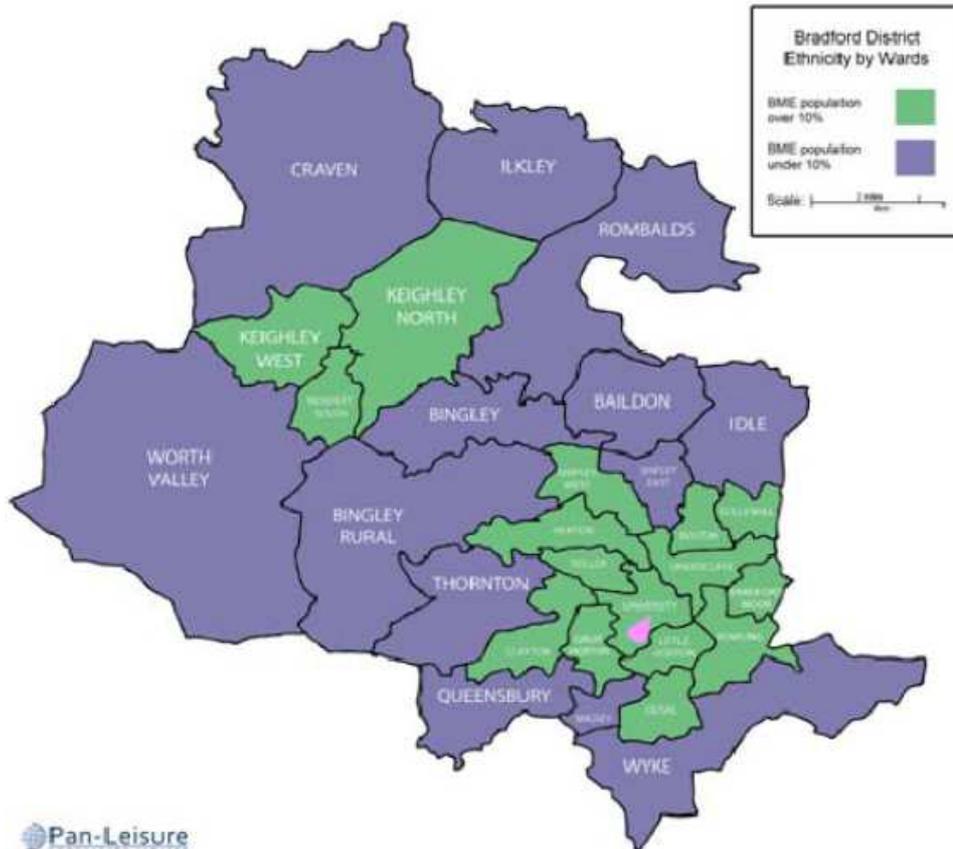
<sup>5</sup> ONS (2005) Census 2001 - Ethnic Groups – Bradford

<sup>6</sup> Bradford Central and Eastern European Working Group (2006) A8 Migration in Bradford, A template for Action.

within the UK since late 2008, the number of Eastern European migrants leaving the UK has out numbered those entering.

- 2.17 Figure 4 illustrates that the majority of BME communities within the District tend to be located within the City of Bradford and Keighley central areas. These account for over 10% of the local population.

**Figure 4: Bradford District Ethnicity by Wards**



Source: Bradford City Centre Pool Feasibility Study (Driver Jonas, May 2009)

### Indices of Deprivation

- 2.18 A key characteristic of the Bradford District is the variation in the levels of deprivation, both between Bradford and other areas; and between communities and neighbourhoods within the District. The Index of Multiple Deprivation (IMD) 2007 produced by Communities and Local Government provides a means of measuring levels of deprivation of areas across England. It provides a range of statistical data relating to a number of themes such as income, health, education, crime and the environment.

<http://www.bradfordinfo.com/themes/Col/documents/Community%20reports%20PDF/Abridged%20A8%20Migration%20In%20Bradford.pdf>

2.19 The Index of Multiple Deprivation (2007) shows that the Bradford District is one of the most deprived areas in the country. Yorkshire Forwards analysis of the IMD for Bradford (2008) states “in 2004, Bradford had 30.3% of its Super Output Areas (SOAs) in the bottom 10% deprived nationally, and by 2007 this had declined to 29.3% despite some movement of SOAs into and out of the bottom 10%. However, the proportion of SOAs in Bradford that fall into the second decile/bottom 20% has increased from 11.4% in 2004 to 11.7% in 2007”<sup>7</sup>.

**Table 1: Rank of Average IMD score by Local Authority (West Yorkshire)**

<b>Bradford</b>	<b>32</b>
Wakefield	66
Kirklees	82
Leeds	85
Calderdale	107

Source: Neighbourhood Statistics

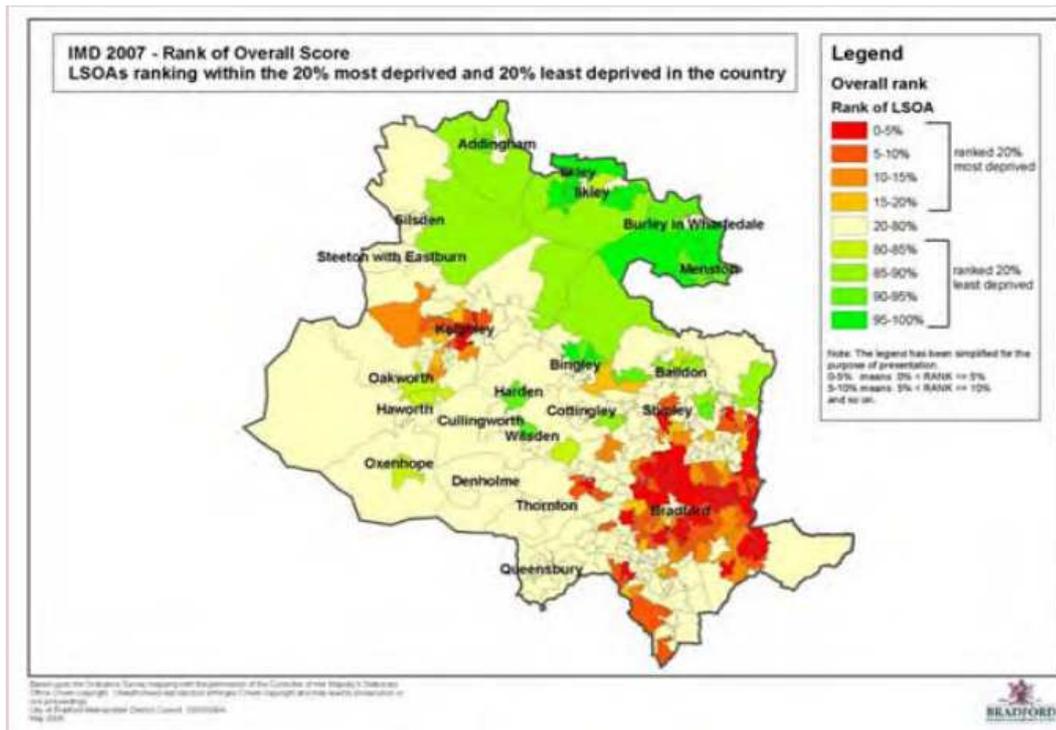
2.20 Around ‘42% of people within the Bradford District live within the 20% most deprived areas of the country and 5% (over 20,000 people) in the 1% most deprived’<sup>8</sup>. It is the inner city areas of Bradford and Keighley where the highest levels of deprivation are concentrated (see Figure 5).

<sup>7</sup> Yorkshire Forward (July 2008) Local Area Briefing: Bradford Deprivation

<http://www.yorkshire-forward.com/sites/default/files/documents/Deprivation%20Data%20Tables.xls>

<sup>8</sup> CBMDC & Bradford & Airedale PCT (2008) Bradford Joint Strategic Needs Assessment – Para 2.12

**Figure 5: Levels of Deprivation within the Bradford District**



Source: Adapted from CBMDC (2008) Joint Strategic Needs Assessment.

2.21 Levels of deprivation can be sub-divided into a number of categories. Looking at these individual categories of deprivation highlights that Bradford ranks 4<sup>th</sup> and 6<sup>th</sup> nationally for income and employment deprivation respectively<sup>9</sup>. Further information relating to the population and social structure of Bradford can be found within individual settlement profiles and also within Section 4 of the Core Strategy Baseline Analysis Report (2009).

### Housing Context

2.22 The District contains a range of housing stock, a large proportion (around 39%) of which was built pre-1919. The City of Bradford has large areas of Victorian housing stock close to the city centre, with more recent stock on the periphery including several large former council housing estates such as Holme Wood, Ravenscliffe and Buttershaw (now transferred to InCommunities).

<sup>9</sup> CLG (2007) IMD 2007  
<http://www.communities.gov.uk/communities/neighbourhoodrenewal/deprivation/deprivation07/>

- 2.23 The total residential dwelling stock as at April 2009 was 208,473 across the Bradford District.<sup>10</sup> Over the past 10 years the total dwelling stock has increased 4.8% from a total of 198,958 in 1999.<sup>11</sup>
- 2.24 In 2001 there were a total of 180,246 households within the Bradford District.<sup>12</sup> The number of households is projected to grow reflecting the natural population growth in the District, lifestyle choices and in-migration linked to anticipated economic growth. This growth is expected to rise to 216,000 households by 2016, an increase of 35,754 households, nearly 20%<sup>13</sup>. There are a variety of needs associated with this projected household growth including single persons households, larger two parent families and also the needs for larger homes to meet the needs of the ethnic minority community for large and extended families.

#### Housing Type

- 2.25 More than two-thirds of households live in semi detached or terraced homes, with the remainder living in flats or detached properties (see Table 2 below). In the inner city areas the number living in terraced houses rises to 59%. There are around 5,000 back-to-back houses in the district, and 60% of these are in the inner city. The vast majority of properties have two or three bedrooms, although 24% of properties in Wharfedale and 22% in the inner city have 4 or more bedrooms<sup>14</sup>.

**Table 2: Property Type and Size in Bradford**

No. Bedrooms	Property Type (Table %)							Total	Base
	Detached	Semi-detached	Terraced	Bungalow	Flat or Maisonette	Caravan			
One	0.1	0.1	1.6	0.9	6.7	0.1	9.6	18234	
Two	0.5	3.6	13.8	3.9	6.4	0.0	28.3	53733	
Three	4.2	26.3	11.6	0.9	0.6	0.0	43.6	82652	
Four	6.1	1.5	5.4	0.8	0.1	0.0	14.0	26509	
Five	1.1	0.9	0.9	0.0	0.0	0.0	2.9	5518	
Six	0.4	0.2	0.2	0.0	0.0	0.0	0.8	1523	
Seven	0.0	0.0	0.1	0.0	0.0	0.0	0.1	228	
Eight	0.0	0.0	0.0	0.0	0.0	0.0	0.0	88	
Bedsit	0.0	0.0	0.0	0.0	0.6	0.0	0.6	1232	
<b>Total</b>	<b>12.5</b>	<b>32.6</b>	<b>33.7</b>	<b>6.5</b>	<b>14.5</b>	<b>0.1</b>	<b>100.0</b>	<b>189717</b>	
Base	23730	61935	63929	12392	27464	267	189717		

Source: 2007/8 household survey (taken from the Core Strategy Baseline Study (2009), page 113)

<sup>10</sup> CBMDC (2011) Draft Core Strategy Baseline Analysis Report. Section 5.0, para 5.2.1, page 103.

<sup>11</sup> Arc4 (2009) Bradford Strategic Housing Market Assessment (SHMA)

<sup>12</sup> ONS (2004) Census 2001

<sup>13</sup> ONS 2003 Household projections

<sup>14</sup> Picture of the District 2007 – Housing (CBMDC, 2007)

<http://www.bradfordobservatory.com/assets/State%20of%20the%20District/Housing.pdf>

**Figure 6: Property type by sub-area**



Source: 2007/8 household survey (taken from the Core Strategy Baseline Study (2011), page 113)

Housing Tenure

2.26 Information collected from the 2001 Census found that owner-occupation was a more dominant tenure than across the region as a whole, making up 71% of the total housing stock of the District, compared with 67% regionally (see table 3 below). Levels of social renting fall well below the regional averages (at 16.3% compared to 21% across the Yorkshire & Humber region).

**Table 3: Tenure profile**

Tenure of household	Bradford (No.)	Bradford (%)	Yorkshire & Humber %
Owned	129,288	71.7	67.6
Social Rented	29,350	16.3	21.0
Private rented	17,584	9.8	9.1
Living rent free	4,024	2.2	2.3
<b>Total</b>	<b>180,246</b>	<b>100</b>	<b>100</b>

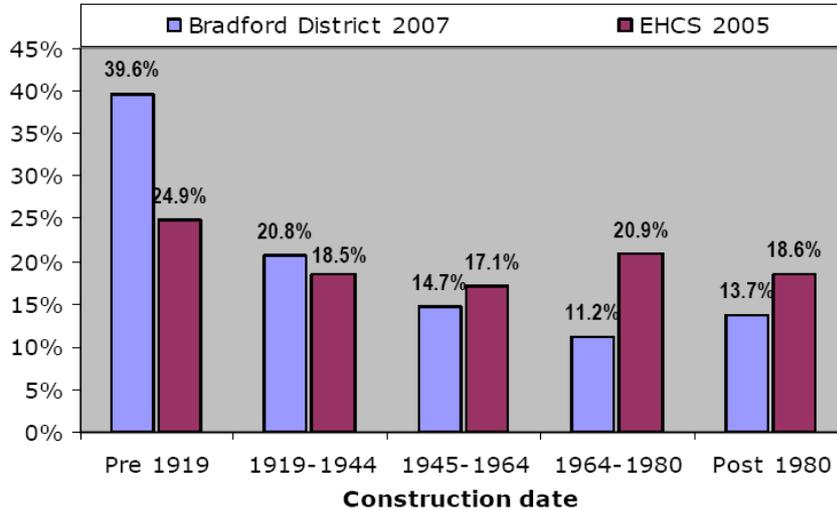
Source: 2001 Census & Bradford Regional SHMA (2010), pg.26

Housing Conditions

2.27 The age profile of the total private housing stock in the District differs from the average for England in that the stock profile contains a larger proportion of pre-1919 and interwar (1919-1945) stock compared to the national average. There is a consequent dip in the number of dwellings post 1944, particularly in the post

1964 dwellings; however this has been steadily increasing in recent years as a result of the private sector building rates.

**Figure 7: Dwelling age profile of Bradford in comparison to England**



Source: Private Sector House Condition Survey 2008, p.20  
(taken from CBMDC Core Strategy Baseline Analysis Study (2011))

2.28 Over 65,000 private homes fail the Decent Homes standard (40.5% of stock, substantially higher than the English average of 27.1%). The problem is worse in both the private rented stock (58.8% compared with 40.6% nationally) and owner-occupied stock (37.6% compared with 24.9% nationally)<sup>15</sup>.

2.29 The following characteristics were identified in relation to private sector non-decency in Bradford, as seen in Table 4 below.

**Table 4: Bradford Private Sector Non-decency**

	Private Sector Non Decent	% Private Sector Non Decent	England % Non decent
<b>Bradford</b>	<b>65,100</b>	<b>40.5%</b>	<b>27.1%</b>

Source: Private Sector House Condition Survey 2008, p.6;  
(taken from CBMDC Core Strategy Baseline Analysis Study (2011))

<sup>15</sup> District Housing Strategy 2008-2020; Section 9: The Context; Page 21

- 2.30 In the private sector 7% of all dwellings are unfit. This is the highest proportion across the 5 West Yorkshire local authorities. The MSOA areas with the overall poorest condition of housing stock are: Laisterdyke, Manningham Central, West Bowling, Bradford Central and Girlington. The MSOA with consistently the best condition is Eldwick, Crossflatts and Bingley Moor<sup>16</sup>.
- 2.31 In the social sector, 55% of housing meets the decent homes standards.<sup>17</sup> All housing associations are on target to achieve the Decent Homes standard by 2010. Therefore by 2010 the physical condition of social rented housing will be the best it has been for many years<sup>18</sup>.

### Vacancy

- 2.32 Table 5 below highlights that the overall vacancy rate within the District is around 7.0% which is much higher than the regional average of 4.1%. The vacancy rate is highest in the City Central sub-area (10%) and Keighley/Worth Valley (7.1%) and lowest in Wharfedale (5.2%)<sup>19</sup>.

**Table 5: Vacancy rates by sub-area**

Sub-areas	Occupancy				Vacancy Rate (%)
	Empty	New build and not occupied	Occupied	Total	
Bingley	1772	374	28428	30574	5.8
City Central	5480	388	48727	54595	10.0
City North East	1549	166	26927	28642	5.4
City South	1560	118	25386	27064	5.8
City West	1227	161	19706	21094	5.8
Keighley and Worth Valley	1921	103	25224	27248	7.1
Wharfedale	1006	141	18109	19256	5.2
<b>Total</b>	<b>14515</b>	<b>1451</b>	<b>192507</b>	<b>208473</b>	<b>7.0</b>

Source: CBMDC Council Tax 2009; taken from CBMDC (2011) Baseline Analysis Study

<sup>16</sup> CBMDC (2008) Local Housing Assessment

<sup>17</sup> ONS (2002) Census 2001 – Housing

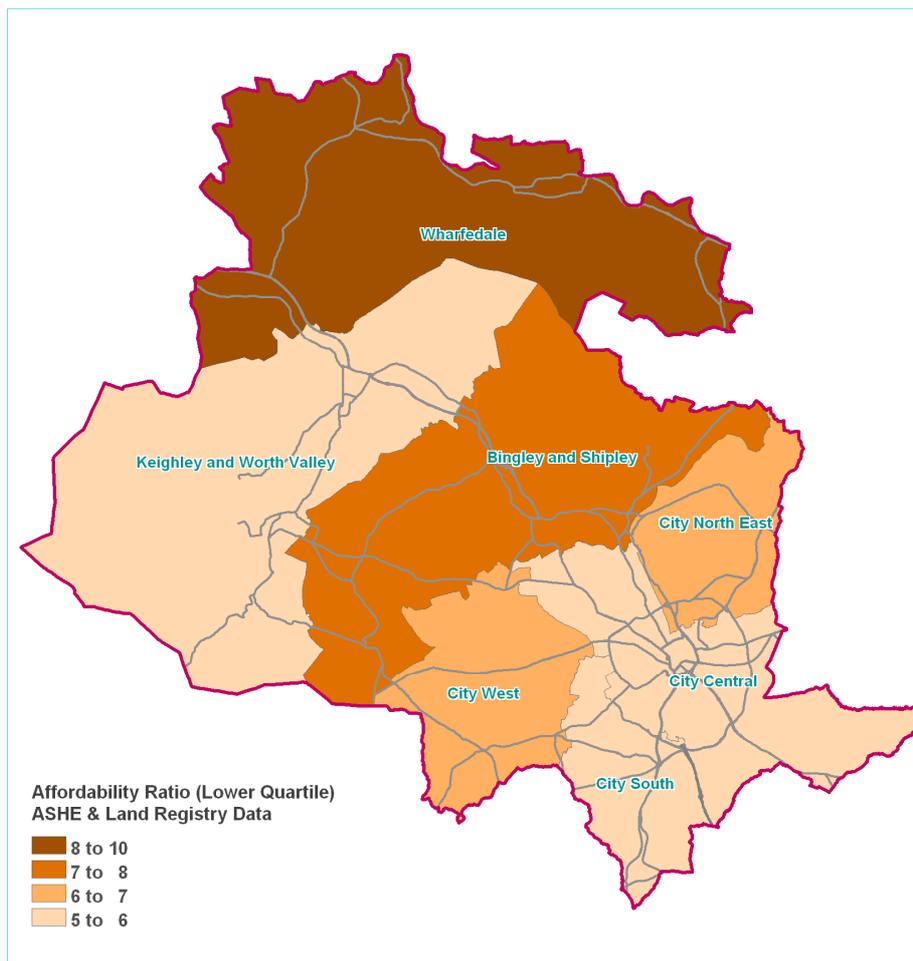
<sup>18</sup> CBMDC (2008) District Housing Strategy 2008-2016; Section 9: The Context; Page 22

<sup>19</sup> CBMDC Council Tax Records 2009; taken from CBMDC (2009) Baseline Analysis Study

Affordability

2.33 Within Bradford District there are considerable variations in house price and relative affordability (see Map 3.1). Map 3.4 considers the relative affordability of properties by comparing lower quartile incomes with lower quartile property prices. This suggests a four-way split between highest ratios in Wharfedale (where lower quartile prices are 9.8 times a lower quartile income); a ratio of 7.9 in the Bingley/Shipley area; ratios of 6.1 in City West and City North East sub-areas; and ratios between 5.2 and 5.7 in remaining Bradford City areas and Keighley/Worth Valley.

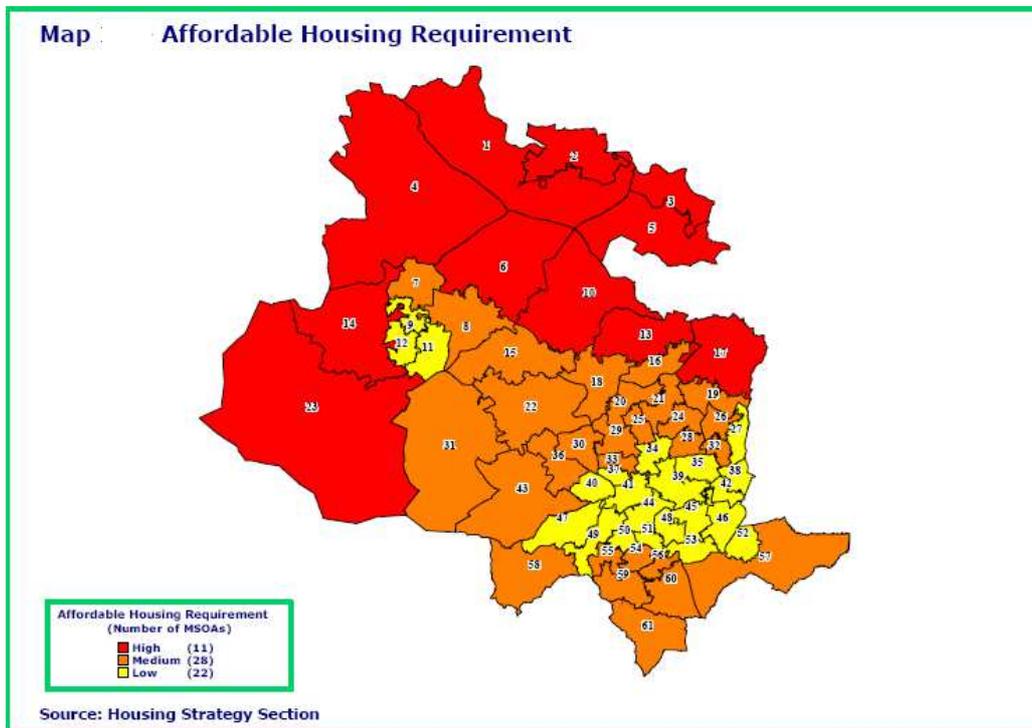
**Map 3: Relative affordability of properties in Bradford**



Source: Taken from the CBMDC (2011) Core Strategy Baseline Analysis Report; Page 122

2.34 In order to inform the development of the affordable housing policy, extensive analytical work has been carried out by the Council's Housing Strategy section using Geodemographics. Map 4 highlights area of high and low demand for affordable and social housing stock within the District. Demand for affordable housing is particularly high to the north of the District in Wharfedale and to the west of Keighley. Low demand centres around the inner city areas of Bradford and Keighley with remaining areas of the District classed as having 'medium' requirements.

**Map 4: Affordable Housing Requirement**



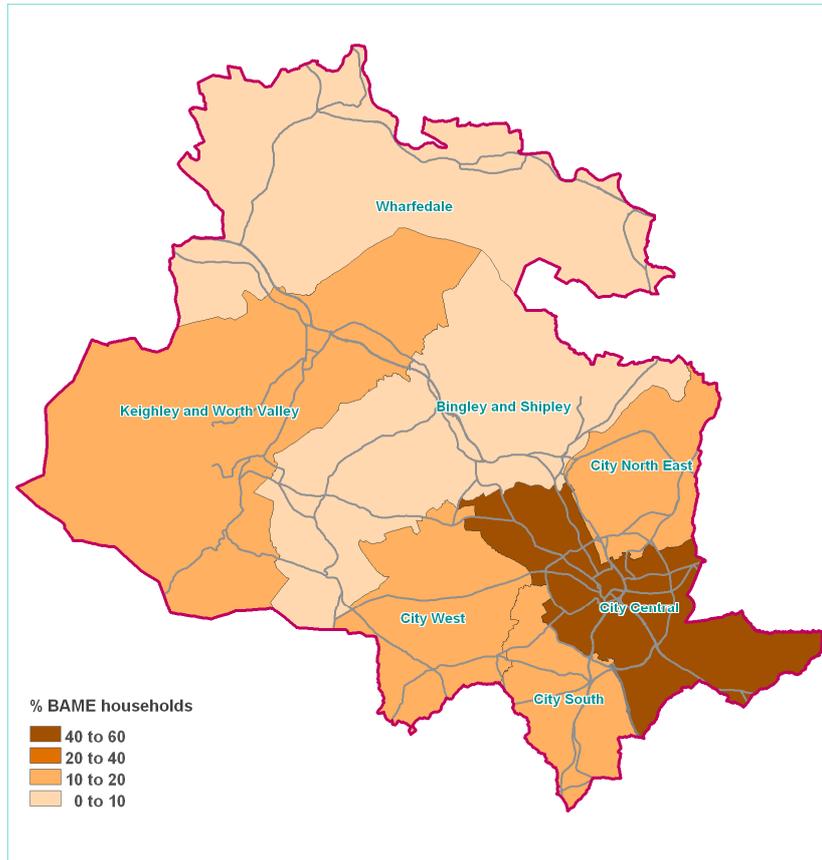
Source: Local Housing Assessment 2008, p.161  
(taken from CBMDC (2011) Core Strategy Baseline Analysis Study.)

**Black and Minority Ethnic (BME) Households**

2.35 There is considerable ethnic diversity within Bradford. Around 18.4% of households are headed by someone who identifies with a Black and Asian Minority Ethnic group. The largest BME group is Asian/Asian British – Pakistani (11.4%) of the population followed by White (other than British/Irish) (3.1%), Asian/Asian British – Indian (1.9%) and Black/Black British (1.4%). Map 5 illustrates that the highest concentrations of BME households are within the City Central area of Bradford with between 40-60% of households. The remaining area of the City of Bradford and Keighley contain around 10-20% of BME

households. Bingley and Wharfedale contain less than 10% of BME households, demonstrating distinct BME concentrations within the main urban areas of Bradford

**Map 5: Black and Asian Minority Ethnic Households in Bradford District**



Source: 2007/8 Household Survey;

Taken from CBMDC (2011) Core Strategy Baseline Analysis Study

### Gypsy's and Travellers

2.36 Across the District, there are two Local Authority designated sites for gypsies and travellers. The first site opened in 1973 in Esholt providing 19 plots; the second is the Mary Street site, which opened in 1976 and now has 28 plots. Overall there is a capacity of 94 caravans, with 56 capacity at Mary Street and 38 at Esholt <sup>20</sup>.

<sup>20</sup> Local Housing Assessment 2008

- 2.37 Latest figures published by LGYH suggest an overall shortfall of 51 pitches over a ten year period<sup>21</sup>, comprising 37 residential pitches, 6 transient pitches and 8 sites for travelling showpeople across Bradford District.

### **Economy and Employment Context**

- 2.38 The Districts economy was historically based upon the textile industry, which has given the city its distinct character and provided a rich heritage of mills and many working villages. With the demise of the textile industry, many villages lost their primary employment bases and as a result have developed into commuter settlements for the economic hubs in the District at Bradford, Keighley and beyond in Leeds.

### Economic Performance

- 2.39 The District accounts for 9% of all employment in the region and 21% in the Leeds City Region. Bradford's economic performance has been growing in terms of output (GVA) and the number of jobs available, although the rate of improvement has not matched regional or national growth (see Table 6). Large falls in traditional manufacturing employment have negated the impact of respectable service sector growth. Despite these falls in manufacturing employment, Bradford has still a larger proportion of people employed in this sectors (18.3%) than the Region (15.8%) and the UK as a whole (12.6%)<sup>22</sup>, making it the third largest sector in the UK. Future developments in the District including £2billion of construction work will boost economic performance, and the district is currently predicted to have the fastest growing economy in the region over the next 10 years. (Source: Experian Regional Econometric Model).

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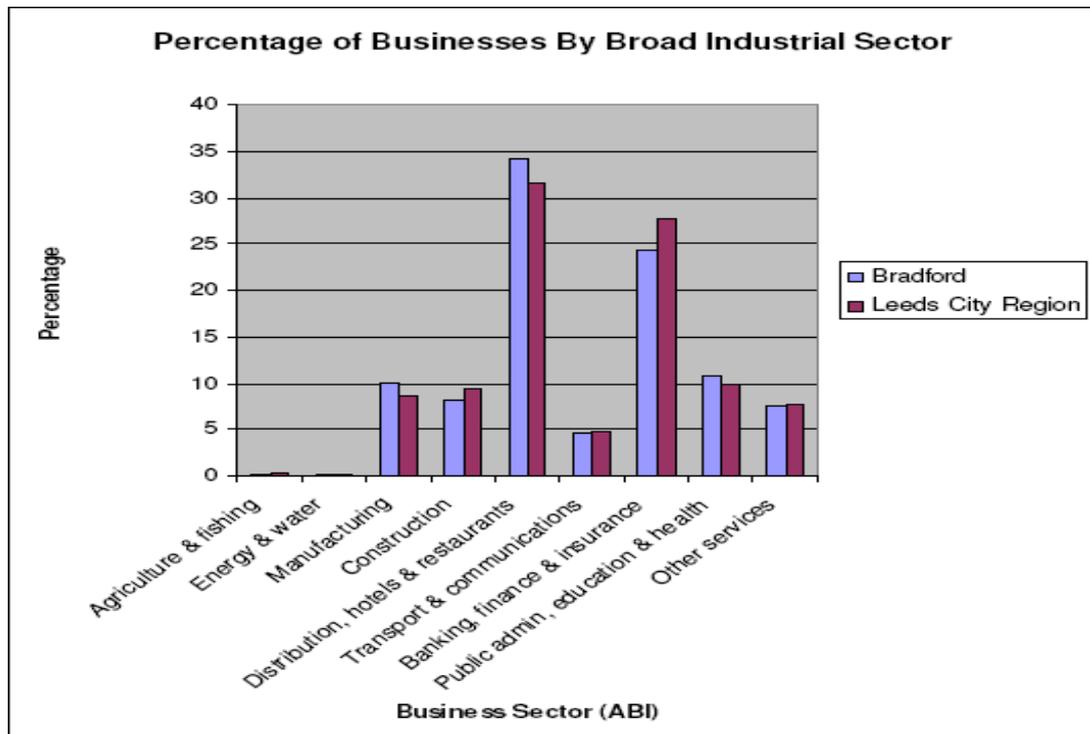
<sup>21</sup> Brown, P and Niner, P *Overview of Gypsy and Traveller Accommodation Assessments: Yorkshire and Humber Region, Final report for Yorkshire and the Humber Regional Assembly*, University of Salford, March 2009

<sup>22</sup> CBMDC (2009) Core Strategy Baseline Analysis Study. Page 61; para 4.4.1.

Table 6 : Economy & Employments Key Facts			
Total Gross Value Added (GVA)	2002	£6,083 Million	
	2006	£7,284 million	
	2007	£7,585 million	
Working Age Population	2003	280,077	
	2008	308,500	2008 Mid year estimate
Total in Employment	2003	202,000	
	2008	208,800	
Unemployment Rate	April 2006	3.5%	Claimant Count
	October 2009	5.1%	Claimant Count
	April 2010	5.1%	Claimant Count
Weekly Average earnings	2004	£414	
	May 2008	£381.50	
Source: Bradford Economy.com (2009)			

2.40 Today’s fastest growing sectors are the professional, commercial and service industries – including tourism. Bradford’s reputation as a base for high technology, scientific and computer based industries is growing, building on long traditions of innovation, skills and quality products.

**Figure 8: Comparison of Businesses in Bradford District and Leeds City Region as Classified by Broad Industrial Sector**



Source ABI (2005) – Extracted from the Arup (2007) Employment land Review, page 11

### Large and Major Businesses

- 2.41 Several major companies have head offices based in the District including WM Morrisons plc, Otto UK (Freemans and Grattan), Hallmark Cards UK, Redcats UK (Empire Direct and La Redoute, Vertbaudet and Daxon) and two of the UK's largest financial institutions – Yorkshire Building Society and Provident Financial. Furthermore, the University of Bradford has leading national research departments in management, peace studies and archaeology, health and medical sectors and has strong links to industry and the community. The University's School of Management degrees are ranked within the top 15 in the UK and 24<sup>th</sup> and 29<sup>th</sup> for the MBA and MSc respectively. In Europe 8<sup>th</sup> in Europe. In 2006, the University was ranked 2<sup>nd</sup> in the UK for graduate employment<sup>23</sup>.

### Unemployment

- 2.42 The April 2010 claimant unemployment count in the Bradford District was 15,659<sup>24</sup>, up by nearly 6300 since June 2008 when unemployment levels began rising significantly, and is now at its highest levels in almost 12 years. Bradford's claimant rate is 5.1% of the working age population, higher than the Yorkshire & Humber regional rate (4.8%) and the national rate (4.1%)<sup>25</sup>.

### Rural Economy

- 2.44 The District has a significant rural economy, which has undergone major changes in recent years. There are around 41,600 people or 9% of the District's population that live in areas classified as rural.<sup>26</sup> The rural areas are among the least deprived parts of the District and even the country. Rural claimant unemployment rates are low at 2.6%.
- 2.45 Businesses in rural areas are mainly minor businesses with over 91% employment 1-10 people compared to 82% of businesses in urban areas.<sup>27</sup> There are around 7,500 jobs located within the rural areas within Bradford and these have a similar sector mixed to that of the urban area.

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<sup>23</sup> Bradford University (2010) Rankings and Accreditations - <http://www.brad.ac.uk/management/why/ranking/>

<sup>24</sup> Bradford Economic Partnership (2010) Monthly Unemployment Update – April 2010; para 2 <http://www.bradfordeconomy.co.uk/>

<sup>25</sup> Bradford Economic Partnership (2010) Monthly Unemployment Update – April 2010; para 3

<sup>26</sup> CBMDC (2010) Economic Assessment Evidence Base. Bradford's Rural Economy – Summary.

<sup>27</sup> CBMDC (2010) Economic Assessment Evidence Base. Bradford's Rural Economy – Businesses & Jobs

- 2.46 Official statistics from Defra's Annual Survey of Agriculture (2009) recorded 17,529ha of farmed land in Bradford (47.8% of the total area of the District – down from 48% in 2003)<sup>28</sup>. None of Bradford's farmed land is for arable (cereals crops), and very little is for horticulture (vegetables and fruits). The majority is for livestock – around 34% for grazing and 52% for 'other' uses such as horses and mixed use. In 2009 there were around 1200 people employed in agriculture. The majority of these ( 81%) are farmers, directors or spouses, and the remainder are full, part-time and casual workers.

#### Employment Areas

- 2.47 Bradford has a number of key and strategic employment areas throughout the District. The south eastern area of the District is predominantly urban with the highest urban density located around the Bradford city area and is the economic focus within the District with concentrations of employment along the Canal Road Corridor, Thornton Road and Bowling Back Lane, as well as the more recent concentrations along the M606 and M62 corridors to the south of Bradford. Airedale provides the other key location for employment along a well served transport corridor centred on Keighley, Bingley and Shipley. Below is a summary of the key employment locations:

- **Bradford City Centre** is the main retail hub within the District and is the location for B1 office uses which are dispersed over the city centre together with the retail, leisure and cultural sectors which are important economic drivers and employment providers. There are clusters of the general and traditional industries located on the periphery of the city centre, mainly on the north western and southern areas of the city.
- **Bradford South** is the location for many of Bradford's main employers including head offices for general industrial operations as well as for a number of financial (Yorkshire Building Society) and business services. The **M606 Corridor**, around Low Moor, is a major employment focus for the city characterised by offices, manufacturing, storage and distribution uses. The corridor is the location of the Euroway Trading Estate and the new Prologis development alongside the motorway which opened in July 2010.

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<sup>28</sup> Defra (2010) Survey of Agriculture and Horticulture.  
<http://www.defra.gov.uk/evidence/statistics/foodfarm/landuselivestock/junesurvey/index.htm>

- **North Bradford** – This area contains the **Canal Road Corridor** which has a mix of retail, light industrial uses and motor trade garage and show room clusters. To the east of this corridor is the **Bowling Back Lane** area which contains a wide mix of industrial premises and operations and also has a cluster of industries related to the processing of scrap metals and other waste materials.
- **Outlying Settlements, Bradford West** and the predominantly **rural** areas of the District to the north contains an element of dispersed industrial activity with more localised markets. However, it is the larger settlements along Airedale (Shipley, Bingley, Keighley) and Wharfedale (Ilkley) which contain fairly buoyant economies with a strong industrial base and these can provide the better opportunities for further sustainable economic growth. Links with neighbouring local authorities are important, particularly Leeds, and the development of the ‘Leeds – Bradford Corridor’. Links northwards to Skipton in the Craven District and through Wharfedale to Leeds are important economic drivers. The proximity of the Leeds-Bradford International airport has a key role to play in supporting the prosperity of the District. Further details are provided within the settlement profiles.

### **Retail Context**

2.48 There are a number of key retail areas within the District which provide the day-to-day retail requirements of the local population. Bradford City Centre is the main retail district and is of regional significance due to its size, accessibility and services. The District contains the following retail areas; each will be discussed in more detail within their respective settlement profiles in this study.

- **1 City Centre** – Bradford.
- **4 Town Centres** - Shipley, Bingley, Keighley and Ilkley.
- **7 District Centres** – located within the Bradford urban area.
- **40 Local Centres** – located throughout the district.

2.49 Bradford City Centre has experienced significant losses to the shopping range in recent years as a result of the demolition of buildings to make way for the Westfield Shopping Centre or Broadway development. Over coming years this should be resolved by the development of a new shopping centre which together

with additional investment in the rest of the city centre will regain Bradford's role and will allow the city to compete with other centres in the region, by clawing back shoppers who currently shop elsewhere.

- 2.50 The Districts shopping centres are currently protected for retail use from other development by policies within the rUDP and in the Governments Planning Policy Statement 4 – Planning for Sustainable Economic Growth. However, there is a growing trend for existing food superstores and supermarkets in suburban locations to sell a wider range of comparison goods. This action competes with the roles of the city and town centres to be the main destinations for comparison shopping. There is growing pressure from superstore and supermarket operators which can pose a threat to established centres. This threat will be managed through local and national planning policy.

### **Community Facilities**

- 2.51 The community needs a diverse range of facilities to ensure a good social and living environment. These include community centre, sports centres, residential and day care services for elderly/disabled people, health centres, hospitals, schools, nurseries, libraries, places of worship, meeting places and cemeteries. There are a range of facilities located within the Bradford District; these will be discussed in more detail within the individual settlement profiles which follow.

### Education

- 5.52 Education provision within Bradford is controlled by the Council. At present Bradford currently has:<sup>29</sup>
- 7 Nursery Schools
  - 159 Primary Schools
  - 28 Secondary Schools
  - 12 Special Schools
- 2.53 In 2002 the re-organisation of the district's schools into a two-tier system involved a massive local programme of investment which involved new school buildings, extensions and the refurbishment of classrooms and other facilities to the majority of schools. Since then there has been significant improvements in attainment at both tiers; most primary schools are showing an overall

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<sup>29</sup> CBMDC (2010) Education & Learning - [http://www.bradford.gov.uk/bmdc/education\\_and\\_skills/schools/schools\\_in\\_bradford.htm](http://www.bradford.gov.uk/bmdc/education_and_skills/schools/schools_in_bradford.htm)

improvement since 2003 and the local authority average has risen closer to the national average; secondary schools overall have shown a 0.3% attainment improvement for pupils achieving at least 5 GCSE's (A-C grades) since 2003 compared to the national average of 5.6%<sup>30</sup> with some schools showing exceptional improvements levels of up to 19%. There are however, some schools which are still significantly under the national average and consequently the Government have supported Bradford in a further rebuilding and renewal programme at both primary and secondary level in Bradford.

- 2.54 At primary level the Government announced that Bradford had been chosen as one of the 23 pathfinder authorities who get a share of £150 million to transform some of the Districts 158 primary schools by replacement and refurbishment of the school buildings and make a contribution to those schools with serious accommodation problems and may involve the need for larger sites. Bradford is also one of four pathfinder authorities in Building Schools for the Future (BSF) programme, a national initiative involving the major rebuilding/renewal of all 28 secondary schools, to provide modern up-to-date education facilities. This involves two phases initially with Phase 1 seeing 3 new school being built at Buttershaw, Salts Grammar (Baildon) and Tong to replace exiting buildings. Phase 1 is now complete. Phase 2 involves the regeneration of Beckfoot (Bingley), Greenhead (Keighley) and Grange Technology College (Great Horton). This phase is currently under way.
- 2.55 The Council annually struggles to deal with the demand for school places in some parts of the District. The growing population and demand by new comers to the district is placing additional pressure on existing schools in the inner areas, which means that in order to keep class sized small, some new schools will needed and a number of options are currently being considered. Section 2.0 of the Bradford District Local Infrastructure Plan contains further detailed information relating to education within the District.

#### Health Care

- 2.56 The provision of local health care facilities is the joint responsibility of the Bradford and Airedale Primary Care Trust (PCT) and the two Hospital Trusts

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<sup>30</sup> Department for Education and Skills

(Bradford Teaching Foundation Trust and Airedale Hospital Trust). The PCT's strategic priorities<sup>31</sup> are to:

- Address health inequalities with a focus on health improvement and prevention;
- Commission primary care to improve quality, access and environment;
- Develop integrated care models to meet individual need;
- Transform learning disability and mental health services; and
- Improve the quality of maternity care and services for children.

2.57 One of the challenges faced by Primary Health Care in the District is to replace or refurbish health care premises that are no longer fit for purpose. The Department of Health policy paper, 'Our Health, Our Care, Our Say', promotes primary Care Trusts to develop care facilities in local communities, in liaison with Social Services Departments. In the Bradford District, a new provision will be achieved through:

- Remodelling of existing GP Surgeries;
- Re-siting of GP surgeries into multi-purpose Community Health Centres;
- Re-siting of Health Care Services into Multi-Agency shared facilities.

2.58 There are three main hospitals within the District, namely:

- Bradford Royal Infirmary (with A&E);
- Airedale General Hospital (with A&E); and
- St Lukes Hospital (non-emergency).

All are under the control of the Bradford Teaching Hospitals NHS Trust Foundation. In 2006, £70 million of funding was announced by the Trust for the modernisation and rationalisation of the two city hospitals, which involved land disposal, new buildings and refurbishment<sup>32</sup>. Airedale General Hospital at Steeton is undergoing significant expansion and refurbishment. There are currently a number of other small hospitals and treatment centres across the District, which may be replaced by other facilities in time. Section 4.0 of the Bradford District Local Infrastructure Plan (2009) contains further detailed information relating to health care services within the District.

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<sup>31</sup> Bradford and Airedale PCT (2010) Strategic Plan 2010-2014; page 6  
<http://www.bradfordairedale-pct.nhs.uk/NR/rdonlyres/A97A4058-A7D6-4BAD-8850-4911E4BC43E4/77936/BandAstrategicplanFINAL1.pdf>

<sup>32</sup> Telegraph & Argus 27.11.2006

Leisure & Open Space

- 2.59 The replacement Unitary Development Plan (rUDP) (2005) protects a large number of formal and informal open spaces including, parks, playgrounds, recreation ground, village greens and allotments across the District. It also contains policies which require the developers of new houses to make a contribution toward the improvement of existing spaces or the creation of new open spaces including sites for children's play, which serve the development itself and the wider community.
- 2.60 Well designed open areas are hugely valuable in their ability to reduce social barriers improve health and well being and generally enhance and define local areas. Poorly designed areas can encourage anti-social behaviour, which discourages the use of the area by the wider community.
- 2.61 Some areas within the District are less well served by open space than others areas. The quality, attractiveness and accessibility of open spaces and leisure facilities determine the success of the local area in terms of creating a prosperous community and in attracting new investment. At present, the Council cannot secure new areas of open space unless the land is being re-developed for residential use and open space forms part of the proposed scheme.

Community Uses

- 2.62 The provision of centres which provide wider community facilities such as post offices, libraries, public houses, children and youth services and cultural/religious buildings are often better provided for in the centre of a community whether that be in the town centre, local centre or in the middle of a housing estate, wherever the wider needs of local people can be best served. There are a wider range of community uses available to residents across the Bradford District; Section 6.0 of the Local Infrastructure Plan provides further details of these.

### Transport Context

- 2.63 A total of 1,187 miles (1911kms) of road network exists within the Bradford District, broken down into trunk roads (12 miles/20kms); principal roads (86 miles/138kms); non-principal roads (125 miles/201kms) and unclassified roads (964 miles/1552kms). There are a number of unsurfaced roads in the District which provides an extra resource of the rights of users<sup>33</sup>.
- 2.64 Bradford has good communication links with access to the strategic highway network via the M606 which accesses the major transport routes from North to South (M1 London to Leeds) and from West to East (M62 Liverpool to Hull). Within the District, the Outer Ring Road (south), A650 (including Wakefield Road / Shipley Airedale Road / Canal Road, Keighley Road) and the A629 form part of the transport network.
- 2.65 The responsibility for transport issues is generally shared between Bradford Council, the West Yorkshire Passenger Transport Executive (Metro), the Highways Agency, Network Rail and various private bus companies. Bradford Council is responsible for the road network and for providing for the needs of cyclists and pedestrians.

### Rail Travel

- 2.66 Bradford benefits from three rail routes, namely the Airedale, Wharfedale and the Caldervale lines, which provide key public rail connectivity to Leeds; links the principal settlements within the District along Airedale as well as providing a transpennine link to Manchester Victoria via Halifax. The main train stations within the centre of the city are:
- Bradford Interchange on the Caldervale Line, with regular services to Leeds, Wakefield, Halifax, Selby, York, Blackpool North, and Manchester Victoria;
  - Bradford Forster Square station on the Airedale Line with services to Shipley, Bingley, Keighley, Ilkley, Skipton and Leeds along with a daily morning train direct to London Kings Cross.

*(See Section 1.2 – Rail Network and Major Stations within the Local Infrastructure Plan for further information)*

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<sup>33</sup> Department of Transport figures 2004 (taken from CBMDC (2009) Local Infrastructure Plan. Para 1.1 – Road network

### Bus Travel

- 2.67 At present, the First Group operates the majority of the local bus network around Bradford, including the high frequency core 'overground' network and services to Leeds, Halifax and Huddersfield. Other services are run by:
- Arriva – operate long distance services to Dewsbury, Wakefield and Sheffield;
  - Transdev Keighley and District Travel – operates the local Keighley network including a number of Bradford connections;
  - Black Prince Travel – operates a number of services to Leeds.
- 2.68 High frequency bus networks have been developed in Bradford and Keighley and there has been investment made by operators in high quality corridors such as the Keighley-Bradford 662 route. A guided bus corridor has been developed on Manchester Road (A640) which has retained patronage levels.
- 2.69 The National Express Coach Station operates long distance coach services from Bradford Interchange to many towns and cities within the UK and also providing linking services between Leeds-Bradford International Airport and other major airports. (For further information see: *Section 1.3 – Bus and Coach Services within the Local Infrastructure Plan*)

### Leeds-Bradford Airport

- 2.70 The district is served by Leeds-Bradford International Airport (7 miles from Bradford city centre) which is located outside of the District within Leeds. As a major regional airport for both passenger and freight traffic, it has significant potential for supporting the economic growth of the Leeds City Region as a whole. The airport provides domestic flights within the UK and to international destinations to Europe, Africa, Croatia, Cyprus, Egypt, Lapland, Poland and Turkey, amongst other destinations.

### Cycle Network

- 2.71 The Council is committed to developing a cycle network within the district through links to the national network (Sustrans route) and also promoting local networks and cycle paths to assist cycle safe and convenient travel within the district.

Public Rights of Way

- 2.72 Within the District there are 664 miles (1,070 kms) of public rights of way, made up of 5,123 individual path links, of which 525 miles is definitive<sup>34</sup> and 162 is non definitive.

**Environmental Context**

- 2.73 A primary strength of the District is the amount of natural open space and 23,886 hectares of designated Green Belt land. As two thirds of the District is rural, this presents an important asset in terms of the desirability of the area to live and work the provision of natural open space, along with the provision of space for sport and recreation uses. However, the District's rural character can also act as a constraint to development; for example, some areas are internationally recognised areas of biodiversity. In turn, this presents further issues regarding how and where best to locate development and promote growth whilst retaining the essential character of the District.

- 2.74 There are 10 Landscape Character Areas within the District, these comprise of:

1. Airedale
2. Esholt
3. Pennine Upland
4. Rombalds Ridge
5. Thornton and Queensbury
6. Tong Valley
7. South Bradford
8. Wharfedale
9. Wilsden
10. Worth and North Beck Valleys

- 2.75 The Landscape Character Supplementary Planning Document (SPD) provides an existing statement of the landscape of the Bradford District along with its distinctive attributes and features, which are desirable to preserve and enhance. Each assessment details the condition of the landscape and the sensitivity of the landscape to change, along with providing a set of policy guidelines for development.

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<sup>34</sup> The legal record of public rights of way

### Nature Conservation

2.76 There are a range of nature conservation designations within the Bradford District<sup>35</sup>; these include of:

- 1 **Special Protection Area (SPA)** – an internationally important site designated under EU Directive for wild birds and covers the South Pennine Moors area.
- 1 **Site of Conservation (SCA)** – an internationally important site designated for strict protection under EC Habitats Directive and covers the South Pennine Moors area.
- 4 **Sites of Special Scientific Interest (SSSI)** – Sites designated formally by English Nature, now natural England.
- 37 **Sites of Ecological and/or Geological Interest (SEGI)** – Non-statutory designations made by Local Authorities to protect local sites of interest.
- Over 100 **Third Tier Sites** - Non-statutory designations made by Local Authorities to protect local sites of importance.
- **Bradford Wildlife Areas (BWA)** - Non-statutory designations made by Local Authorities to protect local sites of interest.
- 1 **Local Nature Reserves (LNR)** - Statutory designations made by Local Authorities to protect sites of special interest locally.

### Land Conditions

2.77 Due to the topography of the District within the valleys of Airedale and Wharfedale, some areas lie within areas of flood risk. Map B in the appendix section provides an illustration of where these areas of flood risk are; these follow the courses of primary watercourses of the Rivers Aire and Wharfe, the Leeds and Liverpool Canal and various streams and becks. Furthermore, a large proportion of the land to the west and parts of the north of the District lies above 250 meters.

2.78 Bradford has traditionally been a major supplier of blockstone for the Region and beyond. There are currently 16 operational sites in the Bradford, mainly extracting sandstone in a block form, with aggregate production a secondary activity. The sites vary in size, from the relatively small, extracting 10,000 tonnes pa to the larger scale, extracting of 200,000 tonnes pa. Most of the sites are

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<sup>35</sup> As outlined in the CBMDC (2005) Bradford Replacement Unitary Development Plan; Chpt 14: Natural Environment and the Countryside; Page 200-215

established historical sites, run by local companies and are mostly situated in green belt (including the moors) to the North West of the City Centre and to the south of Keighley. Many of the sites are approaching the exhaustion of their permitted reserves.

### **Heritage Conservation**

2.79 Bradford has a rich and diverse historic environment which makes a vital contribution to the heritage character, local distinctiveness and environmental quality of the District. All of these elements are highly valued for the positive contribution they make to the quality of the environment as well as to the benefit of the economy and tourism and for future generations. Bradford historic environment consists of the following elements listed below; where relevant these assets will be referred to in the relevant settlement profiles.

- 1 World Heritage Site at Saltaire
- Over 5,800 Listed Buildings (Grades I, II\* and II)
- 57 Conservation Areas (with a further 23 areas under consideration for designation)
- 10 Historic Parks and Gardens
- 202 Scheduled Ancient Monuments
- 1 Historic Battlefield Site – Adwalton Moor at Tong
- Various archaeological remains

### **Tourism**

2.80 The Bradford District has a vast range of quality tourist attractions from cultural venues and events, to recreational facilities, to model industrial villages and other historical associations, to its outstanding natural environment and associated outdoor activities. There is an opportunity within Bradford to build upon, develop and promote these assets to not only benefit the local economy, but for Bradford to reinvent itself as a nationally and internationally renowned cultural city. The key to its success will be to manage its tourism role within the region whilst protecting and enhancing the essential character of the places which make the District unique and attractive.

### **Waste Management**

2.81 The District currently produces approximately 261,000 tonnes of municipal (household) waste each year. The amount recycled and composted has

increased in recent years, particularly composting which has reduced the amount of waste that needs to go to landfill.

- 2.82 Many of the issues related to planning for waste management, including the identification of suitable sites for new or replacement facilities, is to be included within a Waste Management Development Plan Document (DPD) for the Bradford District. Further details of the Waste Management DPD its progress can be found on the LDF website. Section 11 of the Core Strategy Baseline Analysis Report also provides further detail regarding minerals and waste in Bradford.

### **Key planning issues, challenges and opportunities**

- 2.83 A number of issues, challenges and opportunities have been identified for the District as a whole:

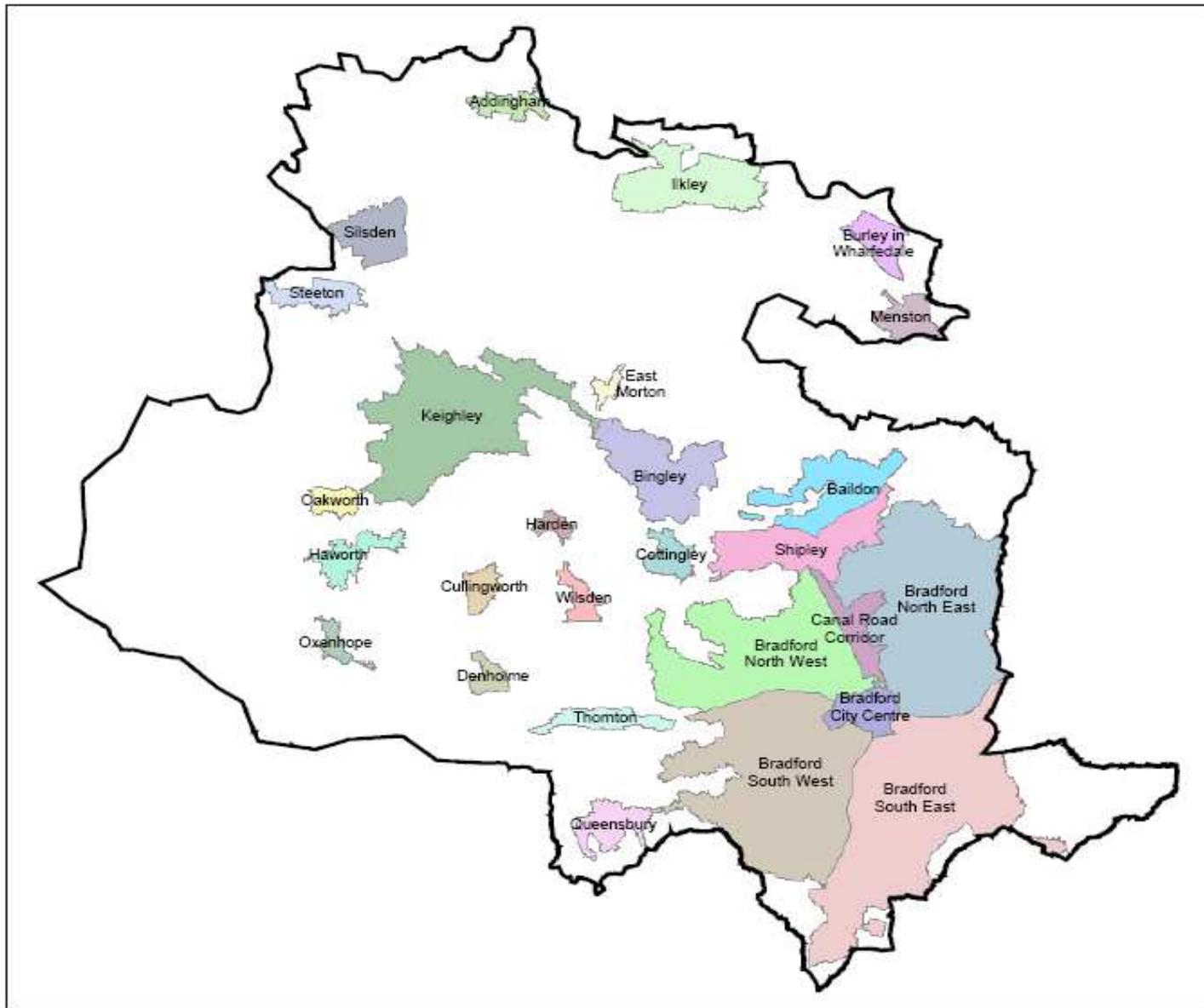
- Addressing a continual growth in the local population.
- Providing for an ageing population.
- Providing for a growing young and working age population.
- Providing new housing to accommodate a growing population.
- Providing for affordable and specialist housing needs.
- Protecting locally distinctive assets such as landscape, countryside, heritage, areas of international and regional importance for nature conservation and areas.
- Address shortfalls in the quality and quantity and distribution of green infrastructure.
- Protection and promotion of sport and recreation provision as part of a wider healthy living agenda.
- Support growth in business to provide more local employment opportunities.
- Improving accessibility to jobs, services and facilities.
- Diversify and strengthen the rural economy.
- Carefully manage the pressure for development of employment sites for other uses, such as housing.
- Minimising the potential impact of flooding from all sources.
- Providing for adaptation to and the mitigation of climate change.
- Closing the gap between social, economic and environmental conditions and opportunities.

- The regeneration of Bradford City Centre; Canal Road Corridor; Manningham; Leeds-Bradford Corridor (including Laisterdyke) and the Airedale Corridor present a unique opportunity to alleviate current area based issues and problems.
- Support sustainable tourism.
- Securing sustainable waste management.

### **Bradford District - Settlement Profiles**

2.84 The following sections of this study will provide a profile of each settlement in turn, starting with the City of Bradford, the principal towns of Bingley, Ilkley and Keighley before the remaining settlements. Map 6, overleaf, lists these settlements in order they will appear in this study as well as illustrating their locations within the District.

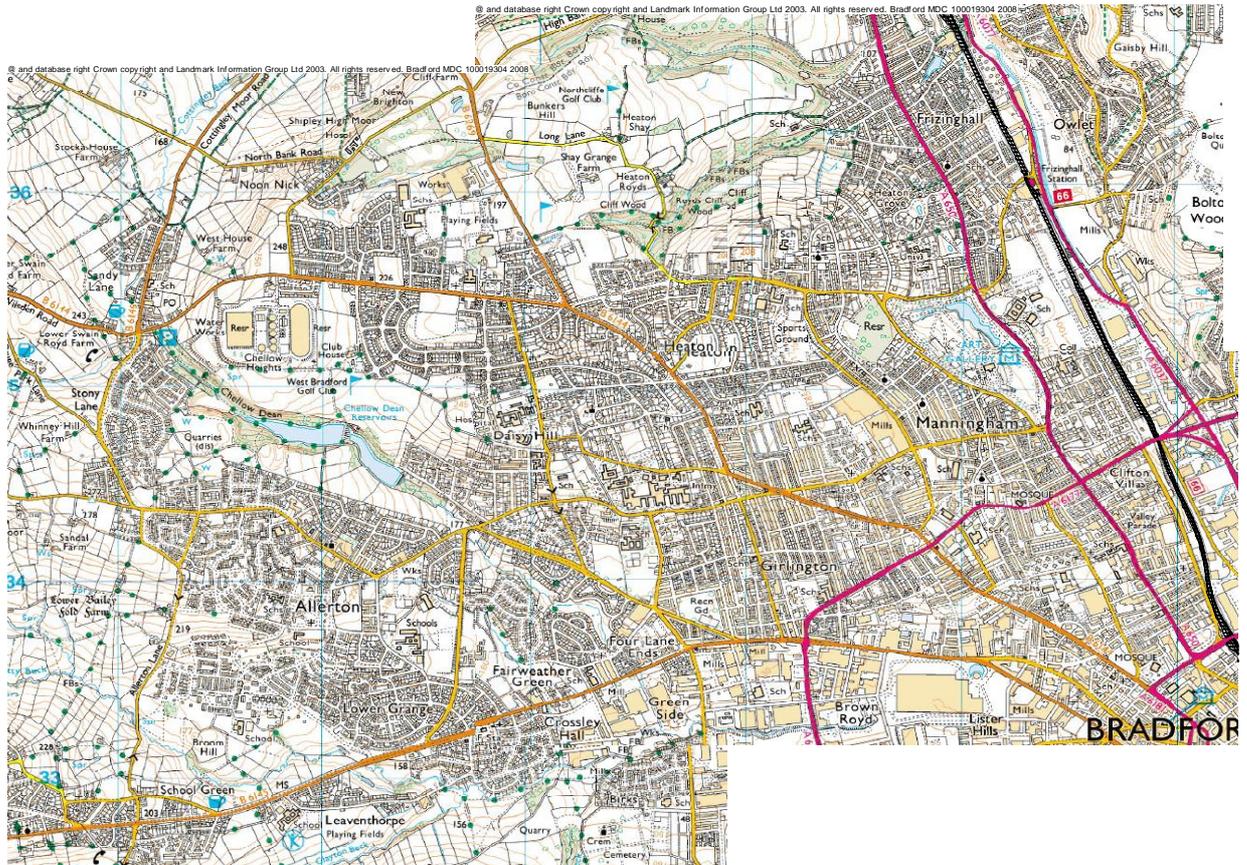
Map 6: Bradford District Settlements for Profiling



<b>A. Bradford District Settlements</b>	
<b>Regional City:</b> City of Bradford (Includes Shipley and the Canal Road Corridor)	
<b>Principals Towns:</b> Bingley Ilkley Keighley	
<b>Local Service Centres:</b> Addingham Baildon Bury-in-Wharfedale Cottingley Cullingworth Denholme East Morton Harden Haworth Menston Oakworth Oxenhope Queensbury Silsden Steeton Thornton Wilsden	
<small>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. City of Bradford Metropolitan District Council 100019204</small>	



### 3.1 BRADFORD NORTH WEST



#### Location

- 3.1.1 The majority of this north-western area of Bradford is bounded by large sections of countryside to the north and west, Thornton Road to the south and the railway line to the east. The area comprises of distinct inner city, suburban and semi-rural communities which include Manningham which is situated approximately 1 mile northwest of the City Centre, Gillington to the west, Heaton to the northwest and Frizinghall to the north. Allerton is located to the far west of the Bradford Urban Area to the north of Thornton Road.
- 3.1.2 Bradford North West covers a portion of Bradford West Parliamentary Constituency, along with a small sliver of Bradford North and Shipley Constituencies to the west and south respectively. There are three Wards within this area; these consist of Manningham, Toller and Heaton.

### **Historical Development**

- 3.1.3 Prior to 1851 much of the land surrounding the centre of Bradford was farmland with a scattering of farmsteads and the early development of some smaller settlements. Whilst the settlements were not specifically mentioned within the Domesday Book of 1086, there is documentary evidence to suggest some settlements such as Manningham (Township) and Heaton (Manor) existed as early as the 12<sup>th</sup> Century. The 1851 historic map of the District shows Manningham as a small rural settlement, whilst the other settlements of Heaton, Girlington and Allerton remain as dispersed hamlets. By 1891 there had been a burst of Victorian housing developments which created a number of leafy suburbs within this area of Bradford, including Manningham, Heaton and Girlington. Settlements such as Manningham have a long history of being an immigrant settlement. Allerton experienced residential expansion following the war following the development of a Council housing estate to the north. These 19<sup>th</sup> century and early 20<sup>th</sup> century residential developments contributed towards the creation of the communities that exist today.

### **Role of the Area**

- 3.1.4 Bradford North West is primarily made up of a collection of residential communities with many larger desirable types of housing. The Bradford Royal Infirmary (BRI) serves a vital role in the provision of emergency and non-emergency healthcare to residents and is a significant employer within the city.

### **Population and Social Structure**

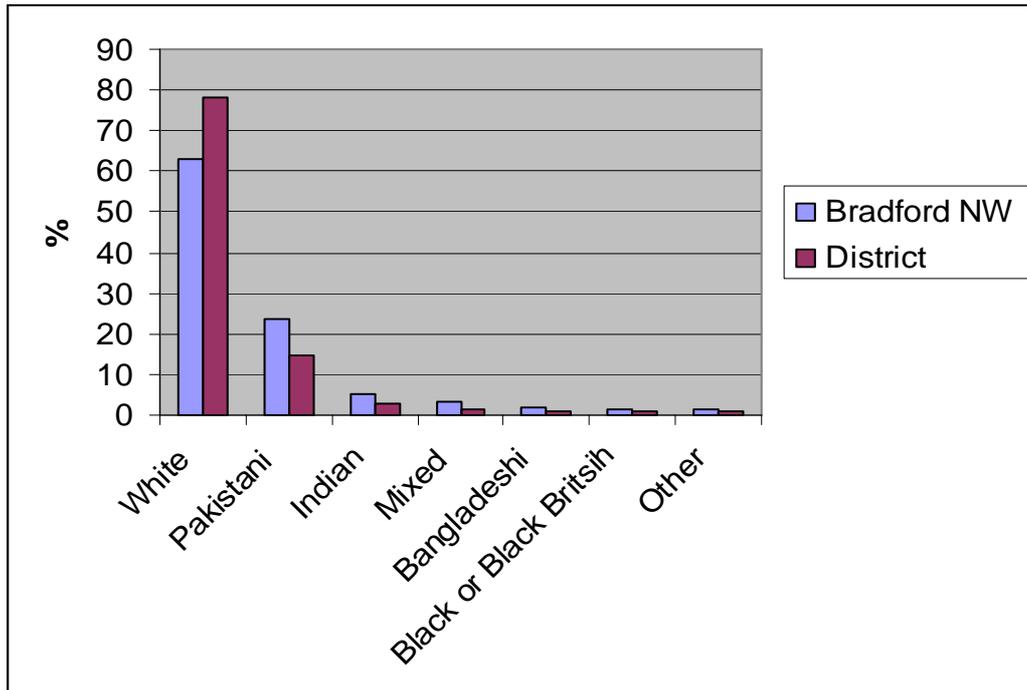
- 3.1.5 Bradford North West had a collective population of over 63,500 people<sup>36</sup> and as Figure 9 illustrates, it is the most ethnically diverse area of the city with a wide mix of ethnic groups, consisting of 47.8% White, 40.3% Pakistani, 3.9% Indian, 2.6% Bangladeshi, 2.2% Mixed, 1.8% Other and 1.4% Black/British Black<sup>37</sup>.

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<sup>36</sup> ONS Census 2001 population data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Heaton, Manningham and Toller)

<sup>37</sup> ONS Census 2001 ethnic group data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Heaton, Manningham and Toller)

**Figure 9: Ethnic groups in Bradford North West compared with the District**



3.1.6 Index of Multiple Deprivation (IMD) data concludes that all three Wards (Manningham, Toller and Heaton) are more deprived than the District average. In particular Manningham falls within the 10% most deprived communities in terms of income, employment, health, education and the environment. Furthermore the IMD data (2009) shows that Heaton is ranked 6<sup>th</sup> most deprived area within England and Girdlington is ranked 20<sup>th</sup>.<sup>38</sup>

3.1.7 Within the Replacement Unitary Development Plan (RUDP) for Bradford (2005) identified Manningham and Girdlington as a Community Priority Area. These are described as areas which are characterised by nineteenth century housing, overcrowding, open space deficiencies and poor amenities and environment.<sup>39</sup>

**Housing**

3.1.8 The North West section of Bradford contains around 20,872 households, of which 66% of homes are privately owned, 17.8% are social housing and 16.7% are owned by other means<sup>40</sup>. The majority of housing within this area consists of

<sup>38</sup> Index of Multiple Deprivation (2004) (taken from CBMDC (June 2004) Bradford District Ward Profiles (Heaton, Manningham and Toller)

<sup>39</sup> CBMDC (2005) Replacement Unitary Development Plan; Proposals for the Bradford West Constituency; Section 11.0 Community Facilities, page 33

<sup>40</sup> ONS Census 2001 Household characteristics and Tenure; taken from CBMDC (June 2004) Bradford District Ward Profiles (Heaton, Manningham and Toller)

Victorian terraced housing (43.4%), with 25% of semi detached housing and 20.9% flats/conversions. There are a small proportion of detached dwellings which only account for 9.6% of houses in this area.<sup>41</sup> This would demonstrate that there is a shortage of larger housing suitable for large families within this section of Bradford.

3.1.9 A report produced by the Bradford Central and Eastern European Working Group in January 2006 states that both Manningham and Girdlington have an abundance of relatively cheaper housing and have a history of migrant populations settling within these areas<sup>42</sup>. This trend is reflected in the population structure along with the type of dwellings which are available within this area.

3.1.10 There is over 32 hectares of Phase 2 and Safeguarded Land as allocated in the Replacement UDP for development. The densely developed inner city areas presents only limited opportunities for new housing development, therefore any such development would have to be located towards the outer urban areas.

### **Employment**

3.1.11 The western side of Bradford is the location for smaller industrial sites which are distributed sporadically around Thornton and across the Bradford West Constituency. The Employment Land Review (2007) states that there are a number of available sites within this area however due to poor access and or topography of these sites there may be no reason to keep these for employment land in the future<sup>43</sup>.

3.1.12 There are a number of large employers in this area; one of the largest being Hallmark Cards Plc located in Heaton employing over 1,100 people. There are concentrations of employers close to the City Centre and the area alongside the railway line and Manningham Lane.

3.1.13 This sector of the city is not considered to be a key location within Bradford for employment due to a number of issues concerning location, topography and land contamination. Despite this, the Employment Land Review (2007) states that

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<sup>41</sup> See No.5 above.

<sup>42</sup> Bradford Central & Eastern European Working Group (2006) A8 Migration in Bradford: A template for Action.

<sup>43</sup> Arup (2007) Employment Land Review (commissioned on behalf of CBMDC); Para 4.5.3 Bradford Urban Area; page 20

there are a number of sites which may be brought forward in both the short and medium term and such sites should continue to meet local market demand.<sup>44</sup> The study concluded that no intervention would be needed within this area. Despite this fact, the regeneration of Manningham, including the redevelopment and conversion of Lister's Mill; Drummond Mill and Enterprise Island have an important role to play in changing perceptions of the area whilst improve the quality of the environment, thus attracting inward investment into the area.

## Retail

3.1.14 There are a number of district and local centres within this area of Bradford which provide access to convenience and some comparative goods, these include:

- **District Centres** – Girdlington
- **Local Centres** – Allerton; Carlisle Road/Whetley Hill; Duckworth Lane; Frizinghall, Oak Lane (Manningham) and White Abbey Road.

3.1.15 The Retail and Leisure Study, produced by White Young Green on behalf of the Council in 2008, assessed the condition and viability of these centres. A summary of these centres within Bradford North West is set out in the tables below.

**Table 7: Retail Centres in Bradford North West**

GIRLINGTON DISTRICT CENTRE <sup>45</sup>	
<b>Location</b>	The centre is located on the busy junction of the B6145 Thornton Road and the A6177 Ingleby Road.
<b>Outlets</b>	The centre partly comprises of a retail park with large outlets. These include a Morrisons, Lidl and an Asian Al Halal supermarket, with smaller retail outlets. There were also a range of leisure facilities such as take-away outlets, public houses, cafes and restaurants; however these are under represented within the centre.
<b>Condition</b>	The Victoria Shopping Centre is modern in design and is clean, tidy and well maintained, however the busy nature of main roads detract for the amenity of the centre and acts as a barrier for pedestrians. Shop premises along Thornton Road vary in terms of styles, ages and environmental quality. Vacant outlets are particularly poor with some buildings subject to fly posting and graffiti.

<sup>44</sup> Arup (2007) Employment Land Review (commissioned on behalf of CBMDC); Para 5.3.6 Bradford West; page 25

<sup>45</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); pg 34 & 162; & Apdx.7

<b>Vacancies</b>	In 2007, 12% of these outlets were recorded as being vacant; the majority of these were situated on Thornton Road and were considered to be of poor environmental quality.
<b>Health</b>	The centre is a strong convenience destination anchored by the Morrison's supermarket and a range of other convenience traders.
<b>Recommendations</b>	None stated.

#### ALLERTON LOCAL CENTRE <sup>46</sup>

<b>Location</b>	The Allerton Shopping Centre is situated approximately 5 miles to the north-west of Bradford City Centre. It is located to the north west and extends down Allerton Road to the south-east.
<b>Outlets</b>	The centre is dominated by retail outlets providing a range of goods and services to local residents, including a Post Office, Pharmacy and a Co-op foodstore. Outlets along Allerton Road are predominantly in use for leisure services purposes.
<b>Condition</b>	The environmental quality around the centre is considered to be 'poor', however some outlets are well maintained.
<b>Vacancies</b>	There are high levels of vacancies within the centre – 33% of all outlets and 25% of retail floorspace; vacant properties are generally boarded up and of poor quality. The study recorded further derelict properties outside the centre which could be redeveloped for other uses in the future.
<b>Health</b>	It is described as an important local centre within the hierarchy, however is considered to be struggling as a retail centre.
<b>Recommendations</b>	The centre should be monitored carefully and appropriate scaled retail developments encouraged.

#### CARLISLE ROAD/WHETLEY HILL LOCAL CENTRE <sup>47</sup>

<b>Location</b>	This centre is situated along Carlisle Road and Whetley Hill which form part of the A6177 Bradford Ring Road. It is a linear centre covering approximately 0.75km.
<b>Outlets</b>	The relatively large centre contains a good range of retail and service uses as well as several civic uses (mosque; library; Manningham Sports Centre; CBMDC one stop shop and Carlisle Business Centre), although does not contain a Post Office or a supermarket.
<b>Condition</b>	The environmental quality of the centre around the vacant outlets is considered to be poor.

<sup>46</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); 13.15–13.17; pg 169; 184; & Appendix 8

<sup>47</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); 13.28-13.30; pg 171; & Appendix 8

<b>Vacancies</b>	There were 15 vacant outlets, accounting for 22% of all outlets in the centre.
<b>Health</b>	Whilst the centre has a range of services, the high level of vacant units affect the health of the centre, however it is generally performing well.
<b>Recommendations</b>	The boundary of the centre should be adjusted to include the garage outlet adjacent to the Marlboro as this is considered to be an appropriate local use.

#### DUCKWORTH LANE LOCAL CENTRE <sup>48</sup>

<b>Location</b>	Located to the north west of Bradford City Centre near to the BRI, it is considered to be an extensive local centre in the Bradford conurbation.
<b>Outlets</b>	The centre has a good provision of retail and leisure uses along with a notable concentration of Asian businesses. There are 69 outlets covering 5,261sq m of retail floorspace.
<b>Condition</b>	Retails outlets are of good quality although the busy nature of the road detracts from the environmental quality of the centre.
<b>Vacancies</b>	There were a total of 7 vacant outlets, accounting for 10% of outlets.
<b>Health</b>	It is considered to be a relatively strong centre and performing well.
<b>Recommendations</b>	None stated.

#### FRIZINGHALL LOCAL CENTRE <sup>49</sup>

<b>Location</b>	A linear centre of modest size, situated in the eastern side of Keighley Road which forms part of the A650 connecting Shipley.
<b>Outlets</b>	The centre contains a wide array of facilities for the local population The centre also contains a number of fast food outlets and a GPs surgery.
<b>Condition</b>	Occupied outlets are well maintained, although vacant properties are of poor quality.
<b>Vacancies</b>	There were a total of 4 vacant outlets, accounting for 13% of outlets.
<b>Health</b>	The centre is considered to function effectively as a local centre and is performing well.
<b>Recommendations</b>	None stated.

<sup>48</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); 13.39; pg 173-174;183 & Appendix 8

<sup>49</sup> White Young Green (2008) Retail & Leisure; 13.45; pg 179; 183 & Appendix 8

<b>OAK LANE (MANNINGHAM) LOCAL CENTRE</b> <sup>50</sup>	
<b>Location</b>	The centre is situated in the suburb of Manningham to the north of Bradford City Centre. It is a linear centre along Oak Lane from the junction with St Mary's Road in the east to the junction with Heaton Road in the west.
<b>Outlets</b>	The centre is well represented by floorspace in all categories of retail goods and services. Although the centre lacks a Post Office or newsagents, it contains a pharmacy and a small supermarket. The centre plays an important role in the provision of goods and services to residents, including the Westbourne Green Community Health Care Centre, a GP surgery and a dentist.
<b>Condition</b>	The environmental quality of the centre is considered to be good.
<b>Vacancies</b>	There were 4 vacant outlets accounting for 9% of all outlets.
<b>Health</b>	The centre is considered to be performing well.
<b>Recommendations</b>	None stated.

<b>WHITE ABBEY ROAD LOCAL CENTRE</b> <sup>51</sup>	
<b>Location</b>	The centre is located on White Abbey Road which connects Bradford City Centre in the east and to the A6177 in the west. The centre serves a significantly larger catchment area and benefits from passing trade.
<b>Outlets</b>	The centre is unique as it contains a newsagent but no other recommended uses of a local centre. It caters for a niche Asian market being dominated by comparison retailers selling Asian clothes, textiles, shoes and jewellery.
<b>Condition</b>	The centre benefits from a good environmental quality and retail outlets are well maintained.
<b>Vacancies</b>	There were 2 vacant outlets accounting for 7% of vacancies.
<b>Health</b>	The centre is considered to be a unique centre and is clearly healthy and performing well.
<b>Recommendations</b>	Given the important and unique nature of this centre, WYG believe the local centre designation should remain despite its lack of representation from uses normally associated with a local centre.

<sup>50</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); 13.61; pg 178; 183; Appendix 8

<sup>51</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); 13.77-13.78; pg 181; 183 & Appendix 8

3.1.16 Furthermore, the Retail and Leisure Study (2008) suggested that the Council gives consideration for the designation a further two areas as Local Centres; these include Sandy Lane (Allerton) and Heaton<sup>52</sup>.

### Community Facilities

3.1.17 This north western area of Bradford contains a full range of local facilities and amenities which serve the local communities, which in comparison to the rest of the city has some of the highest levels of facilities available to residents.

### Education

3.1.18 There are 23 primary schools and 6 secondary schools within this area of Bradford, these are listed in Table 8 below.

**Table 8: Education Facilities in Bradford North West**

PRIMARY SCHOOLS		TOTAL OF 23
o Allerton Primary	o Miriam Lord Primary	
o Atlas Community Primary	o Our Lady & St Brendan's Catholic Primary	
o Frizinghall Primary	o Sandy Lane Primary	
o Girlington Primary	o Springwood Community Primary	
o Green Lane Primary	o St James' Church Primary	
o Heaton Primary	o St Matthew's Catholic Primary	
o Heaton St Barnabas' CE Primary	o St Philips CE Primary	
o Iqra Community Primary	o St William's Primary	
o Ley Top Primary	o Westbourne Primary	
o Lilycroft Primary	o Westminster CE Primary	
o Lister Primary	o Whetley Primary	
o Margaret McMillan Primary		
SECONDARY SCHOOLS & ACADEMY'S		TOTAL OF 6
o Belle Vue Boys;		
o Belle Vue Girls,		
o Challenge College,		
o Dixons Allerton Academy		
o St Bedes Catholic Grammar; and		
o St Josephs Catholic Grammar		
Source: Education Bradford (2009) School Contact Details ( <a href="http://www.educationbradford.com">www.educationbradford.com</a> )		

<sup>52</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); 14.04; pg 185  
LDF Evidence Base

Healthcare

3.1.19 Table 9 below lists the NHS registered located throughout this area:

**Table 9: Healthcare Facilities in Bradford North West**

<b>HOSPITALS</b>	
Bradford Royal Infirmary (A&E) Bradford Maternity Hospital	Lynfield Mount Hospital
<b>GP SURGERIES</b>	
<b>TOTAL OF 17</b>	
Ashwell Medical Centre - BD8 9DP Bilton Medical Centre – BD8 8JT Carlton Medical Practice - BD8 9PB Dr N F Abbas & Partners – BD9 4BB Frizinghall Medical Centre – BD9 4LH Heaton Medical Practice – BD9 6LL Kensington Health Centre – BD8 9LB Leylands Medical Centre BD9 5PZ Lower Grange Medical Centre – BD8 0QN	Manningham Medical Practice – BD8 7SY Oak Lane Surgery – BD8 8RA Pheonix Medical Centre – BD15 7WA Picton Medical Centre – BD8 8RA The Grange Practice – BD15 7NJ The Surgery - BD8 7RT Westbourne Green CHC Centre – BD8 8RA Whetley Medical Centre – BD8 9DW
<b>DENTISTS</b>	
<b>TOTAL OF 8</b>	
Allerton Dental Practice – BD15 7RA Azfar & Shore – BD9 5EU Chana – BD9 4QU Dental Surgery – BD9 5BU	Marlborough Road Dental Practice – BD8 7LD Rayner, Rayner & Associates – BD8 9EA Sampson and Associate – BD8 7EP Woolley; Mornington Villas Dental Suite - BD8 7HB
<b>OPTICIANS</b>	
<b>TOTAL OF 5</b>	
Crossroads Optical Centre – BD9 5HB Eyedeal Opticians – BD9 5ET Keith Bennett (Optometrist) Ltd – BD15 0HX	Specsavers Opticians – BD8 9BN Spectacular Opticians – BD9 4QX
<b>PHARMACIES</b>	
<b>TOTAL OF 20</b>	
Alliance Pharmacy – BD8 9BN Bilton Pharmacy – BD8 8JT City Road Pharmacy – BD8 8JT Cohens Chemist – BD18 3AB Cohens Chemist – BD8 7RS H S Chemist – BD8 8AD Heaton Pharmacy – BD9 4BB Lloyds Pharmacy - BD15 7BN Lloyds Pharmacy – BD9 5HB Lloyds Pharmacy; Allerton HC – BD15 7WA	Lloyds Pharmacy; Leylands MC – BD9 5PZ R Chemist – BD8 0QB Rehman Pharmacy – BD8 9DJ Rowlands Pharmacy - BD15 0HX Rowlands Pharmacy – BD8 9DW Shakespears Chemsit – BD9 4PU Your Local Boots Pharmacy – BD8 7SW Your Local Boots Pharmacy – BD8 9LB Your Local Boots Pharmacy – BD9 6JB Your Local Boots Pharmacy – BD9 6NJ
Source: Bradford & Airedale Teaching PCT (2010)	
<a href="http://www.nhs.uk/servicedirectories/pages/trust.aspx?id=5ny&amp;v=0&amp;pid=5ny">http://www.nhs.uk/servicedirectories/pages/trust.aspx?id=5ny&amp;v=0&amp;pid=5ny</a>	

Other Community Facilities

3.1.20 Community Post Offices, libraries, halls and centres and other facilities are often vital services that serve a local population and enhance people's lives. Table 9 below outlines the additional facilities within Bradford West. Please note that this list is not exhaustive and will be updated in light of any new facilities.

**Table 10: Other Community facilities in Bradford North West**

<b>POST OFFICES</b>		<b>TOTAL OF 9</b>
Allerton – BD15 7QX	Heaton – BD9 4BB	
Bell Dean – Allerton – BD15 7YZ	Heights Lane – BD9 6JB	
Chellow Grange – BD9 6NJ	Lilycroft Road – BD9 5AD	
Frizinghall – BD9 4EY	Oak Lane – BD9 4PU	
Girlington – BD8 9LZ		
<b>LIBRARIES</b>		<b>TOTAL OF 5</b>
Allerton Library – BD15 7RJ	Heaton Library – BD9 4AX	
Girlington Library – BD8 9LT	Manningham Library – BD8 8BB	
Haworth Road Library – BD9 6LP		
<b>COMMUNITY CENTRES &amp; HALLS</b>		<b>TOTAL OF 11</b>
Allerton Hall Resource Centre – BD15 8HB		
Dominican Association Community Centre – BD8 8ET		
Asian Women & Girls Centre – BD8 7LS		
Frizinghall Community Centre Association – BD9 4HX		
Millan Centre – BD9 4RA		
Pakistan Community Centre – BD8 8EJ		
Lower Grange Youth & Community Centre – BD8 0RF		
Springdale Community Centre – BD10 9QR		
Weymouth Avenue Day Centre – Bd15 7JJ		
Whetley Hill Resource Centre – BD8 8NL		
Youth & Community Service – BD8 8EJ		
Sources: Post Office Branch Finder: <a href="http://www.postoffice.co.uk/portal/po">http://www.postoffice.co.uk/portal/po</a>		
Libraries: <a href="http://www.bradford.gov.uk/bmdc/leisure_and_culture/library_and_information_services/">http://www.bradford.gov.uk/bmdc/leisure_and_culture/library_and_information_services/</a>		
Community Halls: <a href="http://www.locallife.co.uk/bradford">www.locallife.co.uk/bradford</a>		

Open Spaces & Recreation

3.1.21 There are a wide range of open spaces and recreational facilities in this area, which include Lister Park in Manningham along with recreational facilities at Thornton Recreation Centre and Rhodesway Swimming Pool. Table 11 below summaries the open spaces and recreational facilities available within this area:

**Table 11: Open Space and Recreational Facilities in Bradford North West**

FACILITIES	PROVISION
<b>Parks &amp; Gardens</b>	<ul style="list-style-type: none"> <li>• There is a minor catchments gap in the amount of Parks and Gardens within this area.</li> <li>• Those that exist are all of a high quality, in particular Lister Park won Britain's Best Park award and was nominated for Best Park in Europe in 2006; and subsequently has gained a Green Flag Award in 2010. It has many outstanding features including; Cartwright Hall, a lake with boating, tennis courts, play areas and the inspiring Mughal Water gardens.</li> <li>• Other Council run parks include: Greenwood Park; Ladyhill Park and West Park (Girlington).</li> </ul>
<b>Amenity Green Space</b>	<ul style="list-style-type: none"> <li>• There are 91 sites within the Bradford West constituency area, totalling over 55ha, and a 6 green corridor sites.</li> <li>• Particular gaps have been identified to the west of this area.</li> </ul>
<b>Play areas</b>	<ul style="list-style-type: none"> <li>• Within the Bradford West constituency area there were 39 play areas, 4 of which were of high quality and 4 were deemed to be below average.</li> <li>• Gaps in the provision of play areas have been highlighted to the west and the north of this area towards Allerton and Heaton respectively.</li> </ul>
<b>Allotments</b>	<ul style="list-style-type: none"> <li>• There are 9 allotment spaces within the Bradford West constituency.</li> <li>• Some Council sites consist of Bullroyd, Chapel Lane, Heaton, Scotchman Road and Whetley Grove.</li> <li>• Significant gaps exist towards the west of the city centre.</li> </ul>
<b>Civic spaces</b>	<ul style="list-style-type: none"> <li>• There are 5 civic spaces (hard surfaced areas designed for pedestrians) within the Bradford West constituency.</li> </ul>
<b>Playing Pitches</b>	<ul style="list-style-type: none"> <li>• Provision shortfall identified in this area for the following sports: football, cricket and rugby league.</li> </ul>
<b>Cemeteries</b>	<ul style="list-style-type: none"> <li>• Heaton cemetery serves this area.</li> <li>• There is no gap in provision within Bradford.</li> </ul>
Source: KKP (2007) Open Space & Sport and Recreation Study	

### Emergency Services

3.1.22 The following emergency services are located in this area:

- A Police station is located in Manningham along with one in the centre of Bradford.
- A Fire station is located on Thornton Road in Fairweather Green.
- The Bradford Royal Infirmary (BRI) built in 1936, is located centrally within this area at Daisy Hill and provides emergency and non-emergency health care to the City as well as providing significant employment opportunities.

### **Transport**

3.1.23 This section of the city has convenient road links which include the A650 which extends northwards from the city through Manningham linking to Cottingley, Saltaire and Shipley. The A6177 City Ring Road cuts through the lower sections of Manningham providing access to the rest of the city.

3.1.24 The area is served well by public transport; the majority of settlements are within 400m of high frequency bus routes, apart from Heaton and the western parts of Allerton. Whilst this area of Bradford lies to the west of the railway line which connects Bradford with Shipley and beyond, there is only one railway station at Frizinghall. However there is potential for a new rail station at Manningham which would provide more connectivity between Leeds and Bradford, subject to a number of factors and issues.

3.1.25 Travel to work data for Manningham, Toller, and Heaton Wards indicates that around half of the population travel by car, whereas settlements further away from the city (Girlington, Frizinghall and Heaton) having a greater reliance on the private car. Within Manningham there are a higher percentage of people travelling by bus (16.2%) in comparison to Toller and Heaton with 12.1% and 11.8% respectively. There are also a greater proportion of people that travel to work by foot and by bicycle (18.2%) in Manningham in comparison to 15.6% in the Toller Ward and 9.9% in Heaton.<sup>53</sup>

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<sup>53</sup> ONS Census 2001 Travel to Work; taken from CBMDC (June 2004) Bradford District Ward Profiles (Heaton, Manningham and Toller)

3.1.26 The road junction at Manningham Lane and Queens Road has been declared an Air Quality Management Zone (AQMZ) as they study has identified possible problems in meeting the nitrogen dioxide UK air quality objective.<sup>54</sup>

### **Natural Environment**

3.1.27 A large proportion of this section of the city is heavily built-up, however towards the edge of the urban area around Heaton and Allerton borders onto the Green Belt which provides a respite to the built-up nature of the area. This landscape falls within the Wilsden Landscape Character Area and is classified as wooded valley around Chellow Heights and Heaton Shay which then leads into an area of mixed upland pasture. The majority of the landscape is deemed to be of medium sensitivity and low towards the edge of the built up area near to Heaton Shay<sup>55</sup>.

### **Nature Conservation**

3.1.28 There are a number of designated nature sites within this area, these include Bradford Wildlife Areas (BWA) including Chellow Dean (wildlife corridor) and Heaton Reservoir; and a Site of Ecological or Geological Importance (SEGI) at Nick Noon close to Stoney Ridge and Chellow Dean Woods<sup>56</sup>.

### **Land Conditions**

3.1.29 A portion of land to the North West of the urban area at Frizinghall and along Valley Road close to the City Centre lies within a flood risk area. This is due to the Bradford Beck running through the City Centre before heading north to join the River Aire at Shipley.

### **Local Heritage**

3.1.30 There are six Conservation Areas within this Bradford North West, namely:

- Apsley Crescent (Manningham)
- Eldon Place (Manningham)
- Heaton Estates (Manningham)
- North Park Road (Manningham)
- St Pauls (Manningham)
- Southfield Square (Manningham); and

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<sup>54</sup> AEA (2009) Draft Air Quality Action Plan (commissioned on behalf of CBMDC) 3.2.2; pg. 10

<sup>55</sup> CBMDC (2009) Landscape Sensitivity mapping; adapted from Wilsden Landscape Character SPD (2000 & 2008).

<sup>56</sup> CBMDC (2008) Landscape Character Supplementary Planning Document

- Wheatley Grove.

3.1.31 Each of these areas have their own distinct and unique characters which create a strong sense of place and create local distinctiveness. Individual Conservation Area Assessments have been produced by the Council and provide an in depth account of the historical development, character, appearance along with setting out a management plan for each area.

3.1.32 English Heritage have designated Lister Park in Manningham as a Historic Park and Gardens for its historic qualities. The park first opened to the public in 1870 following its purchase from Sir Samuel Cunliffe Lister, a local mill owner for £40,000.

### **Local Schemes and Plans**

3.1.33 The Manningham Masterplan (2005) identifies Manningham as a key area for targeted regeneration with a number of physical and social projects that will provide a catalyst for change and harness planned and potential investment. The key aims of the plan ensure that all



aspects of sustainability are achieved, by way of social cohesion, increasing employment opportunities through stimulating new businesses and retail offer, and bringing vacant and under-used buildings back into use. Major projects such as the conversion and redevelopment of the world famous Grade II\* Lister Mills is an important asset for both Manningham and the wider area.

3.1.34 Due to proximity to the Shipley Canal Road Corridor regeneration area to the east, there may be an opportunity for any regeneration benefits to be harnessed and spread into the north-west area of the city.

### **Key planning issues for Bradford North West**

3.1.35 The following key issues have been identified for the North West of Bradford, these are listed below:

- Increase the provision of new housing to accommodate a growing population;
- Balance the needs of a multi-cultural population;

- Tackle local deprivation through the provision of quality housing, access to employment and creation of a quality environment;
- Need for larger housing provision within the area;
- There are significant and minor shortfalls/gaps within the provision of open space and recreation facilities within this area;
- There is a need to minimise, mitigate and manage the Air Quality Management Zone (AQMZ) at Manningham Lane and Queens Road to reduce risk to people's health;

### **Key opportunities for Bradford North West**

3.1.36 The following opportunities have been identified for the North West of Bradford, these are listed below:

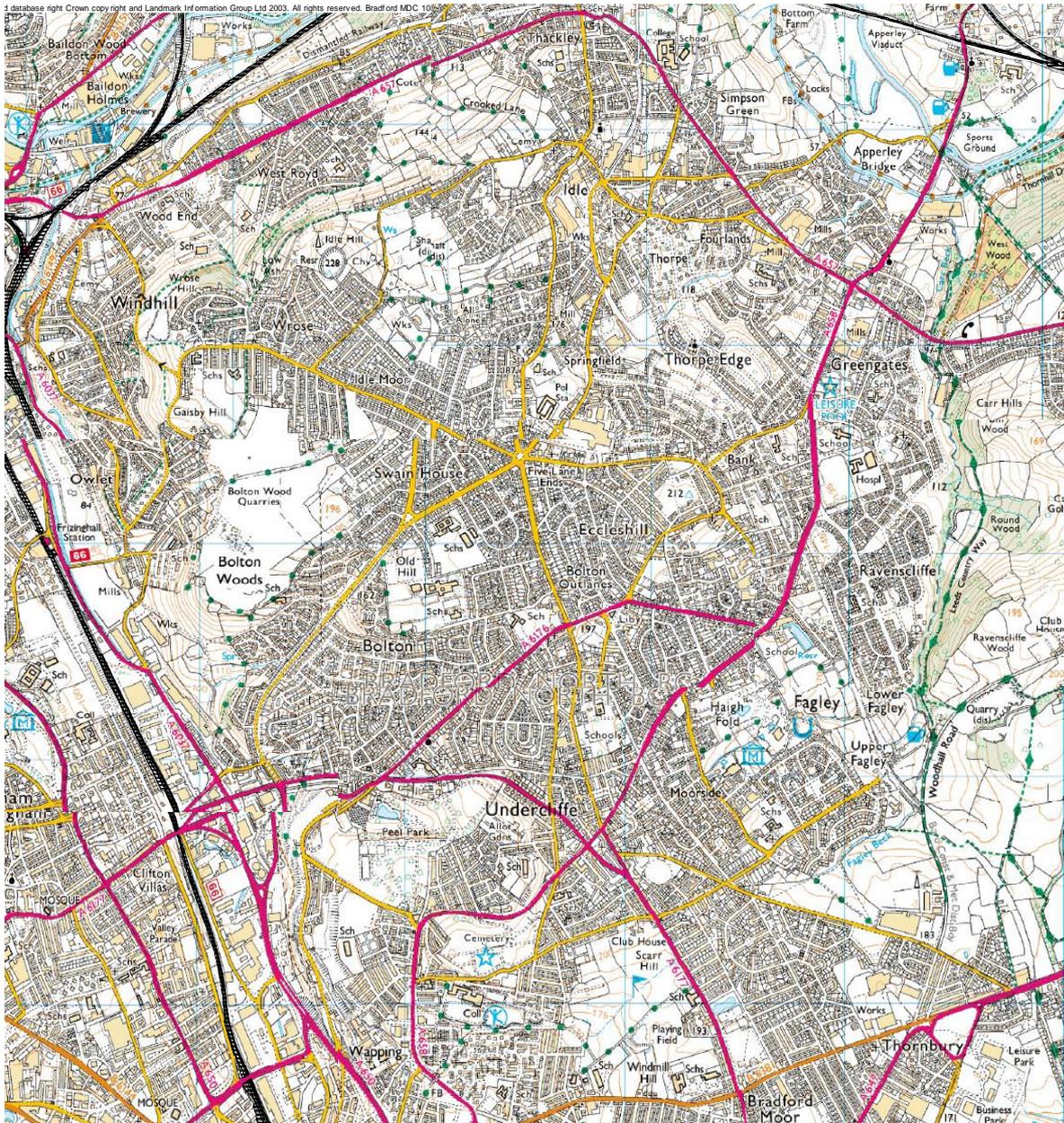
- Availability of land to provide new housing and employment uses;
- The regeneration of Manningham and the Shipley Canal Road Corridor presents individual opportunities to alleviate current area based issues and problems;
- Potential re-opening of the Manningham Railway Station would increase connectivity to other parts of the District and beyond;

### **Community Based Issues for Bradford North West**

3.1.37 The Bradford West Area Committee Action Plan 2009-2011, along with a further six area based locality plans have been produced for this area and a number of neighbourhoods, namely Cornwall Road, Frizinghall, Girdlington, Manningham, Upper Heaton. All these action plans and community plans have been produced in consultation with the public and highlight the following community based issues:

- Lack of employment and training opportunities within the area;
- Improvement to transport infrastructure needed;
- Lack of affordable housing provision;
- Lack of facilities for younger people;
- Poor accessibility to schools and green spaces;
- Poor environmental quality;
- Lack of protection of open space within the Manningham area in particular;
- Number of facilities available to cater for the growing migrant community, particularly in Manningham and Girdlington.

## 3.2 BRADFORD NORTH EAST



### Location

3.2.1 The north east of Bradford stretches from the City Centre in the south east towards Apperley Bridge in the far north east and to the edge of Shipley in the North West. The southern boundary follows the A647 Leeds Road from the junction at Shipley Airedale Road to where it meets the Leeds boundary in the east. The area comprises of the inner city areas of Barkerend, Bradford Moor and Undercliffe; areas built around older village centres such as Idle, Thackley, Greengates, Eccleshill and Wroase; and the large ex-Council housing estates of

Thorpe Edge; Ravenscliffe and Windhill near Shipley. Apperley Bridge is located on the edge of the built up area adjacent to the Green Belt. The village of Esholt along with the Yorkshire Water sewerage plant is located to the north of this area within the Green Belt.

- 3.2.2 This section of Bradford falls within the Bradford North and a small part of the Shipley Constituencies and is covered by the following Wards: Idle and Thackley, Windhill and Wrose, Eccleshill, Bolton and Undercliffe, along with small sections of Bradford Moor.

### **Historical Development**

- 3.2.3 By the 17<sup>th</sup> and 18<sup>th</sup> centuries Bradford was essentially a collection of small, rural villages scattered amongst the landscape. Idle, Eccleshill and Undercliffe were some of the earliest settlements to form within this area of Bradford. In 1898 the extension to Bradford led to these settlements becoming part of the city's suburbs, along with Eccleshill, Bierley, Thornton and Tong.
- 3.2.4 Between the 18<sup>th</sup> and 19<sup>th</sup> centuries the development of water and rail transportation shaped sections of Bradford's landscape. In 1773, the first part of the Leeds and Liverpool Canal was opened from Skipton to Bingley. By 1777, the canal was open between Leeds to Gargrave, including the branch into Bradford. This passed through the northern part of Bradford from Shipley to Apperley Bridge and then into Leeds. The introduction of the railway came much later in 1843 when the Leeds Bradford Railway was formed linking Leeds and Bradford via Shipley. During the 1860's two small railway companies were formed to promote suburban railways in Bradford, the Bradford, Eccleshill and Idle Railway and the Idle and Shipley Railway, later to be taken up by the Great Northern Railway which built a line looping through the villages to the north-east of Bradford, from Laisterdyke through Eccleshill, Idle and Thackley to Shipley. The line carried freight and passengers until the 1930's until finally closing the line in the late 1960's.
- 3.2.5 Between the 18<sup>th</sup> and 19<sup>th</sup> centuries the settlements grew at a fast rate and it was not long until the settlements of Idle and Eccleshill merged together. The previous countryside and village character of the area was quickly becoming a distant past as a result of the massive redevelopment that has occurred.

### **Role of the Area**

3.2.6 Bradford North East is comprised of a collection of residential communities with a mixture of older settlements through to traditional and modern housing estates. This section of Bradford acts as the interface with Leeds, providing road links to the Leeds/Bradford Airport within the Leeds District. The Yorkshire Water Sewerage Treatment Plant at Esholt currently provides critical infrastructure to large parts of Bradford.

### **Population and Social Structure**

3.2.7 The North East of Bradford has a population of approximately 80,100 people at the time of the 2001 Census<sup>57</sup>.

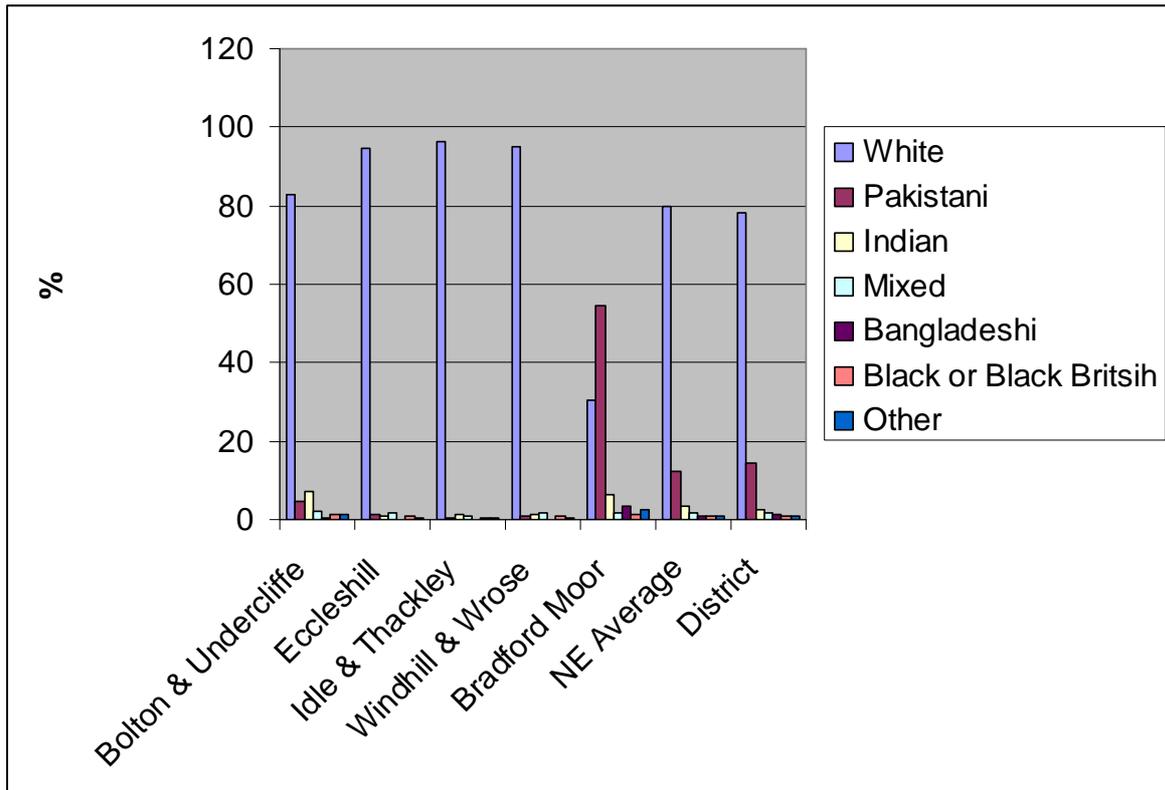
3.2.8 Whilst the collective ward average for ethnic groups mirrors the District's average, the individual ward figures illustrate a different picture. Bolton and Undercliffe; Eccleshill; Idle and Thackley and Windhill and Wrose Wards contain a large majority of people of white origins (over 80% and up to 96.2% in Idle and Thackley), however within the Bradford Moor Ward there the majority population is people of Pakistani origin, accounting for 54.4%, followed by people of white origin at 30.5%.<sup>58</sup> These figures demonstrate a clear disproportionate cluster of people of different ethnic origins within this sector of Bradford as Figure 10 overleaf illustrates.

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<sup>57</sup> ONS Census 2001 population data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Idle & Thackley, Windhill & Wrose, Eccleshill, Bolton & Undercliffe, and small sections of Bradford Moor).

<sup>58</sup> ONS Census 2001 ethnic group data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Idle & Thackley, Windhill & Wrose, Eccleshill, Bolton & Undercliffe, and small sections of Bradford Moor).

**Figure 10: Ethnic groups in Bradford North East compared with the District**



3.2.9 The Index of Multiple Deprivation (2007) indicates disparities in terms of deprivation between Wards in this section of Bradford. Bradford Moor Ward is significantly more deprived than the rest of the District in terms of levels of education, income and employment. Bolton and Undercliffe, Eccleshill and Windhill and Wrose each had similar levels of deprivation to that of the Districts average, however within Bolton & Undercliffe this was experienced more so in the crime category and in Eccleshill within the education category. Idle and Thackley was deemed to be less deprived in comparison with the rest of the District.

### Housing

3.2.10 The North East section of Bradford contains approximately 30,104 households of which a large proportion of housing (58.4%) were privately owned, 17.8% were social housing and 11.1% are owned by other means. The majority of housing within this area is semi-detached housing (45.3%) with terraced housing accounting for 31.7% of stock and 13.4% flats/conversions. There are only a small proportion of detached dwellings which only account of 9.8% of houses in

this area. This would demonstrate that there is a shortage of larger housing suitable for large families within this section of Bradford<sup>59</sup>.

3.2.11 InCommunities, a social housing landlord, have a rolling programme of housing renewal within the former Council estates of Ravenscliffe and Thorpe Edge. This accounts for approximately 1,500 properties. Schemes include internal improvements, new kitchens and bathrooms, central heating and re-wiring. Within Ravenscliffe, In-communities have plans to build around 400 new houses within the estate.

3.2.12 There is over 6.2 hectares of land allocated as Phase 2 Housing Sites in the RUDP, and over 15 hectares of Safeguarded Land which presents an opportunity for future housing development in this area.

### **Employment**

3.2.13 This area is characterised by a mixture of employment uses, although sites are smaller and of lower quality than elsewhere in the city. There are fewer employers in this area, compared to other parts of the Bradford Urban Area. The largest employer within this area is George Barker & Co located in Idle employing over 480 people; Stylo and Storey Evans are also large employers in the Apperley Bridge and Idle area; and Square One Patterns Ltd in Bradford Moor. There is also a cluster of smaller businesses in Eccleshill.

3.2.14 The Employment Land Review (2007) identifies the Esholt Sewage Treatment Works (STW) site within its employment land proposals, as set out in the Airedale Masterplan, as a proposed “major development” site. Yorkshire Water plan to release the site as a result of public utilities operation consolidation, therefore the site will be the key driver of any transformational change which may occur within this area. The site is brownfield land and situated within the Green Belt therefore its impact will need to be fully assessed before planning permission is to be granted to ensure minimum impact on the surrounding environment. This site has the potential to be a catalyst for regeneration within this area and wider within Airedale.

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<sup>59</sup> ONS Census 2001 Household Characteristics and tenure taken from CBMDC (June 2004) Bradford District Ward Profiles ((Idle & Thackley, Windhill & Wrose, Eccleshill, Bolton & Undercliffe, and small sections of Bradford Moor).

3.2.15 There are further pieces of allocated employment land currently undeveloped within the area, however many of these sites have remained undeveloped for a number of years. The development of the Esholt STW's site may stimulate interest in the remaining sites which would boost local employment opportunities.

3.2.16 The Ward profile data indicates that there are sharp contrasts in the income which is generated by people living in this area. For instance the Bradford Moor Ward falls significantly lower than the average earned within the District by £6,000, and Eccleshill, Windhill and Wrose also have lower incomes in comparison. Bolton and Undercliffe have an average close to that of the Districts. However it is the Idle and Thackley Ward that earns approximately £5,000 more than the District average<sup>60</sup>.

**Retail**

3.2.17 There are a number of district and local centres within this area of Bradford which provide access to convenience and some comparative goods, these include:

- **District Centres** – Five Lane Ends; Greengates; Thornbury,
- **Local Centres** – Barkerend Road; Bolton Junction, Eccleshill, Idle, Leeds Road, Undercliffe and Wrose.

3.2.18 The Retail and Leisure Study, produced by White Young Green on behalf of the Council in 2008, assesses the condition and viability of these centres; a summary for Bradford North East is set out below:

**Table 12: Retail Centres in Bradford North East**

FIVE LANE ENDS DISTRICT CENTRE <sup>61</sup>	
<b>Location</b>	The centre is located in the residential area of Idle less than 2 miles north east of Bradford City Centre and incorporates the Enterprise 5 retail park.
<b>Outlets</b>	It has strong convenience and comparison retailers which include a Morrisons supermarket, Wickes DIY store and a shopping mall.
<b>Condition</b>	The centre has a good environmental quality and is well maintained.
<b>Vacancies</b>	In September 2007, 4 outlets were recorded as being vacant which equated to 210sqm of retail floor space.

<sup>60</sup> ONS Census 2001 Income taken from CBMDC (June 2004) Bradford District Ward Profiles ((Idle & Thackley, Windhill & Wrose, Eccleshill, Bolton & Undercliffe, and small sections of Bradford Moor).

<sup>61</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 161; 165; Appendix 7

<b>Accessibility</b>	The centre is easily accessed by the car with free off-road car parking for 650 cars. A frequent bus service runs from the city centre and from Shipley.
<b>Health</b>	The study concluded that this centre shows signs of vitality and viability.
<b>Recommendations</b>	The retail park seems to be somewhat detached from the centre; it is recommended that stronger links between the two areas are fostered.

#### GREENGATES DISTRICT CENTRE <sup>62</sup>

<b>Location</b>	The centre is located 3 miles north of the city and is adjacent to the Leeds district boundary. It lies at the intersection of the A657 which connects Leeds and west towards Shipley and the A658 which links Bradford to the south and Leeds/Bradford Airport and further a field to Harrogate.
<b>Outlets</b>	The centre is dominated by both large retail warehousing and smaller outlets, particularly on Harrogate Road and New Line; these include a Sainsbury's and a Homebase store. A Matalan outlet provides some of the comparison provision in this area; however this sector is 17% below the national average for this kind of provision. Furthermore there is a prominence of fast food outlets which is above the national average accounting for 28% of the retail floor space.
<b>Condition</b>	The centre is of variable environmental quality.
<b>Vacancies</b>	The vacancy ratings of outlets were above the national average with 5 empty units representing 13% of all outlets, although the proportion of vacant floor space was below the national average.
<b>Accessibility</b>	The centre has good accessibility by car and public transport from both Harrogate Road and New Line. There is both on and off street parking available.
<b>Health</b>	It is a vital and viable centre which is adequately performing its role as a District centre.
<b>Recommendations</b>	None stated.

<sup>62</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 163, 165 & Appendix 7

<b>THORNBURY DISTRICT CENTRE</b> <sup>63</sup>	
<b>Location</b>	The centre is located to the south east of Bradford and is adjacent to the Leeds district boundary and is situated either side of Leeds Road
<b>Outlets</b>	The centre is dominated by large, purpose built units to house larger retailers. The centre has a strong convenience and comparison retailers which include a Morrisons supermarket and a B&Q store along with other large retailers. Outlets in the retail, leisure and financial and business sectors are in the minority in this centre, thus below the national average.
<b>Condition</b>	The centre has a good environmental quality however would benefit from street level improvements.
<b>Vacancies</b>	In 2007 there were two vacant outlets on Hawthorne Street.
<b>Accessibility</b>	Good accessibility by car with plenty of parking provision in the centre. There is a bus stop just outside the centre.
<b>Health</b>	It is a strong comparison and convenience goods destination which is currently performing well as a District centre.
<b>Recommendations</b>	The centre would benefit from improvements to the street level environment.

<b>BARKEREND ROAD LOCAL CENTRE</b> <sup>64</sup>	
<b>Location</b>	Located to the north of Barkerend Road, to the east of Bradford City Centre and connects Airedale Road (A650) to the west and Killinghall Road (A6177) to the east.
<b>Outlets</b>	The centre is linear centre and is dominated by a Lidl foodstore. Furthermore a BP filling station, a newsagent, a Post Office, hairdressers, and take-away outlets are located within the centre.
<b>Condition</b>	The environmental quality of the centre is adequate.
<b>Vacancies</b>	There were 4 vacant outlets at the time of the survey, accounting for 16% of outlets and 6.3% of floorspace. Renovation works were underway at the time of survey which suggested that some units may be brought back into use in the near future.
<b>Accessibility</b>	Good accessibility with movement around the centre being unproblematic, although the eastern part of Barkerend Road is set at a steep incline. Pedestrian crossings are provided, together with covered bus stops.
<b>Health</b>	The centre is performing well in its role.

<sup>63</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 163 ; 165 & Appendix 7

<sup>64</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 170; 183; & Appendix 8

<b>Recommendations</b>	None stated.
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#### **BOLTON JUNCTION LOCAL CENTRE <sup>65</sup>**

<b>Location</b>	The centre is located at the junction of Bolton Road (A6176) and Idle Road.
<b>Outlets</b>	There is a small parade of purpose built shops outlets within the centre containing a diversity of uses. It contains some national outlets including a Dominos Pizza; a Co-Op; and a HSBC bank.
<b>Condition</b>	The environmental quality of the centre is variable.
<b>Vacancies</b>	Vacancies dominate the floorspace in Bolton Lane these comprise of the former QLM store on Idle Road and the former Kents fitness facility on Bolton Road.
<b>Accessibility</b>	Pedestrian movement is relatively easy. Regular bus services connect the centre to Bradford and other local destinations.
<b>Health</b>	The study concludes that Bolton junction should not be defined as a local Centre.
<b>Recommendations</b>	None stated.

#### **ECCLESHILL LOCAL CENTRE <sup>66</sup>**

<b>Location</b>	The centre is situated to the north-east of Bradford City Centre and is within close proximity to Five Lane Ends District Centre. It incorporates retail outlets along Stoney Lane, Stone Hall Road and Institute Road.
<b>Outlets</b>	The centre contains a total of 32 retail outlets. The convenience sector is well represented and includes a Spar, a bakery and an independent foodstore.
<b>Condition</b>	Many outlets are of poor quality incorporating steel roller shutters which create a dead frontage.
<b>Vacancies</b>	The vacancy levels within the centre are above the national average at 25% compared with 9.3% nationally.
<b>Accessibility</b>	The centre is easy for pedestrians to walk around and there is free on-street parking available.
<b>Health</b>	The study states that the centre is struggling and would benefit from investment or a greater diversity of uses.
<b>Recommendations</b>	The centre should be monitored carefully and appropriate scaled retail development encouraged.

<sup>65</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 170; 184 & Appendix 8

<sup>66</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 174; 184 & Appendix 8

<b>IDLE LOCAL CENTRE</b> <sup>67</sup>	
<b>Location</b>	The centre is located to the north-west of the city centre within the conurbation of Idle.
<b>Outlets</b>	The centre comprises of retail units on High Street, The Green, Bradford Road, Thorpe Garth, Highfield Road, Albion Road, Louisa Street, Jasper Street and Town Lane. The centre contains a Co-Op, a Barclays Bank; a Yorkshire Bank and a William Hill. Leisure and retail services outweigh the provision of comparison and convenience offer in the centre.
<b>Condition</b>	The environmental quality of The Green and the majority of outlets is 'good', although some retail outlets and vacancies are of poor environmental quality.
<b>Vacancies</b>	Vacancies within the centre are above the national average for outlets and floorspace.
<b>Accessibility</b>	Pedestrian movement around the centre is unproblematic. Parking is available free of charge for both on and off street parking.
<b>Health</b>	The centre is performing well in its role.
<b>Recommendations</b>	None stated.

<b>LEEDS ROAD LOCAL CENTRE</b> <sup>68</sup>	
<b>Location</b>	This centre is linear in form extending along Leeds Road (A647) which connects to Bradford City Centre to the west and Tong District Centre to the east.
<b>Outlets</b>	The centre contains 69 retail outlets, with comparison traders being the most prolific.
<b>Condition</b>	Retail outlets are generally of good quality, although some poor quality outlets and vacancies exist.
<b>Vacancies</b>	Vacancies within the centre are high, accounting for 22% of all outlets, compared to a national average of 9%.
<b>Accessibility</b>	Movement around the centre on foot is easy and pedestrian crossings are provided. Whilst Leeds Road is a main road artery accessing the city centre, traffic is slow moving and does not constrain pedestrian movement. Free on-street parking is available and there are cycle lanes.
<b>Health</b>	The centre is performing well in its role.
<b>Recommendations</b>	None stated.

<sup>67</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 176; 183 & Appendix 8

<sup>68</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 177; 183 & Appendix 8

<b>UNDERCLIFFE LOCAL CENTRE <sup>69</sup></b>	
<b>Location</b>	The centre is located on Otley Road and Harrogate Road, and incorporates outlets on Dudley Road and Killinghall Road.
<b>Outlets</b>	The centre contains a Post Office, a pharmacy, a Co-Op, Tesco Express and a newsagent.
<b>Condition</b>	Not stated.
<b>Vacancies</b>	Vacancies are above the national average at 12% compared with 9% nationally, however a large vacant unit on Otley Road was under renovation at the time of survey.
<b>Accessibility</b>	The centre contains no on-street parking, however there is some in close proximity and there is a small car park to the rear of the Tesco's Express.
<b>Health</b>	It appears to be a healthy centre containing a full range of retail and leisure service categories. It is performing well in its role.
<b>Recommendations</b>	None stated.

<b>WROSE LOCAL CENTRE <sup>70</sup></b>	
<b>Location</b>	The centre is located along Wrose Road to the north of Bradford City Centre.
<b>Outlets</b>	There are 9 retail outlets within the centre, some of which include a Co-Op foodstore, a Post Office, hairdressers, a public house, take-away outlets and a cake maker.
<b>Condition</b>	Environmental quality of outlets is variable. Whilst some outlets are well maintained, vacant properties are of poor quality and detract from the visual amenity of the centre.
<b>Vacancies</b>	There were 2 vacant outlets, accounting for 22% of all outlets and 10% of floorspace.
<b>Accessibility</b>	Pedestrian movement around the centre is unproblematic. On-street parking is available and there is a covered bus stop.
<b>Health</b>	The study states that the centre is struggling and would benefit from investment or a greater diversity of uses.
<b>Recommendations</b>	The centre should be monitored carefully and appropriate scaled retail development encouraged.

<sup>69</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 181; 183 & Appendix 8

<sup>70</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 182; 184 & Appendix 8

**Community Facilities**

3.2.19 The north eastern area of Bradford contains a full range of local facilities and amenities which serve the local communities, which in comparison to the rest of the city has some of the highest levels of facilities available to residents.

Education

3.2.20 There are 4 primary schools and 3 secondary schools (including: Carlton Bolling College, Feversham College and Hanson School)

**Table 13: Education Facilities in Bradford North East**

<b>PRIMARY SCHOOLS</b>		<b>TOTAL OF 23</b>
<ul style="list-style-type: none"> <li>o Allerton Primary</li> <li>o Atlas Community Primary</li> <li>o Frizinghall Primary</li> <li>o Girlington Primary</li> <li>o Green Lane Primary</li> <li>o Heaton Primary</li> <li>o Heaton St Barnabas' CE Primary</li> <li>o Iqra Community Primary</li> <li>o Ley Top Primary</li> <li>o Lilycroft Primary</li> <li>o Lister Primary</li> <li>o Margaret McMillan Primary</li> </ul>	<ul style="list-style-type: none"> <li>o Miriam Lord Primary</li> <li>o Our Lady &amp; St Brendan's Catholic Primary</li> <li>o Sandy Lane Primary</li> <li>o Springwood Community Primary</li> <li>o St James' Church Primary</li> <li>o St Matthew's Catholic Primary</li> <li>o St Philips CE Primary</li> <li>o St William's Primary</li> <li>o Westbourne Primary</li> <li>o Westminster CE Primary</li> <li>o Whetley Primary</li> </ul>	
<b>SECONDARY SCHOOLS &amp; ACADEMY'S</b>		<b>TOTAL OF 6</b>
<ul style="list-style-type: none"> <li>o Belle Vue Boys;</li> <li>o Belle Vue Girls,</li> <li>o Challenge College,</li> <li>o Dixons Allerton Academy</li> <li>o St Bedes Catholic Grammar; and</li> <li>o St Josephs Catholic Grammar</li> </ul>		
<p>Source: Education Bradford (2009) School Contact Details (<a href="http://www.educationbradford.com">www.educationbradford.com</a>)</p>		

Healthcare

3.2.21 Table 14 below lists the NHS registered facilities which are located throughout this area; these include 13 GP surgeries; 9 dental practices; 6 opticians; and 18 pharmacies.

**Table 14: Healthcare Facilities in Bradford North East**

<b>HOSPITALS</b>	
Eccleshill Community Hospital Eccleshill NHS Treatment Centre	Yorkshire Eye Clinic
<b>GP SURGERIES</b>	
<b>TOTAL OF 13</b>	
Ashcroft Surgery – BD10 0JE Barkerend Health Centre – BD3 8QH Dr S H M Hamdani – BD2 2HX Dr Van Der Wert R T & Partners – BD2 3BL Farrow Medical Centre – BD3 0HX Haigh Hall Medical Centre – BD10 9AZ Hill Side Bridge Health Centre – BD3 0BS	Idle Medical Centre – BD10 8RU Peel Park Surgery - BD2 3RA Rockwell Medical Centre – BD10 8DP Thornbury Medical Centre – BD3 7HZ Undercliffe Health Centre – BD2 3RA Wrose Health Centre – BD21 1QG
<b>DENTISTS</b>	
<b>TOTAL OF 9</b>	
Elcock & Jones – BD10 8RU Hall & Associate – BD2 3DY Hutchinson & Associate – BD2 2HY J Ljustina – BD3 7ND Noble & Roberts Dental Practice – BD10 0BN	R Bhattacharya – BD3 0JF Shaw & Associate – BD2 2AR Thornbury Dental Practice – BD3 7EH Spencer & Associates – BD2 1LN
<b>OPTICIANS</b>	
<b>TOTAL OF 6</b>	
Forshaws Opticians – BD3 0DA Insight Opticians – BD3 8QJ Optikal Eye Care Ltd – BD10 8NN	Specsavers Optical Superstore – BD10 8EW S Patel – BD2 1LH Premier Vision – BD3 7HZ
<b>PHARMACIES</b>	
<b>TOTAL OF 18</b>	
Clarick Pharmacy – BD10 0BU Eccleshill Pharmacy – BD10 0JE Gibsons Pharmacy – BD2 8AD Idle Pharmacy – BD10 9PT J Robertson and Son Ltd – BD2 2HY Lloyds Pharmacy – BD3 8QN Lloyds Pharmacy – BD3 8DG Lloyds Pharmacy – BD3 0BS Lloyds Pharmacy (Fagley) – BD2 3LS	Lloyds Pharmacy (Undercliffe) – BD2 3BN Lloyds Pharmacy (Thorpe Edge) – BD10 9HT Lloyds Pharmacy (Idle) – BD10 8RU Morrisons Pharmacy – BD3 7HZ Robertsons Pharmacy – BD 3 0JF Rowlands Pharmacy – BD10 8EW Wrose Health Centre – BD2 1QG Your Local Boots Pharmacy – BD10 9AP Your Local Boots Pharmacy – BD3 8QJ
Source: Bradford & Airedale Teaching PCT (2010)	
<a href="http://www.nhs.uk/service directories/pages/trust.aspx?id=5ny&amp;v=0&amp;pid=5ny">http://www.nhs.uk/service directories/pages/trust.aspx?id=5ny&amp;v=0&amp;pid=5ny</a>	

Other Community Facilities

3.2.22 Community Post Offices, libraries, halls and centres and other facilities are often vital services that serve a local population and enhance people's lives. Table 15 below outlines the additional facilities within Bradford North East. Please note that this list is not exhaustive and will be updated in light of any new facilities.

**Table 15: Other Community facilities in Bradford North East**

<b>POST OFFICES</b>		<b>TOTAL OF 9</b>
Barkerend Road – BD3 9DB	Killinghall – BD2 4SE	
Esholt – BD17 7QZ	Peel Park – BD3 0LR	
Five Lane Ends – BD2 2AT	Ravenscliffe – BD10 0JJ	
Greengates – BD10 0RA	Wharnccliffe – BD2 3SX	
Idle – BD10 9PP		
<b>LIBRARIES</b>		<b>TOTAL OF 5</b>
Eccleshill Library –BD2 4SR	Thornbury Library – BD3 8JX	
Idle Library – BD10 9TY	Wrose Library – BD18 1HX	
St Augustines Library – BD3 0DA		
<b>COMMUNITY CENTRES &amp; HALLS</b>		<b>TOTAL OF 8</b>
Bolton Woods Community Centre – BD2 1BD		
Hindu Cultural Society of Bradford – BD3 9LS		
Northwing Mission & Community Centre – BD3 0EL		
Ravenscliffe Youth & Community Centre – BD10 0LL		
St John's Day Centre – BD10 9HX		
Thorpe Edge Community Project – BD10 9EN		
Wrose Community Association – BD18 1HX		
Windhill Community Centre – BD18 2NR		
Sources: Post Office Branch Finder: <a href="http://www.postoffice.co.uk/portal/po">http://www.postoffice.co.uk/portal/po</a>		
Libraries: <a href="http://www.bradford.gov.uk/bmdc/leisure_and_culture/library_and_information_services/">http://www.bradford.gov.uk/bmdc/leisure_and_culture/library_and_information_services/</a>		
Community Halls: <a href="http://www.locallife.co.uk/bradford">www.locallife.co.uk/bradford</a>		

Open Spaces & Recreation

3.2.23 There are a wide range of open spaces and recreational facilities in this area, which include Peel Park in Undercliffe along with a number of recreational facilities, including the swimming pool at Eccleshill. The Open Space and Recreational Facilities Assessment (2007)<sup>71</sup> identifies the following facilities within this area:

<sup>71</sup> KKP (2007) Open Space and Recreational Facilities Study (commissioned on behalf of CBMDC); LDF Evidence Base

**Table 16: Open Space and Recreational Facilities in Bradford North East**

FACILITIES	PROVISION
<b>Parks &amp; Gardens</b>	<ul style="list-style-type: none"> <li>The Open Space Assessment (2007) identifies no gaps in the provision of parks and gardens.</li> <li>Peel Park, Undercliffe is a large natural public open space which has combined children's play areas. It is the location for the annual Bradford Mela which attracts thousands of people during the event. In 2010 Peel Park has gained a Green Flag Award.</li> <li>Other local parks include: Bradford Moor Park</li> </ul>
<b>Amenity Green Space</b>	<ul style="list-style-type: none"> <li>There are 110 sites within the Bradford North constituency area, totally over 69ha, along with a further 13 green corridor sites.</li> <li>Particular gaps have been identified within the centre of this area and to the north.</li> </ul>
<b>Play areas</b>	<ul style="list-style-type: none"> <li>There are 42 play areas, 4 of which were of high quality and 4 were deemed to be below average.</li> <li>Gaps in the provision of play areas have been highlighted to the north of this area.</li> <li>There is a lack of recreation centres in this area in comparison to the rest of the city.</li> </ul>
<b>Allotments</b>	<ul style="list-style-type: none"> <li>There are 18 allotment spaces within the Bradford North constituency which is highest proportion in comparison to other sectors of the city.</li> <li>Some Council sites include: Greengates, Harewood Street, Park Road, Queens Road B, Stanacre, Stanley Street, Undercliffe and Valley Road. Within Esholt there is the Commercial Inn and Esholt Lane sites.</li> <li>Minor gaps exist towards the east close to the Leeds boundary.</li> </ul>
<b>Civic spaces</b>	<ul style="list-style-type: none"> <li>There are no civic spaces (hard surfaced areas designed for pedestrians) within the Bradford North constituency.</li> </ul>
<b>Playing Pitches</b>	<ul style="list-style-type: none"> <li>Provision shortfall identified in this area for the following sports: football, cricket and rugby league.</li> </ul>
<b>Cemeteries</b>	<ul style="list-style-type: none"> <li>Undercliffe and Windhill cemetery serves this area.</li> <li>There is no gap in provision within Bradford.</li> </ul>
Source: KKP (2007) Open Space & Sport and Recreation Study	

3.2.24 The following emergency services are located in this area:

- A Police station is located in Idle along with one in the centre of Bradford.
- A Fire station is located in Eccleshill
- The nearest hospital is the Bradford Royal Infirmary (BRI) which is equipped to deal with emergency cases.

### **Transport**

3.2.25 The area provides good links into the Leeds District via the A658 Harrogate Road and the A647 Leeds Road; however the A658 suffers greatly from traffic congestion at peak times of the day. The ring road passes through the south west of this area through Undercliffe which provides access to the rest of the city.

3.2.26 The area is served relatively well by public transport, however there are some neighbourhoods which do not lie within 400m of a high frequency bus route, such as Idle, Thackley, Wrose and Windhill. There is no railway station within this area at present, however Metro have identified plans to re-open the station at Apperley Bridge, as indicated in the Replacement UDP. This proposal is currently within the early stages and is due to be completed in 2010. There is an additional proposal to develop a strategic 'Park and Ride' to the south of the site within close proximity to the railway station, as indicated within the RUDP. This development will improve connectivity between Leeds, Bradford, Airedale and Wharfedale.

### **Natural Environment**

3.2.27 The natural environment to the north of the urban area of Bradford provides an important respite to the built up area of Bradford and Leeds with a large section of land to the north of the area allocated as Green Belt, to north of Thackley. The area contains two watercourses, namely the River Aire and the Leeds and Liverpool Canal pass through the northern part of the area at Apperley Bridge, through Esholt and down into Shipley.

3.2.28 The landscape beyond the urban area falls within the Esholt Landscape Character SPD and is characterised by enclosed pasture land to the north of the urban area; wooded incline above Thackley and immediately below Esholt Village; and floodplain pasture within the sewage works and Esholt.

### **Nature Conservation**

3.2.29 There are several Bradford Wildlife Areas, along with two SEGIs at Wrose Hillside and the Leeds Liverpool Canal at Apperley Bridge. There is an area of flood risk to the north of the canal in Apperley Bridge which may impact on the location of development in this area<sup>72</sup>.

### **Land Conditions**

3.2.30 The land surrounding the River Aire & Leeds & Liverpool Canal at Apperley Bridge (Carr Beck) and Esholt at the valley bottom lies within a floodplain. This area is frequently affected by flooding from the River Aire; therefore the risk of future flooding would pose as a constraint to development in this area.

### **Local Heritage**

3.2.31 There are four Conservation Areas within this area of Bradford which cover a small portion of the older historic environment, these consist of:

- Hodgson Fold,
- Idle and the Green,
- Undercliffe Cemetery; and
- A section of the Leeds and Liverpool Canal which passes through the area at Apperley Bridge.

3.2.32 Peel Park and Undercliffe Cemetery are locally important sites which are included in the Register of Parks and Gardens of Special Historic Interest in England.

### **Key planning issues for Bradford North East**

3.2.33 The following key issues have been identified for the North East of Bradford, these are listed below:

- Provision of new housing to accommodate a growing population;
- The need for larger housing to accommodate larger families;
- Balance the needs of a multi-cultural population;
- Tackle localised deprivation;
- Address the significant and minor shortfalls within the provision of open space and recreation facilities within this area;

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<sup>72</sup> CBMDC (2008) Landscape Character SPD – Volume 2: Esholt; para 2.4; Page 2  
LDF Evidence Base

- There is a need to minimise, mitigate and manage the Air Quality Management Zone (AQMZ) at Manningham Lane and Queens Road to reduce risk to people's health;
- Traffic congestion on the A658 Apperley Lane/Harrogate Road.
- Flood risk around the River Aire and the Leeds and Liverpool Canal.

### **Key opportunities for Bradford North East**

3.2.34 The following opportunities have been identified for the North East of Bradford, these are listed below:

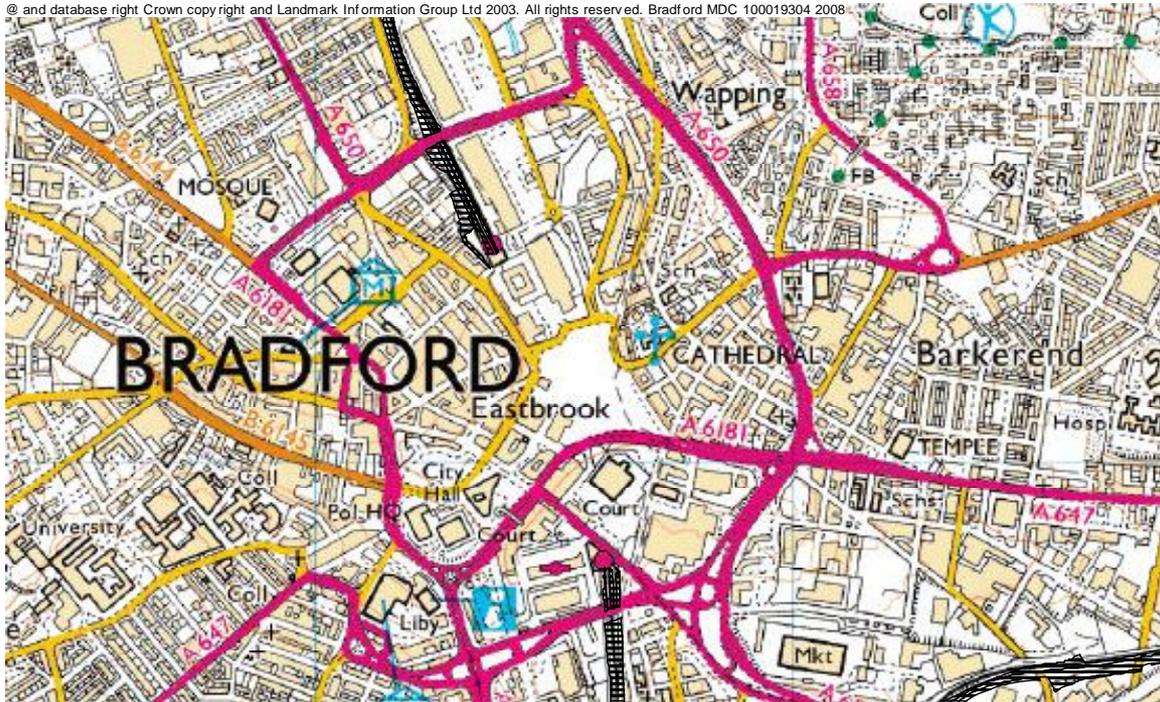
- Available land for housing and employment developments;
- The potential reopening of the Apperley Bridge railway station.
- The re-development of the Esholt Sewage Treatment Works, should it become available, to enhance regeneration efforts within the city.

### **Community Based Issues for Bradford North East**

3.2.35 The Bradford North Area Committee Action Plan 2009-2011 along with two Neighbourhood Action Plans (Bradford Moor, Barkerend and Thornbury; and Ravenscliffe) have been produced in conjunction with the public and reflects the issues and aspirations of residents within this area of Bradford, these include:

- There are barriers to entering employment,
- Poor housing standards,
- Poor environmental quality,
- Lack of facilities for young people,
- Effects of immigration into the area.
- The A658 Apperley Lane/Harrogate Road is heavily congested at peak times; further development in this area would have to consider mitigation measures.

### 3.3 BRADFORD CITY CENTRE



#### Location

3.3.1 Bradford City Centre is located 11 miles west of Leeds, 12 miles north of Huddersfield and 19 miles south of Harrogate. The centre is situated to the south east of the Bradford District and is set within a natural bowl which marks the confluence of a number of streams, including the Bradford Beck. As a result the city centre is characterised on all sides by the steep hills which surround it.

3.3.2 The centre falls within Bradford East and West Constituencies and has its own Ward and boundary.

#### Historical Development

3.3.3 The City Centre Conservation Assessment (2005)<sup>73</sup> summarises the history of the city, explaining that the centre of Bradford started life in Saxon times as a small settlement, then known as 'Broad Ford', which was based around Ivegate, Kirkgate and Westgate, the medieval street pattern of which still remains. The bowl in which it sits was formed in the ice age, and was rich in natural resources such as soft water, sandstone, iron ore and coal. The exploitation of these natural resources helped to fuel the rapid expansion of Bradford during the

<sup>73</sup> CBMDC (2005) City Centre Conservation Area Assessment. Section 2; page 11.

Industrial Revolution when it became the Wool Capital of the World. During this period, thousands of people migrated here, including many from Ireland, to work in the woollen mills. The city boomed and the population swelled from 13,000 to 280,000 during the 19<sup>th</sup> Century.

- 3.3.4 In order to accommodate this growth the streams were culverted and built over. A new canal link was constructed, later followed a railway for moving goods and materials between the city centre and the wider region. The railway still remains today but the Canal, became redundant and heavily polluted, and was drained in 1867.
- 3.3.5 The rapid industrialisation of the city caused problems such as squalor and environmental degradation. However many of the buildings from this era reflect the prosperity and confidence in the city at the time. Much of this built heritage still remains today including City Hall, the Wool Exchange and the merchant's quarter of Little Germany.
- 3.3.6 By the 20<sup>th</sup> Century the woollen trade in Bradford had started to decline resulting in a long, drawn out period of decline. However people still continued to migrate here, this time from further a field, from Italy and Eastern Europe, and from Commonwealth countries in the Caribbean and Indian sub-continent.
- 3.3.7 Large parts of the city centre were rebuilt during 1960's, and some of the architectural heritage was swept away and replaced by buildings which on the whole have not worn well. This, together with big new road schemes, has created a fragmented city centre, which does not fit together well and is awkward for pedestrians to move around.
- 3.3.8 At the start of the 21<sup>st</sup> Century the city centre was experiencing a difficult period and struggling to find a new role for itself. Whilst there are several cultural attractions within the centre, the retail and leisure offer is perceived to be disappointing. As an industrial city, it has never had a strong office sector, or a tradition of people living a fashionable urban lifestyle in the city centre. The riots of 2001 were a further setback but since this time there has been an upturn in fortunes as Bradford tries to reinvent itself and reclaim its position as one of the UK's leading regional cities.

3.3.9 Despite these prevalent issues, it is now an exciting time for Bradford. In 2003, an Urban Regeneration Company was set up to co-ordinate the regeneration of the city and the Also Masterplan was produced to facilitate the renaissance of the city centre. Market confidence has begun to return to the centre, particularly with regard to residential development with new apartments being created in the older buildings, whilst the new Broadway development promises to vastly improve the shopping and retail offer in the city centre. Once again Bradford is seeing an influx of migrants into the city, this time from all over the world, including Europe, Africa, and Asia which is altering the social make-up of the city.

#### **Role of the settlement**

3.3.10 Bradford City Centre is a regionally significant centre with a number of key roles in various sectors. It has a well developed retail offer with strong office based employment particularly the banking, finance and insurance sectors. Bradford University and college provide a vital role in the provision of higher education within the city which provides an added stimulus to the city centre economy. The centre also plays a strong role in the attraction of tourists with a range of attractions from museums, theatres, grand buildings and night life.

#### **Character of the City Centre**

3.3.11 The City Centre Conservation Area Appraisal<sup>74</sup> neatly summarises its essential character and appearance as:

- Historic town core
- Medieval street layout at the core of the city centre
- Some remaining early structures in the local vernacular style
- Ornate Victorian structures indicating wealth, prestige and civic pride
- Eclectic mix of styles
- Traditional building materials
- Densely built up with buildings generally two storeys and above
- Irregular building plots
- Grid pattern to north of city
- Mix of buildings and land uses
- Pedestrianised areas within the core areas
- Nicely laid out public spaces

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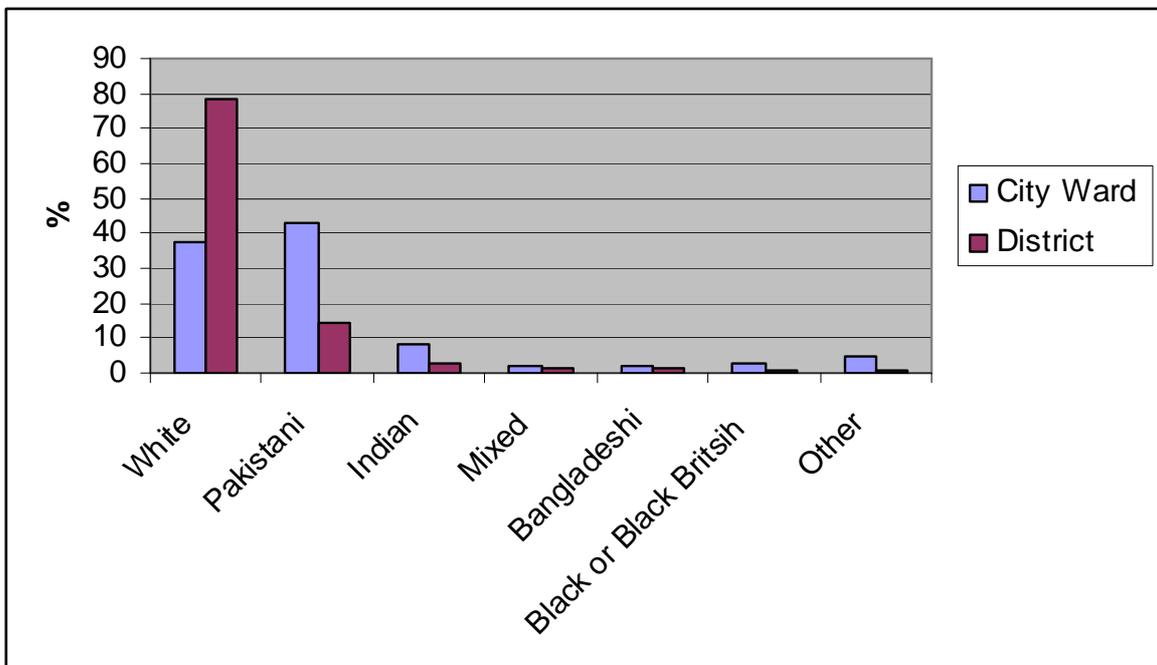
<sup>74</sup> CBMDC (2008) City Centre Conservation Area Appraisal.

- Surrounded by distinct areas (Goitside, Cathedral Precinct and Little Germany conservation areas) with strong historical links
- Enclosed nature due to its topography

**Population and Social Structure**

3.3.12 The city centre had a population of over 1,600 of which over 85% of people were aged between 16 and 64 years, indicating it is primarily a working age population within the centre<sup>75</sup>. There is a diverse mix of ethnic groups, consisting of 3.9% of Black/British Black origin, 4.5% of Indian origin, 12.9% of Pakistani origin and 70% White origin<sup>76</sup>.

**Figure 11: Ethnic groups in Bradford City Centre compared within the District**



3.3.13 The Index of Multiple Deprivation (IMD) is a measure of how deprived areas within England are at present. England is broken down into 32,482 areas which contain an average of 1,500 residents; these are called Super Output Areas

<sup>75</sup> CBMDC (2007) [www.bradfordinfo.com](http://www.bradfordinfo.com) & ONS (2007) Census 2001 Bradford neighbourhood Statistics – Population

<sup>76</sup> CBMDC (2007) [www.bradfordinfo.com](http://www.bradfordinfo.com) & ONS (2007) Census 2001 Bradford neighbourhood Statistics - Ethnicity

(SOAs). Each SOA is ranked from 1 to 32,482, with 1 being the most deprived and 32,482 being the least<sup>77</sup>.

3.3.14 The 2004 and 2007 IMD data for the City Ward of Bradford (consisting of approximately 13 LSOAs) indicates that as a whole the ward is ‘significantly more deprived compared to the rest of the District on all domain indices of deprivation’<sup>78</sup>. Table 15 below provides data from both datasets and outlines the Wards average ranking. These results indicate that this ward falls well below the average for the district; analysis of the various domains indicate that the ward falls with the 10% most deprived in terms of health and within the 3% most deprived for environment.

**Table 17: Index of Multiple Deprivation for the City Ward**

	2004 IMD	2007 IMD
<b>IMD Overall Rank Average for City Ward</b>	3590.79	4007.82
<b>District Rank</b>	10656.03	11475.9

### Housing

3.3.15 City centre living within Bradford is a relatively new trend which has increased significantly in recent years. The residential market has improved over recent years and is now home to over 460 households with approximately 3,744 people living in the city centre in 2006<sup>79</sup>.

3.3.16 At present, there are no sites allocated for Phase 2 Housing or Safeguarded Land, however there are a number of Mixed Use Areas, covering the Little Germany, Cathedral Quarter, Canal Road/Valley Road and Barkerend area which provide the opportunity for potential new housing within these areas.

<sup>77</sup> ONS Census 2001 taken from CBMDC (2004) Bradford District Ward Profiles - Indices of Multiple Deprivation (City Ward)

<sup>78</sup> CBMDC (2007) City Ward Supplement. Indices of Multiple Deprivation – Area Rank against Average Bradford Rank. <http://www.bradfordobservatory.com/mapsandstats.cfm>

<sup>79</sup> \*These statistics are based on the Bradford Centre Regeneration Boundary using data correct up to March 2005 (Source BCR Performance Framework, Genecon, 2006).

## Employment

3.3.17 Bradford is a regionally significant centre with strong civic functions and is the primary location for significant office developments which are dispersed throughout the centre, along with being a retail and cultural centre. The centre is the strategic location for quality high office spaces, although it has been highlighted that more Grade A office space is needed within the city<sup>80</sup>. There are clusters of industrial uses; however these are generally on the periphery of the centre in the north west and southern parts of the city. There are a variety of businesses catering for a range of needs within the city. The centre is characterised by a number of employment sectors which include:

- Administration – comprises of Council offices and magistrate and law courts;
- Higher Education – the University of Bradford and Bradford College;
- Leisure & Culture – the Alhambra Theatre and St George's Hall;
- Retailing – the primary shopping area which includes Forster Square retail park;
- Little Germany; and
- Cathedral Quarter

3.3.18 There are around 2,000 businesses employing around 36,000 people in the city centre<sup>81</sup>. The two largest employers in the City Centre are Abbey National Plc which employs 1800 people, and Reccats (UK) Plc which employs over 970 people. Due to the very nature of this area, there are many other employers, including City of Bradford Metropolitan District Council which employs a high number of people not only in the City Centre, but across the District.

3.3.19 The University of Bradford and Bradford College are prominent institutions in the City Centre, covering approximately 18 hectares of land to the west of the City Centre. The University is another large employer with nearly 3300 staff serving over 10,000 students. The further education sector plays an important role in the local economy, providing a skilled workforce, aiding the development of new industries, attracting new investment and contributing the regeneration of the District as well as the City Centre.

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<sup>80</sup> ARUP (2007) Bradford Employment Land Review. Para 4.5.2, page 19.

<sup>81</sup> CBMDC (2010) Draft Economic Assessment Evidence Base; Bradford City and urban centres - latest headline figures

3.3.20 The city centre is a regeneration area which in itself presents a number of opportunities to improve the employment offer and job availability. The proposed Business Forest in the heart of the centre alongside City Hall would be an ideal opportunity to create the much needed quality office space, coupled with further proposals set within the City Centre Masterplan and the Mirror Pool scheme the city centre could witness a transformational change. This change could set about changing the perceived perceptions, image and employment opportunities in Bradford.

### Retail

3.3.21 Bradford City Centre forms the principal administration, retail and commercial centre of the Bradford District. With both the historic landscape of the city and the offer of a culturally diverse centre reflected in the array of Asian and Afro-Caribbean business that operate in the centre makes shopping a unique experience in Bradford. The Retail and Leisure Study, produced by White Young Green on behalf of the Council in 2008 assessed the condition and viability of the city centre; a summary of this work is provided below in Table 18:

**Table 18: Retail Summary of Bradford City Centre**

BRADFORD CITY CENTRE <sup>82</sup>	
<b>Location</b>	Bradford City centre is located 11 miles west of Leeds, 12 miles north of Huddersfield and 19 miles south-west of Harrogate.
<b>Areas</b>	There are a number of distinct areas or districts within the centre, these are; <ul style="list-style-type: none"> <li>▪ <b>Administrative</b> containing Council offices and courts;</li> <li>▪ <b>Higher Education</b> containing both Bradford University and College; and Bradford Business and Information centre;</li> <li>▪ <b>Leisure</b> focused around the Alhambra Theatre;</li> <li>▪ <b>Retailing</b> incorporating the Central Shopping Area and adjacent retailing facilities at Forster Square retail park;</li> <li>▪ <b>Commercial hub</b> centres on Little Germany and the Cathedral.</li> </ul>
<b>Retail Offer</b>	The centre benefits from two covered shopping malls: The Oastler Centre and the Kirkgate Centre. Both are important retail destinations within the city offering a range of retail outlets from high street to

<sup>82</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 25; Appendix 6

	independent stalls both contain a permanent indoor market. The redevelopment of Broadway to make way for the new Westfield Shopping Centre will offer retail, office and residential uses.
<b>Comparison Offer</b>	The city centre has a strong comparison goods sector along with a range of independent retailers.
<b>Convenience Offer</b>	There is limited convenience provision within the centre. However, the recent development of a Tesco's Express store on Sunbridge Road has somewhat improved the local convenience offer.
<b>Condition</b>	The visual quality of the environment is deemed to be variable to poor. It was suggested in the retail study that many retailers are holding back their plans to see what impact the Broadway development may have on the centre. On the other hand there are also concerns amongst retailers that this new development may lead to a shift in focus from the Kirkgate centre leading to a proliferation of discount retailers in this area.
<b>Perceptions</b>	The city centre suffers from poor perceptions of the retail offer and physical environment which contribute towards the levels of confidence and investment in the city.
<b>Vacancies</b>	The retail study identified a vacancy problem and suggested that most premises are unsuitable for modern retailers who require larger modern buildings. In 2007, the study identified 90 vacant outlets which accounted for 19% of all outlets and 10.3% of floor space, both of which are above the national average for vacancies. Many vacancies are of poor quality and detract from the general quality of the environment.
<b>Accessibility</b>	Bradford lies on several truck roads; the A650 connects Wakefield and Keighley; the A647 connects Leeds; A658 connects to Harrogate and the A6038 connects to Halifax.  Much of the central shopping area is pedestrainised, elsewhere pedestrian movement is facilitated by crossing and priority paving.
<b>Health</b>	There are a number of strengths and weaknesses within Bradford City Centre. The Broadway Shopping Centre has the potential to improve the health of the city centre.
<b>Recommendations &amp; Concerns</b>	<ul style="list-style-type: none"> <li>▪ There are a number of opportunities within the centre, such as the Broadway Shopping Centre redevelopment and the City Park.</li> <li>▪ There may be threats from continued expansion of edge and out of</li> </ul>

centre retail facilities

- Broadway shopping centre may shift the focus away from the Kirkgate Centre; therefore the key will be in managing the transition.
- The Employment Land Review (2007) states that future growth of the city and the city centre is restricted unless new large high quality retail outlets are provided. The development of the Broadway site to offer large scale retail units would facilitate this need, significantly improving the retail offer and could set about changing perceptions of the city.

### Community Facilities

3.3.22 Bradford City Centre has a limited range of community facilities such as health facilities, primary and secondary schools, in comparison to other areas of the District and this is due to its very nature as a retail and leisure centre. However, it does have a number of civic and larger public facilities that are not necessary found elsewhere in the district. These facilities include five civic spaces (hard surfaced areas designed for pedestrians), with the main area being Centenary Square to the front of City Hall, all of which are used for a variety of events throughout the year organised by Bradford Council and the Central Library serves the centre as well as being the main library within the District.

### Education

3.3.23 Despite not having any lower level educational establishments, the centre is the location for the University of Bradford and Bradford College are both located to the south-west of the city centre and provide higher education within the city. Bradford University successfully attracts many students from around the UK as well as from other countries. The University also contains a sports centre, with a swimming pool, which is open to members of the public.

**Table 19: Education Facilities in Bradford City Centre**

<b>PRIMARY SCHOOLS</b>	<b>TOTAL OF 0</b>
○ NONE	
<b>SECONDARY SCHOOLS &amp; ACADEMY'S</b>	<b>TOTAL OF 0</b>
○ NONE	
<b>HIGHER EDUCATIONAL ESTABLISHMENTS</b>	<b>TOTAL OF 2</b>
○ University of Bradford	
○ Bradford College	
Source: Education Bradford (2009) School Contact Details ( <a href="http://www.educationbradford.com">www.educationbradford.com</a> )	

3.3.24 Bradford City Centre has a large choice both opticians and pharmacies within the centre which are used by shoppers, however it lacks specialist services such as easily accessible GP Surgeries and dentists within the centre. These services will need to be available if the city centre living population increased in light of residential developments in the area.

**Table 20: Healthcare Facilities in Bradford City Centre**

<b>GP SURGERIES</b>		<b>TOTAL OF 2</b>
Bevan House Primary Care Centre – BD1 2HA		
Fountain Hall Medical Centre – BD1 3RA		
<b>DENTISTS</b>		<b>TOTAL OF 0</b>
NONE		
<b>OPTICIANS</b>		<b>TOTAL OF 13</b>
Boots Opticians – BD1 3LE	Michael Betts Opticians – BD1 2AP	
City Eyewear – BD1 1SW	Premier Vision Opticians – BD1 3PZ	
Dental & Opticians Services – BD1 3SH	Sidney Fraser Opticians Ltd – BD1 2SH	
Dolland & Aitchinson – BD1 3LB	Specsavers Optical Superstore – BD1 3HH	
I Wear Opticians – BD1 1PP	Sunbridge Optical Limited – BD1 2AA	
Lloyd & Robinson – BD1 2QR	Vision Land – BD1 3JS	
Maxivision – BD1 2QR		
<b>PHARMACIES</b>		<b>TOTAL OF 5</b>
1 <sup>st</sup> Pharmacy – BD1 3RA	Rimmington Pharmacy – BD1 1RX	
Boots UK Ltd – BD1 1PU	Superdrug Pharmacy – BD1 1PR	
Boots UK Ltd – BD1 3LE		
Source: Bradford & Airedale Teaching PCT (2010)		
<a href="http://www.nhs.uk/service directories/pages/trust.aspx?id=5ny&amp;v=0&amp;pid=5ny">http://www.nhs.uk/service directories/pages/trust.aspx?id=5ny&amp;v=0&amp;pid=5ny</a>		

#### Other Community Facilities

3.3.25 Community Post Offices, libraries, halls and centres and other facilities are often vital services that serve a local population and enhance people's lives. Table 21 below outlines the additional facilities within Bradford City Centre. Please note that this list is not exhaustive and will be updated in light of any new facilities.

**Table 21: Other Community facilities in Bradford City Centre**

<b>POST OFFICES</b>		<b>TOTAL OF 2</b>
Darley Street – BD1 3HN	Sunbridge Road – BD1 2AB	
<b>LIBRARIES</b>		<b>TOTAL OF 1</b>
Central Library – BD1 1NN		
<b>COMMUNITY CENTRES &amp; HALLS</b>		<b>TOTAL OF 0</b>
NONE		
Sources: Post Office Branch Finder: <a href="http://www.postoffice.co.uk/portal/po">http://www.postoffice.co.uk/portal/po</a>		
Libraries: <a href="http://www.bradford.gov.uk/bmdc/leisure_and_culture/library_and_information_services/">http://www.bradford.gov.uk/bmdc/leisure_and_culture/library_and_information_services/</a>		
Community Halls: <a href="http://www.locallife.co.uk/bradford">www.locallife.co.uk/bradford</a>		

### Cultural Facilities

3.3.26 There are a number of important cultural facilities in the centre such as the:

- Alhambra Theatre
- St Georges Hall

Each venue has a variety of stage shows, performances and concerts all year round; and the National Media Museum.

3.3.27 The following emergency services are located in this area:

- The City of Bradford is served by a central police station on Nelson Street.
- A fire station is located on Leeds Road just outside of the centre.
- The Bradford Royal Infirmary (BRI) and St. Luke's Hospital provide healthcare to this part of the city, with the BRI equipped to deal with emergency cases.

### **Transport**

3.3.28 The City Centre lies 2 miles north of the M606 motorway with easy access to the M62 motorway at Junction 26. The A6181 forms part of the inner ring road along with the A650 Shipley Airedale Road to the east. The central road network provides links to Huddersfield via the A641 Manchester Road; Wakefield via the A650, Leeds via A647 and the north of the District towards Airedale and Wharfedale via the A650.

3.3.29 The City Centre has excellent public transport links, with Bradford Interchange and Bradford Foster Square being the two public transport gateways to and from the City Centre. Bradford Interchange is located to the south which provides

access to Leeds, Manchester and Blackpool. This is also serves as the main bus and coach station which operates frequent bus services across the Bradford District and beyond into neighbouring authorities and the National Express company transports people across the country. Forster Square rail station, located to the east of the centre, provides access to Shipley, Bingley, Keighley, and Ilkley and further a field to Leeds, Morecombe, and Carlisle.

3.3.30 Bradford Council in joint partnership with West Yorkshire Metro have successfully secured a free city bus to operate at frequent points of the day transporting people to key areas around the city centre. This facility enables less mobile people who struggle with the city's topography to travel around the city, thus benefiting the local economy.

3.3.31 Approximately 39,000 people travel into the City each day, of these around 22,000 people travel in by car, with an additional 3,500 as car passengers. In terms of public transport around 1,700 people travel by train and 8,200 people by bus. In comparison relatively few people choose more sustainable modes with around 232 choosing to cycle in and 2,393 people walking to the centre<sup>83</sup>.

### **Natural Environment**

3.3.32 By its very nature, the city centre is very densely developed, therefore lacks any substantial natural environment. There are however 10 public open spaces, both hard and soft landscaped which are regularly used by people visiting the centre.

### **Nature Conservation**

3.3.33 There are no nature conservation designations within the City Centre area.

### **Land Conditions**

3.3.34 Large sections of the City Centre lie within areas of risk of flooding. High value commercial properties are affected by localised flooding within the centre as there is complex combined sewer network upstream and a system capacity which is constrained by 300m length of culvert under Canal Street. Other areas affected include Thornton Road and close to the University, north at Canal Road and Valley Road, south close to the railway, and east at Leeds Road.

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<sup>83</sup> ONS Census 2001 taken from CBMDC (2004) Bradford District Ward Profiles; 7. City – Travel to city; Page 8.

### **Local Heritage**

3.3.35 Bradford's City Centre is rich with heritage and has four designated Conservation Areas within the City Centre, namely:

- City Centre,
- Cathedral,
- Goitside; and
- Little Germany.

3.3.36 There is a high concentration of Listed Buildings within the centre, especially within Little Germany. There are also a number of prominent landmark buildings within the City Centre which include City Hall, the Wool Exchange, and Bradford Cathedral.

### **Key planning based issues for Bradford City Centre**

3.3.37 There are a number of identifiable issues within Bradford's City Centre at present, these include:

- The decline of Bradford's status in the sub regional hierarchy between the years of 2005-2006;
- Poor image and perceptions of the city;
- Continuing high vacancy rate of retail outlets within the city centre affecting the visual amenity of the place;
- There is a need for new high quality Grade A office space;
- There is a need for new high quality large retail outlets for modern businesses requiring larger floorspaces;
- Low investor confidence in the city;
- Lack of facilities for a city centre living population, e.g. Doctors;
- Unknown effects of the Broadway development on the Kirkgate centre;
- Flood risk due to the Bradford Beck watercourse in the centre.

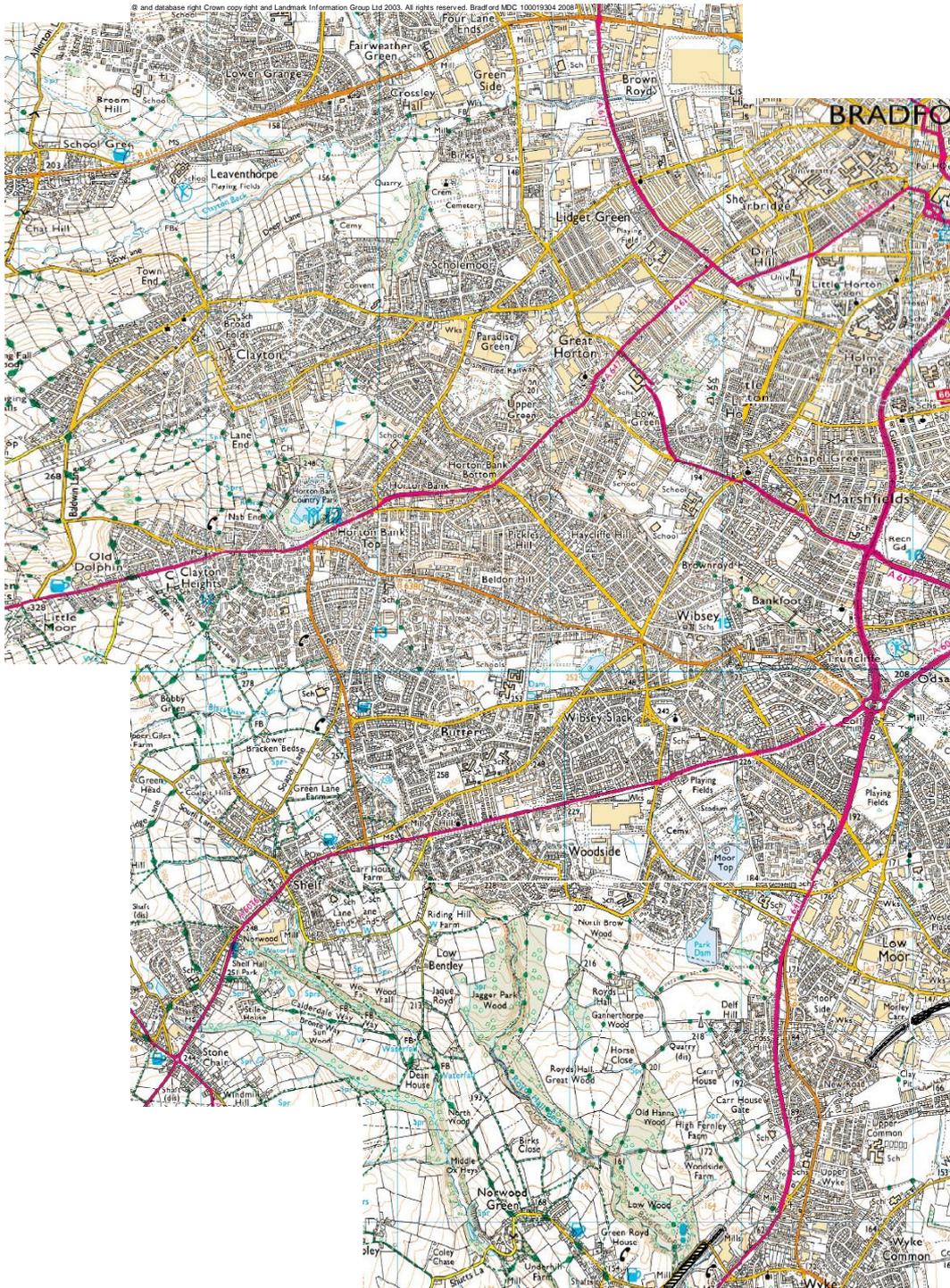
### **Key opportunities for Bradford City Centre**

3.3.38 The following key opportunities have been identified within Bradford's City Centre, these are listed below:

- Careful management, conservation and restoration of the historic environment.

- Promote the City Centre as an area for growth, in terms of housing, employment, retail and leisure.
- The regeneration of the City Centre presents a unique opportunity to alleviate the current area based issues.
- The fruition of major regeneration projects such as the Westfield development at Broadway and the Mirror Pool City Park will be a catalyst for further regeneration within this area.
- The creation of a new 'business forest' in the heart of the city alongside City Hall would increase the offer of modern office spaces within the city.
- Attract the development of high quality Grade A office space within the centre to attract new businesses into the city.
- To increase investor confidence through the promotion of key developments such as the Gate Haus on Leeds Road and Beehive Mills on Thornton Road.
- Continue to attract visitors into the District to the top five attractions which include the Alhambra, St George's Hall and National Media Museum.
- Support for the continual growth and expansion of the educational institutions (University of Bradford and Bradford College) within the city.

### 3.4 BRADFORD SOUTH WEST



#### Location

3.4.1 The South West area of Bradford is clearly defined by Thornton Road to the North, the A641 Manchester Road, Huddersfield Road to the East, and a substantial amount of Green Belt to the West. It is a heavily urbanised area containing the older areas of Little Horton, Great Horton and Wibsey; and the peripheral housing estates of Buttershaw and Woodside; and the village of