

Local Plan for Bradford

Bradford City Centre Area Action Plan: Initial Sustainability Appraisal (Draft for consultation)

January 2013



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1.0 Introduction

This document has been prepared to present the initial sustainability appraisal relating to the Bradford City Centre Area Action Plan (BCC AAP).

Sustainability Appraisal (SA) is a requirement of the Planning and Compulsory Purchase Act (2004) for Development Plan Documents (DPDs). This initial sustainability appraisal is based on the sustainability framework proposed in the Scoping Report (September 2012).

The initial SA report includes:

- A summary of the context of the SA including the definition of sustainable development, relevant baseline information and sustainability objectives of the BCC AAP;
- A summary of the economic, social and environmental issues identified within the Bradford City Centre.
- An initial Sustainability Appraisal of the issues, options and proposals of the BCC AAP based on the sustainability objectives and indicators.

1.1 Concept of Sustainable Development

The concept of sustainable development is central to the planning system. The term “sustainable development” has been used since 1987 following the publication of the World Commission on Environment and Development (WCED) report “Our Common Future”, commonly referred to as the Brundtland report. It called for a strategy that united development and the environment –described by the now-common term “sustainable development”, which is defined as:

‘Development that meets the needs of the present without compromising the ability of future generations to meet their own needs’

In essence the term “sustainable development” not only refers to the impact of development on the environment but also to society and the economy. In order for development to be considered “sustainable” it must result in a win-win-win situation for the environment, society and the economy. Sustainable development is not about balancing these issues but ensuring that none are adversely affected and, preferably, that there is a positive impact on all three.

The UK strategy for Sustainable Development- ‘Securing the Future’¹, was published in March 2005, building on and reviewing the 1999 strategy ‘a Better Quality of Life’. Within this strategy, the five guiding principles of UK sustainability development are set out. All five of these need to be respected if a policy is going to be sustainable:

¹ *Securing the Future - UK Sustainable Development Strategy*, March 2005
http://www.defra.gov.uk/sustainable/government/publications/uk-strategy/documents/SecFut_complete.pdf

- Living within environmental needs- ensure that natural resources needed for life are left unimpaired for future generations
- Ensuring a strong, healthy and just society- meeting the needs of all sections of the community, with equal opportunities and social cohesion.
- Achieving a sustainable economy- build an economy that provides prosperity for all and in which environmental costs are paid for by those who impose them.
- Promoting good governance- promote participation and engage with all levels of society
- Using sound science responsibly- take into account sound evidence and public attitudes/values in policy development

In developing any plans, policies and programmes, local authorities need to ensure that these principles are being addressed

1.2 The Purpose of SA

The purpose of Sustainability Appraisal (SA) is to ensure that sustainable development has been integrated in the formulation of development plans and to verify that due consideration has been given to social, economic and environmental factors. The SA must also show how the requirements of the Strategic Environmental Assessment (SEA) Directive have been met.

SA is an ongoing process undertaken throughout the preparation of a plan or strategy. The aim of the appraisal process is to minimise adverse impacts and resolve as far as possible conflicting or contradictory outcomes of the plan or strategy.

The final SA report should be able to demonstrate how the adopted AAP has addressed the sustainability agenda and how the choices were made between alternative policies and proposals.

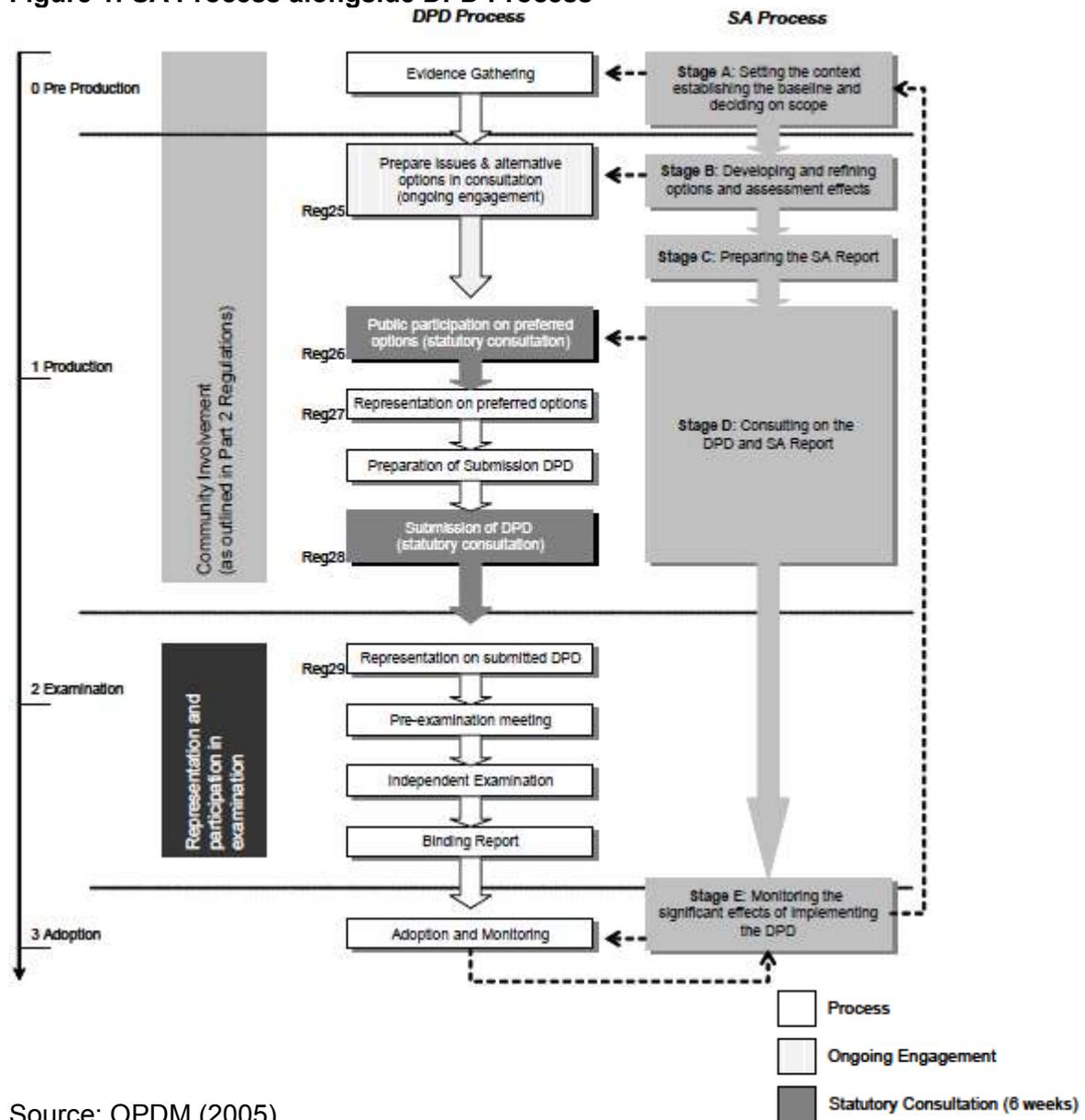
At this stage, this initial SA covers the development and refinement of strategic policy options and delivery choices. This report will inform the selection of the preferred strategic policy option and development site options. Following consultation on this initial SA and the identification of the preferred option, an updated SA report will be produced which will include an assessment of the preferred option, identification of significant effects, and necessary mitigation measures and a monitoring programme.

2.0 SA Methodology

2.1 Approach to SA

SA guidance is set out in the *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents* (ODPM, November 2005), incorporating the SEA Directive requirements². Five stages in the SA process are identified in the guidance document. The relationship between these five SA stages and the DPD process is shown below.

Figure 1: SA Process alongside DPD Process



Source: OPDM (2005)

² Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment

For each of the five main SA stages, a number of sub-stages are identified in the guidance. The production of this scoping report covers stages A1 to A5 as outlined below.

Stage A	Setting the context and objectives, establishing the baseline and deciding on the scope	A1	Identifying other relevant policies, plans and programmes, and sustainability objectives	SA Scoping
		A2	Collecting baseline information	
		A3	Identifying sustainability issues and problems	
		A4	Developing the SA framework	
		A5	Consulting on the scope of the SA	
Stage B	Developing and refining options and assessing effects	B1	Testing the DPD objectives against the SA framework	Initial SA
		B2	Developing the DPD options	
		B3	Predicting the effects of the DPD	
		B4	Evaluating the effects of the DPD	
		B5	Considering ways of mitigating adverse effects and maximising beneficial effects	
		B6	Proposing measures to monitor the significant effects of implementing the DPDs	
Stage C	Preparing the SA report	C1	Preparing the SA report	
Stage D	Consultation on the DPD and SA report	D1	Public participation on the preferred options of the DPD and the SA report	
		D2(i)	Appraising significant changes	
		D2(ii)	Appraising significant changes resulting from representations	
		D3	Making decisions and providing information	
Stage E	Monitoring the significant effects of implementing the DPD.	E1	Finalising aims and methods for monitoring	
		E2	Responding to adverse effects	

Stage A1-A5 of the SA process is covered within the Scoping Report published in July 2007 which is further informed by new policies, plans and programmes and also by new and up to date baseline information. The initial SA follows on from the findings and information of the scoping report and involves completion of the SA stages B and C and associated part of stage D (Consulting on the plan and the SA report) as outlined in the Figure above.

Although the requirement to carry out both an SA and SEA is mandatory, it is possible to satisfy the requirements of both pieces of legislation through a single appraisal process, as suggested by the OPDM guidance mentioned before.

In order to fully comply with both sets of legislation, Bradford Council has adopted an integrated approach to Sustainability Appraisal incorporating the requirements of the SEA Regulations and the requirements of SA as presented in the Planning and Compulsory Purchase Act (2004).

For clarity and from hereon throughout this report, the integrated appraisal of SA and SEA is referred to as SA.

2.2 Adopted Methodology

Refined context: As stated before this initial SA follows on from the findings of the Scoping Report published in July 2007. However, since the publication of the scoping report there have been some changes that have affected mainly the socio-economic context of the BCCAAP preparation and this need to be taken into account as a part of this current initial SA exercise.

Like many other northern UK cities the national (and global) economic recession and its slow recovery has affected the District's local economy which in turn has raised concerns about the viability of some of the planned schemes within the city centre. For example, the development of the proposed Westfield shopping centre has been delayed and the future of the former Odeon building site still remains uncertain. However, in spite of the economic downturn there has been significant progress in realising certain aspirations for the city centre regeneration e.g. the completion of City Park and the introduction of a Growth Zone within the city centre. The Bradford Centre Regeneration (BCR), the company who was overseeing city centre regeneration at that time, has now been wound up and the responsibility has come down to the Council.

Major changes in the national planning guidance e.g. introduction of the Localism Bill and the National Planning Policy Framework (NPPF) have also influenced the Local Plan making and require that an appropriate socio-economic and environmental context is set for undertaking the sustainability appraisal of any Development Plan.

This initial SA of the BCCAAP has taken all these factors into account and a review of the elements of the SA Scoping stage has been carried out as a part of the process. This includes a review of the relevant policies, plans and programmes, an up to date analysis of the baseline information and a modification of the SA framework informed by key decision making criteria and possible indicators.

Sustainability Appraisal: The Further Issues and Options Report of BCCAAP has details of various planning issues experienced across the City Centre area. A variety of strategies and policy options have also been developed in order to address these issues. These options now require assessment to understand if they will be compatible to the SA objectives in sustainable terms. The options are explained and assessed in Section 4.

During the assessment process, responses from previous consultation process were reviewed to understand whether changes should be made to the BCCAAP objectives, the SA Framework, baseline information or the scope of the assessment. Amendments have been made as a result of the consultation process and these are documented in the respective sections of this report.

In the next stage the BCCAAP objectives were tested against the SA objectives to assess their compatibility with each other.

All the options were then tested against the SA Framework which also incorporates the requirements of the SEA Directive; the results of this process will be used in the later stage of selecting preferred options to take forward into the emerging BCCAAP. Comments are included to add clarity following the assessment of all the options and the need for mitigation measures are also discussed.

The findings of the assessment are then presented to both statutory and non-statutory stakeholders, interest groups and the general public for consultations. An overview of this consultation process is discussed in more detail below.

2.3 Consultation

This section outlines the consultation approach and bodies consulted as part of the previous consultation exercises and the intended consultation approach for the current Initial SA Report.

SA Scoping and Initial SA of BCCAAP Issues and Options: The SA Scoping report of BCCAAP was published on July 6th 2007 for a five week consultation period ending on August 13th 2007. The outcome of the consultation process informed the production of an Initial SA of BCCAAP Issues and Options in August 20th 2007 which was subject to a further 12 weeks consultation ending on November 12th 2007.

The reports were sent to the statutory environmental consultation bodies and other targeted consultees. They were also placed on the Council's website and at the main planning offices for public view.

Comments were invited on all aspects of the scoping report and initial SA, particularly on the provision of any additional information in relation to the baseline data and sustainability issues, objectives and indicators as identified in the reports.

All comments received to date on the BCCAAP and the SA can be viewed in the Statement of Consultation report.

Initial SA of BCCAAP Further Issues and Options: Following the changes in Council's strategic planning directions the production of BCCAAP has been delayed and a Further Issues and Options report has been published. This Initial SA report is intended for appraising the proposals and options contained within the Further Issues and Options document. The Initial SA report has been made available for comment to all statutory consultation bodies and other organisations that were asked to comment on the previous SA reports. In addition, this report has been made available for comments to the general public and the organisations currently listed in the Council's most up to date consultees database.

A **Consultation Response Form** has also been attached as Appendix 4 to this report.

The consultation period will run in tandem with the consultation period allocated for the Bradford City Centre Area Action Plan (BCCAAP) Further Issues and Options Report. It is recommended that both these reports be read in conjunction with each other.

2.4 Limitations and Uncertainties

During the SA process some deficiencies in collecting baseline data were recognised, these are listed below:

- Detail information relating to health issues in the city centre.
- Detail information relating to biodiversity in the city centre.
- Detail information relating to contaminated land in the city centre.
- Detail information relating to air, water and noise quality in the city centre.
- Detail information relating to the commercial waste in the city centre.
- Detail information relating to city centre crime and public safety issues.
- Detail information relating to the number, type and mode of travel to the city centre.

These areas are currently being researched and all information collected will be incorporated into the next stage of the SA process.

More generally, if any new information relating to the baseline conditions of the Bradford city centre becomes available, it will be reviewed and incorporated into the SA process. This information may also be used in determining monitoring proposals and highlighted as a source for future SAs.

Predicting the future scenario is also a difficult task with many uncertainties. These relate to a wide range of factors including the global and national economic climate and decisions made at all levels.

3.0 Developing SA Framework

The development of a sustainability appraisal framework is a key component in completing the SA by synthesising objectives relevant to the SA, the baseline information and sustainability issues into a systematic and easily understood tool that allows the prediction and assessment of effects arising from the AAP.

3.1 SA Objectives

The table below sets out the objectives identified as SA objectives for the Bradford City Centre Area Action Plan (BCCAAP) following an analysis of the Local Plan Core Strategy SA objectives, examples from other local authorities, links with other relevant plans, policies and programs and local circumstances. It also highlights the relevance of the objectives, if any, to the environmental topics listed in the SEA Directive.

Table A: BCCAAP Sustainability Appraisal Objectives		
SA Objectives		SEA Topic Covered
Energy and Resources		
SA1	Ensure the prudent and efficient use of energy and natural resources and the promotion of renewable energy.	<ul style="list-style-type: none"> • Water, Soil and Air • Climatic Factors
SA2	Minimise the growth in waste and increase the amount of waste which is re-used, re-cycled and recovered.	<ul style="list-style-type: none"> • Water, Soil and Air • Climatic Factors
Response to Climate Change		
SA3	Reduce the districts impact on climate change and vulnerability to its effects.	<ul style="list-style-type: none"> • Water, Soil and Air • Climatic Factors
Air, Soil and Water Quality		
SA4	Safeguard and improve air, water and soil resources.	<ul style="list-style-type: none"> • Biodiversity, Flora and Fauna • Water, Soil and Air
Natural Assets		
SA5	Conserve and enhance the internationally, nationally and locally valued wildlife species and habitats	<ul style="list-style-type: none"> • Biodiversity, Flora and Fauna
SA6	Maintain and enhance the quality, value and diversity of the city centre landscapes	<ul style="list-style-type: none"> • Cultural Heritage and Landscape
Housing		
SA7	Provide the opportunity for everyone to live in quality housing which reflects individual needs, preferences and resources.	<ul style="list-style-type: none"> • Population and Human Health
Transport		
SA8	Develop and maintain an integrated and efficient transport network which maximizes access whilst minimizing detrimental impacts.	<ul style="list-style-type: none"> • Population and Human Health • Climatic Factors

SA9	Reduce congestion and pollution by increasing transport choice and by reducing the need to travel by lorry /car.	<ul style="list-style-type: none"> • Population and Human Health • Water, Soil and Air • Climatic Factors
Land Use		
SA10	Improve the quality of the built environment and make efficient use of existing land and buildings.	<ul style="list-style-type: none"> • Population and Human Health • Water, Soil and Air • Cultural Heritage and Landscape
Historical Environment		
SA11	Protect and enhance the historic environment of the city centre.	<ul style="list-style-type: none"> • Cultural Heritage and Landscape
Accessibility and Local Needs		
SA12	Improve the quality and range of services available within communities and connections to wider networks.	<ul style="list-style-type: none"> • Population and Human Health
Communities		
SA13	Promote social cohesion, encourage participation and improve the quality of deprived neighbourhoods.	<ul style="list-style-type: none"> • Population and Human Health
Culture, Leisure and Recreation		
SA14	Create good cultural, leisure and built sport and recreational activities available to all.	<ul style="list-style-type: none"> • Population and Human Health • Cultural Heritage and Landscape
Safety and Security		
SA15	Improve safety and security for people and property.	<ul style="list-style-type: none"> • Population and Human Health
Health (and Social Welfare)		
SA16	Provide the conditions and services to improve health and well-being and reduce inequality to access to health and social care.	<ul style="list-style-type: none"> • Population and Human Health
Education and Training		
SA17	Promote education and training opportunities which build the skills and capacity of the population.	<ul style="list-style-type: none"> • Population and Material Assets
Local Economy and Employment		
SA18	Increase the number of high quality job opportunities suited to the needs of the local workforce.	<ul style="list-style-type: none"> • Population and Material Assets
SA19	Support investment and enterprise to develop a dynamic, diverse and knowledge based economy, excelling in innovation with higher value and lower impact activities.	<ul style="list-style-type: none"> • Population and Material Assets

The objectives selected form a part of the SA framework. The full framework, including indicators and links to local Sustainable Community Strategy (SCS) objectives, can be found in section 3.5.

3.2 Review of Relevant Plans, Policies and Programmes

The first task of a SA is the identification of other relevant plans, programmes and sustainability objectives. An AAP may be influenced in many ways by other plans and programmes and by external sustainability objectives, such as those laid down in policies and legislation.

As part of the production of the SA Scoping Report a number of relevant international, national, regional and local policies, plans, and programmes (PPPs) were reviewed. The purpose of reviewing the PPPs is to ensure that the relationship with these other documents and requirements are considered in the production of the BCC AAP, and that any inconsistencies or constraints are dealt with as far as possible.

The review of the PPPs is attached as appendix 1 of the Initial SA Report and also currently available online at <http://www.bradford.gov.uk/ldf>

This review has been updated according to the responses received during the previous consultations and has considered relevant guidance at the EU, national, regional and local level. Where relevant it has also made specific reference to any environmental protection objectives, targets or requirements established at the EU or national level in order to comply with the SEA Directive.

3.3 Baseline Information

The next task in SA covers the collection of baseline information. The review of other plans and programmes undertaken previously has provided a considerable amount of baseline information and this information has been complemented by collection of data on key issues relating to the SEA topic areas, as well as additional social and economic indicators for the plan area. The basic aim of this task is to pull-together data on the present state of Bradford City Centre Area to enable any trends to be identified, any particular sustainability issues pinpointed and methods of monitoring of the plan's effects to be established.

The information collected aim to relate them specifically to the BCCAAP area. However, where appropriate, it has focused on data that are relevant to the district as a whole. Because it was felt that for certain issues data at this level is of more significance as many impacts emerging from the BCCAAP will affect not just the immediate area but also the wider community.

The baseline information, based on all available sources at the time of publication, has been presented as appendix 2 of the Initial SA Report and is also available online at <http://www.bradford.gov.uk/ldf>

The list has been updated since the publication of the SA Scoping Report and as result of the consultation exercise.

3.4 Key Sustainability Issues Identified

The next task in the SA, carried out at the scoping stage and reviewed later, is the identification of sustainability issues of particular significance to the BCCAAP area. The identification of sustainability issues is very important as it provides an opportunity to define key issues for the BCCAAP to enable improvement of the plan objectives and options. The analysis of sustainability issues at scoping stage influenced the baseline and the SA framework, in particular in identifying and selecting indicators and targets.

This section describes the current situation and highlights the key issues faced within the BCCAAP area. It does not attempt to cover all the issues but identifies those that are considered to be a priority in terms of the sustainability of BCCAAP proposals.

The table below lists the economic, social and environmental issues facing Bradford City Centre. It is recognised that many issues cut across these three main topic headings, but for simplicity, each has been included within the most relevant aspect. These issues have been identified through the PPPs review and baseline data collection. They have been further informed by discussions with planning officers and refined through consultation with the statutory consultees and other key stakeholders.

Table B: Key Sustainability Issues Identified		
Social	Population	<ul style="list-style-type: none"> • Accommodating the needs of an expanding population. • Accommodating these needs as far as possible within the City Centre, which is already densely developed. • Reducing the environmental impact of new development while achieving a good quality of life for all residents.
	Housing & Quality of Urban Fabric	<ul style="list-style-type: none"> • Meeting targets for additional housing and replacement of existing stock. • Providing housing of a type and tenure to match needs, (particularly those of the elderly, BME, gypsies and travellers) and fulfil aspirations of local population • Achieving higher standards for new development in terms of resource efficiency, design and lifetime flexibility. • Improving the public realm and seeking to promote high standards of new design where regeneration is needed

	Deprivation & Access to Services	<ul style="list-style-type: none"> • Impact of legitimate aspiration to improve standard of living of deprived population on use of resources. • Identifying ways in which land-use planning can have an impact on community cohesion • Retaining good physical access to facilities for new development and improving quality, type and range of services to suit needs of local population and reduce use of private car • Support for green infrastructure i.e. a strategic network of green spaces and recreational corridors but also for individual open spaces of local importance • Influence of planning and wider council policies on propensity to use local facilities by deprived communities e.g. open space.
Environmental	Biodiversity, Landscape and Heritage Assets	<ul style="list-style-type: none"> • Protecting and enhancing biodiversity, landscape and heritage assets as a strong element in the districts identity. • Maximising benefits from landscape character assessment and conservation area appraisals • Assessing plan in terms of its implications for the SA to comply with regulations on appropriate assessment • Safeguarding the locally and nationally valued species and habitats and seeking to minimise the direct and indirect impact of new development on these • Seeking opportunities to create new priority habitats • Improving information base so that change can be monitored • Promoting wider appreciation of benefits from environmental assets
	Use of Resources	<ul style="list-style-type: none"> • Taking account of the impact of development options on the management of water. This should include assessing the risk of flooding, reducing that risk and mitigating its effects. • Meeting targets set nationally for air quality, re-cycling of refuse, energy efficiency etc. but also to reflect local concerns and priorities. • Promoting good practice in resource use and reduction of pollutants beyond minimum standards. • Conserving deposits of sandstone to meet future needs whilst ensuring that existing demand can be met.
Economic	Employment Need, Skill Base and Income	<ul style="list-style-type: none"> • Increasing incomes and skill levels in communities suffering high levels of deprivation. • Contribution of land-use planning towards improving employment prospects and training for local residents.
	Employment Trends	<ul style="list-style-type: none"> • Responding to future trends in employment / needs of workforce in particular accommodating the needs of smaller-scale work places.

	<p>Transport Infrastructure & Future Growth</p>	<ul style="list-style-type: none"> • Reliance on and promotion of future growth to improve income and skill levels. • Delivering regeneration in manner that benefits the districts residents within the carrying capacity of the local environment. • Integrating sustainability into initial assessment of major projects, particularly assumptions about need for new infrastructure versus shifts in modes of transport.
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3.5 The SA Framework

The next task in the sustainability appraisal is the development of the sustainability appraisal framework. Preparation of the SA Framework involves the development of sustainability objectives and associated criteria and indicators to assess the outcomes of the AAP policies and proposals. SA objectives can include both externally imposed social, environmental and economic objectives laid down by legislation or policy and also others devised specifically in relation to the context of the plans being prepared.

A SA framework with draft objectives, key criteria and indicators was prepared at the scoping stage of the SA process. The framework has now been refined following the SA Scoping Report consultation. In particular, existing objectives and key criteria were amended and additional indicators were included.

The table C below constitutes the SA framework.

It is also particularly useful to note potential conflict between objectives, as further consideration can then be given to the potential detrimental effects of pursuing a particular objective and also to any possible ways to mitigate against or overcome these problems. The draft SA objectives therefore were tested against each other for compatibility and found either broadly complimentary or have a neutral relationship. However, it is also likely that some conflicts will always appear as the objectives cover a broad range of environmental and sustainability topics. It is the role of the AAP to weigh up potential conflicts and ensure a balanced approach is taken to ensuring sustainable development.

The compatibility matrix of SA objectives is attached in appendix 3

Table C: BCCAAP SA Framework

SEA topic	Draft SA Objectives	Key criteria	Env	Soc	Eco	Draft Indicators	SCS priority
Energy and Resources	Water, Soil and Air Climatic Factors SA1: Ensure the prudent and efficient use of energy and natural resources and the promotion of renewable energy.	<ul style="list-style-type: none"> Does the plan seek to increase energy efficiency in building stock? Does the plan encourage the use of clean, low carbon, energy efficient technologies? Does the plan promote renewable energy generation in the city centre? Does the plan seek to minimise the consumption of non renewable resources and promote the use of sustainable and locally sourced resources and materials? 	X			<p>Number of initiatives to increase awareness of energy efficiency.</p> <p>Proportion of new homes achieving a four star or above sustainability rating for the "Energy/CO2" category as stipulated by the Code for Sustainable Homes.</p> <p>Thermal efficiency of new development; % planning permissions for projects designed with passive solar design, building orientation, natural ventilation.</p>	Prosperity and Regeneration Improving the Environment
	Water, Soil and Air Climatic Factors SA2: Minimise the growth in waste and increase the amount of waste which is re-used, re-cycled and recovered.	<ul style="list-style-type: none"> Does the plan seek to minimise waste generation and increase re-use, recycling and recovery consistent with the waste hierarchy? Does the plan encourage sustainable production / consumption and resource efficiency? Does the plan propose positive measures to divert waste away from landfill? Does the plan seek to improve access for all to facilities for waste management? 	X			<p>Type and capacity of waste management facilities.</p> <p>Net reduction in volume of biodegradable and recyclable waste in volume to landfill.</p> <p>Household waste (a) arisings and (b) recycled or composted.</p> <p>Reuse of recycled materials from former building stock.</p>	Health and Wellbeing for All Improving the Environment
Response to Climate Change	Water, Soil and Air Climatic Factors SA3: Reduce the districts impact on climate change and vulnerability to its effects.	<ul style="list-style-type: none"> Does the plan seek to limit or reduce the emission of greenhouse gases (carbon dioxide, methane, nitrogen oxide etc) in accordance with the Climate Change Act 2008? Does the plan ensure that development can withstand, and adapt to, local impacts resulting from global climate change? Does the plan consider the potential environmental, social and economic implications of climate change? 	X			<p>Air quality monitoring.</p> <p>Road traffic growth level.</p> <p>Emissions of greenhouse gases from energy consumption, transport and land use and waste management.</p> <p>Amount of new development (ha) situated within a 1:100 flood risk area (Flood Zone 3).</p> <p>Number of planning applications</p>	Prosperity and Regeneration Improving the Environment

Table C: BCCAAP SA Framework

SEA topic	Draft SA Objectives	Key criteria	Env	Soc	Eco	Draft Indicators	SCS priority
						<p>approved where Environment Agency have sustained an objection on flood risk grounds.</p> <p>Number of initiatives to increase awareness of energy efficiency.</p> <p>Number, area and condition of designated biodiversity/ ecological sites in appropriate management.</p> <p>Amount of new greenspace created per capita.</p> <p>No. of planning permissions incorporating SUDS, green roofs and green corridors.</p> <p>Proportion of new homes achieving a four star or above sustainability rating for the "Energy/CO2" category as stipulated by the Code for Sustainable Homes.</p> <p>Thermal efficiency of new development; % planning permissions for projects designed with passive solar design, building orientation, natural ventilation.</p> <p>Abstractions by purpose.</p> <p>Average domestic water consumption (l/head/day)</p> <p>Area of contaminated land (ha).</p> <p>% of projects (by number and value) involving remediation of any kind.</p> <p>Incidents of major and significant</p>	<p>Health and Wellbeing for All</p> <p>Improving the Environment</p>
Air, Soil and Water Quality	<p>Biodiversity, Flora and Fauna</p> <p>Water, Soil and Air</p> <p>SA4: Safeguard and improve air, water and soil resources.</p>	<ul style="list-style-type: none"> ▪ Does the plan ensure the conservation and sustainable use of ecosystem services? ▪ Does the plan seek to limit or reduce the emission of air pollutants and improve local air quality? ▪ Does the plan prevent the pollution of water resources and seek to improve the quality of all water resources? ▪ Does the plan prevent soil degradation and contamination, and afford 	X				

Table C: BCCAAP SA Framework

SEA topic	Draft SA Objectives	Key criteria	Env	Soc	Eco	Draft Indicators	SCS priority
Natural Assets	Biodiversity, Flora and Fauna	<p>protection to good quality agricultural land and soils?</p> <ul style="list-style-type: none"> Does the plan prevent inappropriate development in floodplains and promote the use of Sustainable Drainage Systems and other such measures to prevent or reduce flood risk? 				<p>water/soil pollution.</p> <p>No. of days when air pollution is moderate or high for NO₂, SO₂, O₃, CO or PM₁₀</p>	
		<p>SA5: Conserve and enhance the internationally, nationally and locally valued wildlife species and habitats</p> <ul style="list-style-type: none"> Does the plan afford protection to SPAs, SACs, SSSIs and other designated sites, including regional and local sites, such as, SEGIs and Bradford Wildlife Areas? Does the plan protect and conserve habitats and species, especially where these may be rare, declining, threatened or indigenous? Does the plan provide for the sustainable long term management of wildlife habitats? Does the plan seek to prevent habitat and wildlife corridor fragmentation? Does the plan promote new habitat creation and restoration, including green infrastructure networks? 	X			<p>Number, area and condition of designated sites in appropriate management.</p> <p>Extent (and condition) of designated Habitats.</p> <p>Engagement by local communities and organisations, management/ monitoring reports</p>	Improving the Environment
	Cultural Heritage and Landscape	<ul style="list-style-type: none"> Does the plan protect areas of high landscape value, greenspace and open space and promote the restoration and enhancement of the landscape? Does the plan ensure development contributes to local distinctiveness and character, taking account of the surrounding landscape context? Does the plan protect and enhance individual landscape features such as hedgerows, dry stone walls, ponds and trees? Does the plan afford protection to geological SSSIs, RIGS and SEGIs? 	X			<p>Number, area and condition of designated sites in appropriate management.</p> <p>Extent (and condition) of designated Habitats.</p> <p>Engagement by local communities and organisations, management/ monitoring reports</p>	Improving the Environment

Table C: BCCAAP SA Framework

SEA topic	Draft SA Objectives	Key criteria	Env	Soc	Eco	Draft Indicators	SCS priority
Housing	SA7: Provide the opportunity for everyone to live in quality housing which reflects individual needs, preferences and resources.	<ul style="list-style-type: none"> Does the plan ensure that the housing offer and mix meets local housing needs, taking into account tenure, location, size, type, density and affordability? Does the plan ensure the provision of sufficient new homes taking into account need and demand and seeking to improve choice, particularly appropriate levels of affordable housing where there is a need? Does the plan ensure the development of high quality sustainable housing that is well designed and built to a high standard (e.g. Code for Sustainable Homes Level 3 and Lifetime Homes)? Does the plan seek to create sustainable, inclusive and mixed communities and ensure fair access to housing for all groups? 		X		<p>Number of housing completions.</p> <p>Number of affordable homes developed in comparison with the total number of homes developed.</p> <p>Houses built to above minimum standards of sustainable design.</p> <p>Proportion of vacant housing.</p>	Prosperity and Regeneration Health and Wellbeing for All Strong and Cohesive Communities
	SA8: Develop and maintain an integrated and efficient transport network which maximizes access whilst minimizing detrimental impacts.	<ul style="list-style-type: none"> Does the plan ensure access for all groups, particularly the disabled and those without a car? Does the plan provide new or improved integrated public transport to address gaps in the public transport network and service provision? Does the plan encourage community transport, green travel plans and car sharing schemes? Does the plan provide innovative solutions (demand management) to reduce traffic congestion; maintain capacity in the road network; and seek to improve road safety for all users? Does the plan seek to reduce the need to travel, especially by car? Does the plan promote public transport 	X	X	X	<p>Average distance travelled to fixed place of work.</p> <p>Average daily motor vehicle flow.</p> <p>Changes in the percentage of people using different modes of transport.</p> <p>No of development schemes approved with travel plans.</p> <p>Delay due to congestion.</p> <p>Number of road accidents.</p>	Prosperity and Regeneration Improving the Environment Safer Communities
Transport	SA9: Reduce congestion and pollution by increasing transport	<ul style="list-style-type: none"> Does the plan seek to reduce the need to travel, especially by car? Does the plan promote public transport 	X	X		<p>Average distance travelled to fixed place of work.</p>	Prosperity and Regeneration

Table C: BCCAAP SA Framework

SEA topic	Draft SA Objectives	Key criteria	Env	Soc	Eco	Draft Indicators	SCS priority
	Water, Soil and Air Climatic Factors	choice and by reducing the need to travel by lorry /car. <ul style="list-style-type: none"> Does the plan protect and enhance the Public Rights of Way and cycle network within the city centre? Does the plan ensure the provision of the necessary infrastructure and space to enable residents to live and work in close proximity? 				Average daily motor vehicle flow. Changes in the percentage of people using different modes of transport. No of development schemes approved with travel plans. Delay due to congestion.	Improving the Environment Safer Communities
Land Use	Population and Human Health Water, Soil and Air Cultural Heritage and Landscape	<ul style="list-style-type: none"> Does the plan promote high standards of sustainable design and construction? Does the plan ensure that development contributes to and enhances the character of the built environment and public realm, strengthens local distinctiveness and creates a sense of place? Does the plan seek to reduce light pollution, noise levels, fly tipping and the spread of litter and graffiti? Does the plan ensure the efficient use of land and buildings? 	X	X		Percentage of new build and retrofit homes meeting EcoHomes Very Good standards. Percentage of commercial buildings meeting BREEAM Very Good standard. Proportion of residential development within 30 minutes public transport time of key services. Amount of vacant land and properties and derelict land. Proportion of development undertaken on brownfield sites. No. of start-up businesses in the environmental sector. No./% of planning permission with SUDS.	Prosperity and Regeneration Improving the Environment Safer Communities Strong and Cohesive Communities
Historical Environment	Cultural Heritage and Landscape	<ul style="list-style-type: none"> Does the plan preserve, protect and enhance sites, features and areas of cultural, historic and archaeological value and their settings, including 	X	X		Number of Grade I and Grade II* buildings at risk. Number of designated heritage assets	Prosperity and Regeneration

Table C: BCCAAP SA Framework

SEA topic	Draft SA Objectives	Key criteria	Env	Soc	Eco	Draft Indicators	SCS priority
		<p>Conservation Areas, Scheduled Monuments, listed and locally listed buildings, Registered Parks and Gardens and Historic Battlefields?</p> <ul style="list-style-type: none"> ▪ Does the plan protect and enhance the character and appearance of the Saltire World Heritage Site and its setting and provide for its sustainable long term management? ▪ Does the plan protect and enhance important cultural and historic vistas, views and key reference points? ▪ Does the plan promote the restoration and sensitive reuse of derelict and degraded cultural and historic buildings? 				<p>whose significance, including their setting, has been harmed by the proposals of the Area Action Plan.</p> <p>Number of designated heritage assets whose significance, including their setting, has been enhanced by the proposals of the Area Action Plan.</p> <p>Proportion of scheduled monuments at risk from damage, decay or loss.</p> <p>Conservation Area Assessment.</p>	Improving the Environment
Accessibility and Local Needs	<p>Population and Human Health</p> <p>SA12: Improve the quality and range of services available within communities and connections to wider networks.</p>	<ul style="list-style-type: none"> ▪ Does the plan ensure the provision of a range of services and facilities to meet local and / or regional needs? ▪ Does the plan seek to ensure access for everyone to all services and facilities, particularly the disabled and those without a car? ▪ Does the plan help retain essential local services and facilities? 		X	X	<p>Changes in the percentage of people using different modes of transport.</p> <p>Distance of households from key services, e.g. Post Office, school, doctors.</p> <p>Index of access to work, healthcare and shopping centres (Indices of Deprivation).</p> <p>Retail vacancy.</p> <p>Percentage of residents surveyed finding it easy to access key local services.</p>	Prosperity and Regeneration Health and Wellbeing for All Strong and Cohesive Communities
Communities	<p>Population and Human Health</p> <p>SA13: Promote social cohesion, encourage participation and improve the quality of deprived neighbourhoods.</p>	<ul style="list-style-type: none"> ▪ Do plan policies respect the needs of all communities and future generations? ▪ Does the plan ensure equality and diversity? ▪ Does the plan promote a sense of community identity and encourage 		X		<p>Percentage of adults surveyed who feel they can influence decisions affecting their own local area.</p> <p>% respondents very or fairly satisfied with their neighbourhood.</p>	Prosperity and Regeneration Health and Wellbeing for

Table C: BCCAAP SA Framework

SEA topic	Draft SA Objectives	Key criteria	Env	Soc	Eco	Draft Indicators	SCS priority
		<ul style="list-style-type: none"> social cohesion and shared values? Does the plan identify and tackle issues around social exclusion? 				<p>Percentage of people who feel that their local area is a place where people from different backgrounds and communities can live together harmoniously</p> <p>Level of domestic burglaries, violent offences and vehicle crimes.</p> <p>Crime Deprivation Index/ crime recorded by police per 1000 population.</p>	<p>All</p> <p>Children and Young People</p>
Culture, Leisure and Recreation	<p>Population and Human Health</p> <p>Cultural Heritage and Landscape</p> <p>SA14: Create good cultural, leisure and built sport and recreational activities available to all.</p>	<ul style="list-style-type: none"> Does the plan protect and seek to enhance the provision of cultural, leisure and recreation facilities? Does the plan ensure the provision of high quality play and open space for children and young people? Does the plan protect and enhance greenspace and open space within the city centre? Does the plan facilitate access to, and opportunities to enjoy, the countryside? 		X		<p>Number of new facilities created.</p> <p>Changes in the annual visits to these facilities.</p> <p>% of people surveyed who visits local sport and outdoor recreation facilities regularly.</p>	<p>Prosperity and Regeneration</p> <p>Health and Wellbeing for All</p> <p>Children and Young People</p>
Safety and Security	<p>Population and Human Health</p> <p>SA15: Improve safety and security for people and property.</p>	<ul style="list-style-type: none"> Does the plan seek to create a safe environment with low levels of crime and disorder? Does the plan seek to prevent and reduce crime and anti-social behaviour and fear of crime through design measures (e.g. the incorporation of Secured by Design Principles)? Does the plan seek to address the causes of crime and disorder and / or reduce crime through intervention? 		X		<p>Percentage of adults surveyed who feel that neighbourhood is a safe area.</p> <p>% respondents very or fairly satisfied with their neighbourhood.</p> <p>Level of domestic burglaries, violent offences and vehicle crimes.</p> <p>Crime Deprivation Index/ crime recorded by police per 1000 population.</p>	<p>Safer Communities</p>
Health (and Social Welfare)	<p>Population and Human Health</p> <p>SA16: Provide the conditions and services to improve health and well-being and reduce</p>	<ul style="list-style-type: none"> Does the plan ensure the provision of easy to use health and social care services and facilities that meet local needs and are accessible to all? 		X		<p>Distance of households from key health services, e.g. hospital. GPs, chemist etc.</p>	<p>Health and Wellbeing for All</p>

Table C: BCCAAP SA Framework

SEA topic	Draft SA Objectives	Key criteria	Env	Soc	Eco	Draft Indicators	SCS priority
	inequality to access to health and social care	<ul style="list-style-type: none"> Does the plan seek to reduce health inequalities within society (address the gap between those with the worst health and those with better health)? Does the plan seek to improve people's quality of life, health and well being and to prevent ill health (e.g. by encouraging active lifestyles)? Does the plan help people to maintain their independence and enable informed choices throughout life to remain healthy and well? 				% of people surveyed who visits local sport and outdoor recreation facilities regularly. Statistics on child obesity.	Children and Young People
Education and Training	Population and Material Assets	<ul style="list-style-type: none"> Does the plan ensure the provision of education and training facilities that meet local needs and that are accessible to all? Does the plan support skills and training development in the local community and will it contribute towards meeting identified skills shortages? Does the plan support collaboration between educational establishments, businesses and industry? 		X	X	Proportion of unemployed. Percentage of population of working age claiming key benefits. Index of access to work, healthcare and shopping centres (Indices of Deprivation).	Prosperity and Regeneration Health and Wellbeing for All Children and Young People
	Population and Material Assets	<ul style="list-style-type: none"> Does the plan provide employment opportunities for local people? Does the plan contribute to improving the variety and quality of employment opportunities? Does the plan promote or support equal employment opportunities? Does the plan ensure employment sites are accessible to everyone, particularly those without a car? 		X	X	Percentage increase or decrease in the total number of VAT registered businesses in the area. Increase in number of jobs. Annual business start-ups and survivals.	Prosperity and Regeneration Health and Wellbeing for All Children and Young People
Local Economy and Employment	Population and Material Assets	<ul style="list-style-type: none"> Does the plan provide the right conditions, including sites, premises and infrastructure to encourage sustainable investment and enterprise, 			X	Percentage increase or decrease in the total number of VAT registered businesses in the area.	Prosperity and Regeneration

Table C: BCCAAP SA Framework

SEA topic	Draft SA Objectives	Key criteria	Env	Soc	Eco	Draft Indicators	SCS priority
	<p>economy, excelling in innovation with higher value and lower impact activities.</p>	<p>taking into account current and future working environments?</p> <ul style="list-style-type: none"> ▪ Does the plan encourage market sector diversification, to prevent and reduce dependency on specific markets and industries? ▪ Does the plan support existing local businesses, products and services and help build local supply chains? ▪ Does the plan help increase business start up rates and seek to improve the competitiveness and productivity of the local economy? ▪ Does the plan support and promote sustainable consumption and production (i.e. cleaner efficient production processes, a shift in consumption towards goods and services with lower environmental impacts etc)? 				<p>Increase in number of jobs.</p> <p>Annual business start-ups and survivals.</p>	<p>Strong and Cohesive Communities</p> <p>Children and Young People</p>

4.0 Initial Sustainability Appraisal

The initial SA follows on from the findings and information of the scoping report and involves completion of the SA stages B and C and associated tasks as outlined in the Figure in section 2.1.

4.1 Testing of BCCAAP Objectives against SA Framework

During the early stages of production of the BCCAAP, a number of strategic objectives were identified and developed, from the review of relevant plans that have a strategic policy influence on the AAP and taking into consideration the key issues outlined in the SA scoping report. These objectives were used as the basis from which the AAP development options and proposals have been derived.

According to the Guidance it is important that the objectives of the AAP are in accordance with sustainability objectives. Therefore, a compatibility assessment of the AAP objectives with the SA objectives set out in the Table D below was undertaken.

The results show that the objectives are largely compatible with each other. Some uncertainties have been identified in a few of the policies which will be dependent on the implementation of the policies.

The symbols used to assess the objectives are as follows-

- ++** Objectives highly compatible
- +** Objectives compatible
- 0** No Significant link
- Objectives highly incompatible
- Objectives incompatible
- ?** Uncertain/Dependent on policy implementation

Table D: Compatibility Testing of BCCAAP Objectives and Sustainability Appraisal Objectives

SA Objectives		BCCAAP Objectives							
		1	2	3	4	5	6	7	8
SA1 Ensure the prudent and efficient use of energy and natural resources and the promotion of renewable energy.		0	0	?	?	0	0	0	0
SA2 Minimise the growth in waste and increase the amount of waste which is re-used, re-cycled and recovered.		0	0	?	?	0	0	0	0
SA3 Reduce the districts impact on climate change and vulnerability to its effects		0	+	?	?	0	0	+	0
SA4 Safeguard and improve air, water and soil resources.		0	+	0	0	0	0	+	0
SA5 Conserve and enhance the internationally, nationally and locally valued wildlife species and habitats		0	+	0	0	0	0	0	0
SA6 Maintain and enhance the quality, value and diversity of the city centre landscapes		0	+	+	0	0	0	0	0
SA7 Provide the opportunity for everyone to live in quality housing which reflects individual needs, preferences and resources.		0	0	0	++	0	0	0	0
SA8 Develop and maintain an integrated and efficient transport network which maximizes access whilst minimizing detrimental impacts.		+	0	0	+	+	0	++	++
SA9 Reduce congestion and pollution by increasing transport choice and by reducing the need to travel by lorry /car.		+	0	0	+	+	+	++	++
SA10 Improve the quality of the built environment and make efficient use of existing land and buildings.		?	+	++	?	?	?	0	0
SA11 Protect and enhance the historic environment of the city centre.		?	0	++	?	?	0	0	0
SA12 Improve the quality and range of services available within communities and connections to wider networks.		++	+	0	++	0	++	++	++
SA13 Promote social cohesion, encourage participation and improve the quality of deprived neighbourhoods.		+	++	+	++	+	0	++	++
SA14 Create good cultural, leisure and built sport and recreational activities available to all.		++	++	0	0	0	+	+	+
SA15 Improve safety and security for people and property.		0	++	0	+	0	0	+	0
SA16 Provide the conditions and services to improve health and well-being and reduce inequality to access to health and social care.		0	+	0	++	0	0	++	0
SA17 Promote education and training opportunities which build the skills and capacity of the population.		0	0	0	0	++	++	++	+
SA18 Increase the number of high quality job opportunities suited to the needs of the local workforce.		+	0	0	0	++	++	+	+
SA19 Support investment and enterprise to develop a dynamic, diverse and knowledge based economy, excelling in innovation with higher value and lower impact activities.		+	0	+	+	+	+	0	+
++ Objectives highly compatible	--	No Significant link							
+ Objectives compatible	-	Uncertain/Dependent on policy implementation							
	0								
	?								

4.2 Development Options of BCCAAP

The SA process is based upon a consideration of different options. Options can be described as the range of realistic choices open to plan makers to deliver the plan objectives.

The need to consider options stems partly from the requirements of the SEA Directive which requires the assessment of 'reasonable alternatives' taking into account the plan objectives and also the geographical scope of the plan.

The OPDM guidance³ further advises that:

"In preparing a DPD, a large number of options may be generated...The options need to be compared with each other and with the current social, environmental and economic characteristics of the area which is subject to the DPD and the likely future situation without the DPD. In doing so they need to be tested against the SA framework."

The guidance is also clear that it is not the role of the SA to determine the option(s) to be chosen as a basis for the preferred option and the draft plan. Instead, the role of the SA is to assist with the identification of the appropriate options by highlighting the sustainability implications of each, and by putting forward any recommendations for improvement.

The options identified in the BCCAAP Further Issues and Options report have been built on the strategic vision and growth aspirations as outlined for the Bradford City Centre in the emerging Core Strategy. The Core Strategy has identified Bradford City Centre as a key area of major economic and housing growth by 2028 which will be supported by improved and necessary physical, green and social infrastructure provisions required to deliver sustainable development.

The BCCAAP Further Issues and Options report includes broad proposal statements for six City Centre Neighbourhoods which are supported by a set of detailed proposal maps and statements for potential development sites. The report also contains detailed policy issues and options on seven key themes and proposes draft policies to aid delivery of the plan proposals. The proposals outlined within these opportunity areas have also been informed by a range of other evidence bases including the Core Strategy Further Engagement Draft, City Centre Masterplan and Neighbourhood Development Frameworks, and the emerging Bradford City Plan.

The BCCAAP Further Issues and Options report also identifies a variety of land uses including areas for future office park, open and civic spaces, residential development, leisure and cultural uses, retail development, car parks, transport improvements and

³ [Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents \(ODPM, November 2005\)](#)

other mixed use developments. The report also highlights critical infrastructure requirements and delivery options to support the planned growth.

At this stage the emerging development options are shown as broad areas. Detailed boundaries will be identified at the next stage of the AAP, the Preferred Approach.

4.3 Sustainability Appraisal of BCCAAP Further Issues and Options

This SA involves a detailed appraisal of the BCCAAP Further Issues and Options, taking into account the baseline situation and the key sustainability issues identified during scoping. This work builds upon SA work already undertaken by the Council for the Bradford City Centre Area Action Plan Initial SA of Issues and Options, August 2007 (revised) document.

When appraising each option consideration is given to the timescale (including short, medium and long term effects) and the nature of the effect (permanent, temporary, positive or negative and direct or indirect) to determine the effects. The likely significant effects of each option are identified using a qualitative scoring system, as detailed below, supported by a brief commentary.

Alignment	Description	Symbol
Major Positive Impact	The proposed option contributes significantly to the achievement of the objective	++
Minor Positive Impact	The proposed option contributes to the achievement of the objective but not significantly	+
Neutral	The proposed option does not have any effect on the achievement of the objective	0
Minor Negative Impact	The proposed option detracts from the achievement of the objective but not significantly	-
Major Negative Impact	The proposed option detracts significantly from the achievement of the objective	--
Uncertain	The relationship of the proposed option is uncertain or is dependant upon the way the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.	?

Existing SA guidance recognises that the most familiar form of SA prediction and evaluation is generally broad-brush and qualitative. It is recognised that quantitative predictions are not always practicable and broad-based and qualitative predictions can be equally valid and appropriate. Examples of the prediction and evaluation techniques for assessing significance of effects are expert judgement, dialogue with stakeholders and public participation, geographical information systems, reference to legislation and regulations and environmental capacity. Many of these techniques have been employed in this sustainability assessment.

Summary of BCC AAP Further Issues and Options		SA Objectives																		Comments		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		19	
to meet current deficiencies in areas adjoining the city centre																						
C. The Council will support the delivery of 'Free Schools' in the city centre, where appropriate and sufficient demand is demonstrated.		0	0	+	+ -	0	0	0	++	+	0	+	+	+	0	0	+	0	0	0	0	and long term solutions to ensuring their is sufficient primary school education and adequate access to it. Option B scores more positively on some objectives as it would decrease the need to travel and increase accessibility to education should the demand be significant. This option may, however, have an adverse impact on the efficient use of land as land may be allocated but there may never be sufficient demand to make its construction viable. Option C scores positively against all the relevant objectives as it is meant to be 'appropriate' and there should be a demonstrable 'demand' to support the increased provisions.
Issue 6 – The Need for Healthcare Facilities in the City Centre		0	0	+	+	0	?	0	+	?	?	++	+	0	0	++	0	+	0	0	0	This preferred approach aims at providing healthcare facilities within the city centre and therefore contribute towards improved health care and the climate change and transport objectives as it would reduce the need to travel. It would also contribute towards providing skilled jobs in the city centre. However, the idea of integrating healthcare facilities into mixed use development would require to demonstrate evidenced need for such facilities; otherwise the whole scheme may not be viable.
Issue 7 – The Need for Small-Scale Convenience Shopping in the City Centre		0	0	-	0	0	?	?	0	++	?	?	++	0	0	0	0	0	0	0	++	Both options score positively against the majority of the objectives. A combination of them appears to be the best approach to adopt for the AAP. It would reduce the need to travel and therefore contribute towards the climate change and transport objectives. This could also encourage more people to walk to local services and facilities which could improve health and well being, aid the creation of a sense of community and social cohesion, and improve natural surveillance. It could also increase investment as it would create a nicer local environment. Option B in particular would also help sustain and enhance the vitality and viability of the City Centre.
Options:																						
A. Encourage the delivery of convenience retail units throughout the city centre boundary. Small-scale retail uses should be stipulated as a requirement in land use allocations for major housing and employment to encourage the creation of a focus for small-scale convenience shopping, where appropriate.		0	0	-	0	0	?	?	0	++	?	?	++	0	0	0	0	0	0	0	++	
B. The Plan should support existing markets within the city centre, specifically the Oastler Food Market and Kirkgate Market from competing development.		0	0	-	0	0	?	?	0	++	?	?	++	0	0	0	0	0	0	0	++	
Shopping and Leisure																						
Issue 8 – Extent of the Primary Shopping Area		0	0	-	0	0	?	?	0	++	?	?	++	0	0	0	0	0	0	0	++	Bradford District Retail and Leisure Study (2008) proposes to expand the boundary of the Primary Shopping Area to include the Westfield development site. This option has scored mainly positively against the objectives apart from the impact on climate change. The Westfield site is located within flood zone and therefore would not reduce the impact on climate change unless the development is coupled with sustainable construction methods that could mitigate their impact. This approach also facilitates co-location of facilities and therefore would reduce the need to travel and thus has scored positively on traffic and congestion objectives. It also refers to retaining a flexible approach to shopping frontages resulting in the shopping areas being used for specialist shops and markets which also would contribute towards the range of facilities and services available. Promoting the new areas for development would also aid investment through development and attracting new businesses.
Option – Support the primary shopping area as defined by the Bradford District Retail and Leisure Study (2008), but retaining a flexible approach to primary and secondary frontages.		0	0	-	0	0	?	?	0	++	?	?	++	0	0	0	0	0	0	0	++	
Issue 9 – Better Connections between Shopping Areas		0	0	++	++	0	0	0	++	0	0	+	+	0	+	+	0	0	0	0	+	This option would encourage the use of sustainable transport modes (including reduction in the amount of private vehicles travelling through the city centre) and therefore scores positively towards the climate change, transport and congestion
Option – The City Centre AAP will follow the good practice put forward in the City Centre Design guide in regards to		0	0	++	++	0	0	0	++	0	0	+	+	0	+	+	0	0	0	0	+	

Summary of BCC AAP Further Issues and Options		SA Objectives																		Comments		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		19	
improvements to sign posting and way finding. The Local Transport Plan 3 (LTP 3) will be the primary delivery mechanism for such projects aiding in improving connections between shopping areas.																						objectives. It would also improve pedestrian links which could aid improvements to the connections of services with the wider community, improved health, encourage increased participation and safety which could lead to social cohesion. The option could help create a better working and living environment within the city centre and therefore increase investment.
Issue 10 – Expansion of the Leisure Offer in the City Centre Options: A. Promote leisure uses as supporting ancillary uses in mixed use development, indicated in the Proposal Maps.		0	0	+	0	++	+	+	+/-	+	?	++	++	++	0	0	0	0	0	0	+	Option A would promote leisure uses as part of mixed use developments which would reduce the need to travel for those living in the city centre and therefore scores positively against the access, climate change and transport objectives. However, promoting leisure uses in the city centre could also attract people into the city centre which could increase the use of private vehicles; it should be ensured that any large scale leisure developments are coupled with public transport, pedestrian and cycle lane improvements to make them accessible by sustainable transport methods. The proposals in the AAP in relation to open space offer improvement to wildlife habitats and therefore this option also scores significantly positive against SA objective 5. Leisure enhancements within the AAP refer to improved public realm and local amenities which will contribute towards the enhancement of the landscape and built environment.
B. Promote leisure uses as a priority above other competing uses on allocated sites, indicated in the Proposal Map.		0	0	?	0	?	0	+	+/-	-	?	+	+	++	0	-	-	-	-	-	-	Option B would contribute significantly towards SA objective 14 as it would prioritise leisure uses over other uses, of which Bradford has an identified lack of within the city centre. As referred to above for Option A, promoting leisure uses as a priority could increase accessibility for city centre residents but could also increase the amount of people travelling into the city centre; any large scale leisure developments should therefore be coupled with improvements to sustainable transport methods. To prioritise leisure uses over other competing uses could restrict development of essential services such as healthcare and education and therefore if this option is to be progressed a criteria needs to be established which would not limit other investment when leisure uses are not forthcoming. It is uncertain what impact Option B would have against many of the other objectives as it does not specify what type of leisure uses would be prioritised.
C. Leave the development of leisure uses to market forces, to ensure demand based delivery.		0	0	?	0	?	0	?	?	?	?	?	?	?	0	0	0	0	0	0	?	It is uncertain what market demand there is for leisure uses in the city centre and therefore it is uncertain how this option would score against the majority of the objectives.

Summary of BCC AAP Further Issues and Options		SA Objectives																		Comments	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		19
Issue 11 – Promoting the evening economy whilst safeguarding the amenity of city centre residents Options: A. Focus late night opening within the Bowl Neighbourhood and restrict the proposed allocation of residential land use, thus allowing businesses to operate with fewer restrictions on opening hours. B. Produce a planning policy to assess planning applications against in order to ensure residential amenity is protected on a case by case basis		0	0	0	0	0	0	0	0	0	?	?	+	+	?	?	+	0	0	+	It is not certain what impact both these options would have on the existing residential community and built environment within the Bowl Neighbourhood as it would be dependant on the location, type and opening hours of potential evening economy uses. In terms of impact on SA objective 7, access to quality housing, Options A would limit the combination of residential uses and evening economy uses and therefore has scored both negatively and positively against this objective; dependant on lifestyle some residents may wish to be located in close proximity to evening economy uses. Option B proposes a simpler and pragmatic approach, but it needs to ensure that consideration of cumulative impact of evening economy uses is included within the relevant AAP policy.
Issue 12 – Exploiting the city's cultural assets The APP will support the expansion of existing and creation of new cultural attractions in the city centre.		0	0	0	0	0	0	0	0	0	?	?	+	++	?	0	0	0	0	+	This option would contribute towards improving the quality and range of services and facilities available or improving the access to them. However, it is uncertain what impact this would have on the landscape/built environment/heritage objectives as it is dependant on the location of these facilities and how the existing facilities within the city centre are to be expanded. The option also could support investment in the area through improving the quality of the facilities on offer throughout the city centre.
Business Issue 13 – The need to deliver forecast jobs growth within the City Centre Option – The APP will propose the allocation of sites for employment uses such as office, retail and leisure, as indicated on Proposals Maps. The delivery of speculative employment uses will be planned for on a site by site basis, forming parts of mixed use developments across the City Centre.		0	0	0	0	0	0	0	0	0	+	0	+	0	0	0	0	0	0	+	The office developments as set out in the AAP predominately refer to the Business Forest Office Park; This is an area of office buildings that is surrounded by woodland and this option could therefore contribute towards enhancing habitats within the city centre as well as improving the quality of the built environment, attracting new businesses and investment to high quality office space and increasing the number of job opportunities. Office development is also encouraged within mixed use schemes which could contribute towards the protection and enhancement of historic assets and their settings. Allowing greater flexibility to office locations thus could enable and encourage the conversion of otherwise underused or redundant historic buildings; this could also aid the efficient use of existing buildings.
Higher and Further Education Issue 14 – Safeguarding the Campus Zone from Non-Educational Related Development Option – It is the University and College's aim to consolidate their facilities on the existing campus site. Restricting development of uses which are not related to the activities of the institutions may help achieve this.		0	0	0	0	0	0	0	0	0	?	+-	0	+-	0	0	+	++	+-	+	The AAP refers to safeguarding the Campus Zone for educational and ancillary uses and therefore would ensure that all services for students are located together reducing the need to travel; This option therefore scores positively towards the climate change and transport objectives. Safeguarding this area could also lead to improved educational, recreation and leisure uses all easily accessible by students; however, keeping these facilities on the campus could limit their availability to the wider community. This option would safeguard this area for investment by the university; however it could also restrict certain types of development and investment that would link with education uses such as creative industries and the knowledge economy.
Movement Issue 15 – Quality and Availability of Pedestrian Routes Option – The Area Action Plan shall adopt the principles of		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	This option seeks to improve pedestrian facilities and therefore could encourage increased pedestrian movement which would contribute towards climate change and transport objectives.

Summary of BCC AAP Further Issues and Options		SA Objectives																		Comments	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		19
<p>the Streetscape Design Guide (2007), which include the following:</p> <ul style="list-style-type: none"> Streets are for movement and access for all. Streets are social places. Streets should reinforce a city's character. Streets must be simple. Streets must be manageable. <p>The AAP also supports the guidance on pedestrian routes put forward in the City Centre Design Guide (2007).</p>																					Baseline information suggests that many journeys within the city centre are through journeys with people not actually stopping in the city centre; if these pedestrian improvements within the city centre were coupled with highway improvement that could negate the need for some traffic to enter the city centre and could mitigate any adverse impact on the efficiency of the highway network.
																					<p>The option will result in improved access to services, facilities and jobs. It will also provide improvements to the character of the landscape and built environment which could aid social cohesion and improve security;</p> <p>It is uncertain what impact the option would have on investment and enterprise within the city centre; improved pedestrian routes could create more desirable places to work and shop and therefore increase investment. However, if the option leads to placing more vehicle restrictions within the city centre it could also discourage certain businesses from investing within the city centre.</p>
<p>Issue 16 – Provision of Public Transport Services and Infrastructure (including Taxis)</p> <p>Options:</p> <p>A. Priority is given to public transport over other motorised vehicles through the provision of traffic signals which give priority to buses and improved enforcement procedures for not conforming to bus lanes and bus gates. Provision of new and improved bus lanes where feasible and more high quality and frequent routes into, out of and around the centre.</p> <p>B. Support the provision of bus services and routes to bring passengers into the city centre from future park and ride facilities.</p> <p>C. Support the redevelopment of the Bradford Interchange and Forster Square to improve the attractiveness of public travel. This could involve better integration between buses, train and taxi interchange facilities, improved and enhanced taxi ranks, provision of retail facilities to generate activity and general improvements to accessibility, function, security and image of Interchange and Forster Square buildings.</p> <p>D. Provision of high quality taxi ranks to operate safely during day and night and inclusion of taxi pull in zones at new developments.</p>		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<p>All options promote public transport improvements and therefore score positively against the climate change and transport objectives; these options are all compatible and a combination of all of them would be most sustainable.</p> <p>The options increase accessibility to the city centre through improvements to the highway network, public transport and interchange. All of which could improve quality of the environment and encourage investment into the city centre.</p> <p>Option C refers to the redevelopment of the public interchanges and therefore, dependant on design, this option could contribute positively towards the character, built environment and heritage objectives.</p>
																					<p>Options A, B and C all refer to measures to reduce the amount of vehicles travelling through the city centre and therefore score positively towards the climate change and transport objectives. However, in the short term Options A and C may cause increased congestion through traffic restrictions but this could encourage a shift to more sustainable transport modes.</p> <p>Option B scored most positively towards reducing congestion and providing transport choice as it would put together a co-ordinated approach through a local access strategy. If all three options A, B and C were implemented together they would contribute further towards these objectives</p>
<p>Issue 17 – Air Quality Management</p> <p>Options:</p> <p>A. Support the removal or restriction of some through routes and introduce traffic management systems to control the flow of vehicles into the centre.</p> <p>B. Provide planning policies which support the development of multi storey car parks only on the edge of the centre to allow people to park and enter the city centre on foot or by public transport, together with a local access strategy and service delivery</p>		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<p>Options A, B and C all refer to measures to reduce the amount of vehicles travelling through the city centre and therefore score positively towards the climate change and transport objectives. However, in the short term Options A and C may cause increased congestion through traffic restrictions but this could encourage a shift to more sustainable transport modes.</p> <p>Option B scored most positively towards reducing congestion and providing transport choice as it would put together a co-ordinated approach through a local access strategy. If all three options A, B and C were implemented together they would contribute further towards these objectives</p>

Summary of BCC AAP Further Issues and Options		SA Objectives																		Comments		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		19	
strategy for those vehicles and trips which have to enter the city centre.																						
C. Transform more of the shopping streets to pedestrian only zones to stop vehicle entering during certain times in the day.		0	0	+	+	0	0	0	+	+	0	0	0	0	0	+	0	0	0	0	?	Whilst Options B and C could encourage people to walk or access the city centre by public transport, consideration needs to be given to access to people with disabilities or special needs. It is uncertain what impacts Options A, B and C could have on investment within the city centre as whilst these options could create a nicer environment and which is more accessible by sustainable transport methods. However, this could restrict investment from some businesses if they consider access by vehicles is important.
Issue 18 – Parking Provision Options:		0	0	+	+	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	?	Option A refers to a car parking strategy and states what aspects will be included within it; however, it doesn't refer to the main objectives of the strategy and this should be clarified if this policy is progressed. For the purpose of the appraisal it has been assumed that the car parking strategy would be developed in a way to maximise efficiency of the transport network and to encourage a shift to more sustainable transport modes. This option therefore contributes positively towards the climate change and transport objectives.
A. The inclusion of a car parking strategy and adopted parking standards policy in the City Centre Area Action Plan with reference to long stay, short stay, off-street, on-street, disabled parking, private and public owned parking. This would also establish car parking standards for all types of development within the city centre. If a park and ride system was to be developed, this would also be covered by the Car Parking Strategy of the plan.																						Option B would maintain the status quo in terms of parking provision but increase security. Given that the city centre already suffers from high levels of congestion and pollution this option scored negatively against objectives to develop an integrated and efficient transport network and to reduce congestion and pollution.
B. Retain the existing levels of parking in the City Centre whilst improving the quality, availability and security of the parking provision.		0	0	0	0	0	0	0	-	0	0	0	0	0	0	0	0	0	0	0	0	Option C would restrict parking to encourage less private vehicle usage and therefore has also scored positively towards the climate change and transport objectives.
C. Restrict parking availability in the city centre to encourage people who visit to do so by means other than private vehicle.		0	0	++	++	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	?	It is uncertain what impact Options A and C could have on a encouraging investment within the city centre; restricting car parking could have an adverse impact on the number of people coming into the city centre or businesses wanting to locate their if it is not coupled with improvements to other modes of transport.
Issue 19 – Provision of a Safe and Inclusive Public Realm Option – The Area Action Plan will adopt the guidance on Access for All put forward in the Streetscape Design Manual and encourage the provision of measures that improve safety for all road users		0	0	0	0	0	0	+	+	+	0	0	+	0	0	+	++	0	0	0	0	The option would ensure safe access for people with disabilities and special needs within new buildings and across the city centre and therefore scores positively against access and transport objectives and improving well being. However, it should be ensured that these routes do not isolate people with disabilities or special needs from other users as this could result in stigmatisation. Consideration should also be given to providing a choice of transport modes and improving access to more sustainable transport modes.
Issue 20 – Impact of new development upon the transport network Option – Proposals and developments should consider improving pedestrian and vehicular movement. All proposals should avoid the creation of barriers to pedestrians and cyclists and/or the diversion or increased distances to existing routes. All developments should aim to improve rather than hinder movements around the City.		+	0	0	+	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0	This option scores most positively against the transport and climate change objectives as it seeks to ensure location of major travel generators close to transport interchanges which could encourage increased transport usage. It further requires transport assessment for all development proposals which again contributes positively towards the climate change and transport objectives but could impact on investment if planning permissions are not granted or a degree of certainty is not available for developers. However, reference to the findings of a City Centre Transport Study within AAP policy may mitigate any adverse impact on investment as it could give developers a greater sense of certainty when applying for planning
An independent transport study of the City Centre shall highlight any transport improvements necessary for the																						

Summary of BCC AAP Further Issues and Options		SA Objectives													Comments							
		1	2	3	4	5	6	7	8	9	10	11	12	13		14	15	16	17	18	19	
<p>will ensure there is sufficient demand for the expanded retail and leisure offer in the Market neighbourhood.</p> <p>Key Development Sites:</p> <ul style="list-style-type: none"> Former Rawson Market and Car Park, Simes Street Chain Street Regeneration <p>Delivery Target:</p> <ul style="list-style-type: none"> Residential Units – Minimum of 500 (supporting community provision retail, leisure and office floorspace) 																						
<p>The Valley – The area will be the focus of city living, with supporting small scale leisure and retail.</p> <p>The majority of land uses allocated for in the Valley Neighbourhood are for residential or mixed use development. This will enable more people to live in the city, and allow for the creation of a 24 hour centre within the heart of the District. With greater a number of residents living within the centre, there will be increased demand for existing leisure and retail offer, and will be supplemented by further expansion of this offer in the Market, Bowl and Channel Neighbourhoods.</p> <p>Key Development Sites:</p> <ul style="list-style-type: none"> Former Thornton Road Gas Holders Site Former Beehive Mills <p>Delivery Target:</p> <ul style="list-style-type: none"> Residential Units – Minimum of 1650 (supporting community provision retail, leisure and office floorspace) 		?	0	+	0	0	+	++	?	++	+	++	+	+	+	0	+	0	+	+	+	All proposed developments sites are brownfield sites. This means new developments will have positive impacts on improving the quality of built environment and making efficient use of existing lands and buildings. Emphasis on design and building standard would also ensure that potential impact on the environment is minimal and the setting of the conservation area is not adversely affected.
<p>The Learning Quarter – The area will be the focus for expanded education and student living offer.</p> <p>The land use allocations within the learning quarter are to support and facilitate education uses. This may include development for University and College buildings in the expansion of learning facilities and / or the creation of further student living accommodation following the success of 'The Green' student village development.</p> <p>Issue/option 14 (Further and Higher Education) safeguards development of the area for the provision and support of Bradford College and the University of Bradford.</p>		?	0	+	0	0	+	0	+	+	+	-	+	+	+	+	++	+	++	++	++	Protecting the Learning Quarter from inappropriate development would enhance the established character and setting of the area. Consolidating education and ancillary uses would further ensure that all services for students are located together reducing the need to travel; This approach therefore scores positively towards the climate change and transport objectives. Safeguarding this area could also lead to improved educational, recreation and leisure uses all easily accessible by students; however, keeping these facilities on the campus could limit their availability to the wider community.
<p>Southern Gateway – Transforming the area from former industrial to a focus for residential development.</p> <p>The neighbourhood will become a focus for city living in the centre. Large scale residential development is proposed for the area to deliver a much needed housing offer.</p> <p>The housing offer will be supplemented by ancillary retail and leisure offers to support residents living in the area.</p>		?	0	+	0	0	+	0	+	++	0	+	+	+	0	+	0	+	0	0	0	Large scale residential and supporting development will create a new socio-economic profile of this rundown light industrial area by regenerating underused land and buildings and bringing city living in a new neighbourhood. Being in close proximity to the main travel interchange the proposals would also reduce the need to make journeys by cars and thus score mainly positively against SA objectives relating climate change, congestion, maximising access to transport network etc. Emphasis on good design in new developments would also enhance the quality, value and diversity of City Centre landscape along this major

Summary of BCC AAP Further Issues and Options		SA Objectives																		Comments		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		19	
<p>The area benefits from strong links to the main transport hub of the Interchange, making travel into major centres of Leeds and Manchester easily accessible.</p> <p>Key Development Sites:</p> <ul style="list-style-type: none"> ▪ Britannia Mills and Car Park ▪ Bedford Street Garage <p>Delivery Target:</p> <ul style="list-style-type: none"> ▪ Residential Units – Minimum of 740 (supporting community provision retail, leisure and office floorspace) 																					gateway route.	
																						This approach would also facilitate co-location of facilities and therefore would contribute towards the range of facilities and services available. Promoting the new areas for development would also aid investment through development and attracting new businesses.

5.0 Proposals for Monitoring

It is important that the plan is monitored to keep track of whether it is working in the way it should. This report has identified indicators that should be used to monitor the area action plan. The most appropriate way to monitor the area action plan is through the Local Plan Annual Monitoring Report (AMR). The AMR monitors the type of development that is occurring as a result of all of the council's planning policies and guidance and what effects this development is having in terms of sustainability. Where new indicators have been identified, through the SA process, these will be added to the AMR. At the next stage of consultation, the AAP will set out a monitoring framework to ensure new development meets the objectives of the plan. These indicators will be added to the AMR once the AAP is adopted.

6.0 Next Step

The Sustainability Appraisal process is one which gradually builds up information and assessments, resulting in the preparation of a Final Report. The Final Report will set out the baseline position and the sustainability framework, assess the preferred option, finalise the indicators, and ultimately decide on the mitigation measures and monitoring process.

The findings of this Initial SA will be used to influence the development and early analysis of the preferred option and to determine its likely performance in sustainability terms. This will help refine the option and assess the effects of emerging AAP policies and proposals.

The completing task of this Initial SA stage involves consultation on the findings of the Sustainability Appraisal. The Council will consult on this Initial SA during early this year. The purpose of this consultation is to ensure that the sustainability framework that is developed within this report is appropriate, all key sustainability issues for the BCCAAP are identified and all the significant effects of the AAP are duly considered.

In addition to the required statutory consultees, this initial SA report will also be made available to key stakeholders and organisations for their comments and suggestions. Following consultation, responses will be considered and appropriate changes will be made before the full SA is carried out.

**Appendix 1:
Review of Relevant Plans, Policies and Programmes**

Appendix 1: Review of International, National, Regional and Local PPPs and Their Objectives

Document Title	Relevant Objectives	Targets & Indicators	Implications
INTERNATIONAL			
SUSTAINABLE DEVELOPMENT, SPATIAL PLANNING AND ENVIRONMENTAL STRATEGY/ POLICY			
<p>Renewed EU Sustainable Development Strategy</p> <p>EC, 2006</p>	<p>Sets out a single, coherent strategy on how the EU will effectively live up to its commitment to meet the challenges of sustainable development. It recognises that role that the EU can play, but also includes the need to work with developing countries to affect global sustainability.</p> <p>There are 4 key objectives contained in the strategy:</p> <p>Environmental Protection: Safeguard the earth's capacity to support life in all its diversity, respect the limits of the planet's natural resources and ensure a high level of protection and improvement of the quality of the environment. Prevent and reduce environmental pollution and promote sustainable consumption and production to break the link between economic growth and environmental degradation. Social Equity & Cohesion: Promote a democratic, socially inclusive, cohesive, healthy, safe and just society with respect for fundamental rights and cultural diversity that creates equal opportunities and combats discrimination in all its forms. Economic Prosperity: Promote a prosperous, innovative, knowledge-rich, competitive and eco-efficient economy which provides high living standards and full and high quality employment throughout the European Union. Meeting our International Responsibilities: Encourage the establishment and defend the stability of democratic institutions across the world, based on peace, security and freedom. Actively promote sustainable development worldwide and ensure that the European Union's internal and external policies are consistent with global sustainable development and its international commitments.</p>	None	The AAP should check that the commitments are reflected in its programmes and policies and also in the SA framework.
<p>Environment 2010: Our Future, Our Choice (EU Sixth Environment</p>	<p>The latest Environment Action Programme (EAP) gives a strategic direction to the Commission's environmental policy over the next decade, as the Community prepares to expand its boundaries. The</p>	None	The Area Action Plan (AAP) needs to support the 4 key areas of work set out in the

Document Title	Relevant Objectives	Targets & Indicators	Implications
Action Programme) EC, 2001	new programme identifies four environmental areas to be tackled for improvement: <ul style="list-style-type: none"> - Climate Change - Nature and Biodiversity - Environment and health and quality of life - Natural recourses and waste Each of these action areas is supported by a range of objectives and 'mission statements'		EAP.
Johannesburg Declaration on Sustainable Development United Nations, 2002	The World Summit on Sustainable Development proposed broad-scale principles which should underlie sustainable development and growth. It include objectives such as: <ul style="list-style-type: none"> - Greater resource efficiency (including decoupling economic growth from environmental degradation); - Support business innovation and take-up of best practice in technology and management; - New technology development; - Technology demonstration and risk limitation. 	There are a number of follow-up processes e.g. "Significantly" reduce rate of loss of biodiversity by 2010, but no specific targets.	The AAP should encourage the sustainable use of resources, encourage energy efficiency and protect and enhance biodiversity.
European Spatial Development Perspective EC, 1999	European cultural landscapes, cities and towns, as well as a variety of natural and historic monuments are part of the European Heritage. Its fostering should be an important part of modern architecture, urban and landscape planning in all regions of the EU. A big challenge for spatial development policy is to contribute to the objectives, announced by the EU during international conferences concerning the environment and climate, of reducing emissions into the global ecological system.	None	The AAP should make a contribution towards fulfilling the goals of the ESDP.
Århus Convention UNECE, 2001	The Convention creates obligations in three fields or 'pillars': <ul style="list-style-type: none"> - Public access to environmental information; - Public participation in decision-making on matters related to the environment: provision; and - Access to justice i.e. administrative or judicial review proceedings) in environmental matters. 	None	Should be reflected in the Statement of Community Involvement which helps forming the framework for the Shipley Canal Road Corridor Area Action Plan
Waste Framework Directive 75/442/EEC (as amended by	The WFD requires Member States of the EU to establish both a network of disposal facilities and competent authorities with responsibility for issuing waste management authorisations and	None	The AAP should make appropriate actions reflecting the need to manage wastes

Document Title	Relevant Objectives	Targets & Indicators	Implications
91/56/EEC)	<p>licenses. Member States may also introduce regulations which specify which waste recovery operations and businesses are exempt from the licensing regimes and the conditions for those exemptions.</p> <p>An important objective of the WFD is to ensure the recovery of waste or its disposal without endangering human health and the environment. Greater emphasis is also placed on the prevention, reduction, re-use and recycling of waste.</p> <p>Article 4. Member States shall take the necessary measures to ensure that waste is recovered or disposed of without endangering human health and without using processes or methods which could harm the environment, and in particular:</p> <ul style="list-style-type: none"> - Without risk to water, air, soil and plants and animals; - Without causing a nuisance through noise or odours; and - Without adversely affecting the countryside or places of special interest. 		according to this directive.
THE NATURAL ENVIRONMENT			
<p>Halting the Loss of Biodiversity by 2010 and Beyond</p> <p>EC, 2006</p>	<p>Loss of biodiversity, largely due to human development, is of concern to the intrinsic value of nature and also to the ecosystem services provided by natural systems. In 2001, the EU agreed to halt the loss of biodiversity by 2010 and to restore habitats and natural systems.</p> <p>It presents 4 key policy areas and 10 objectives for action.</p> <p>Policy Area 1: Biodiversity in the EU</p> <ul style="list-style-type: none"> - Safeguard the EU's most important habitats and species - Conserve & restore biodiversity and ecosystem services in the EU countryside - Conserve & restore biodiversity and ecosystem services in the EU marine environment - Reinforce compatibility of regional and territorial development with biodiversity in the EU - Substantially reduce the impact of the on EU biodiversity of invasive alien species and alien genotypes 	None	The key policy areas and objectives for action should be considered in the development of the BCC AAP to ensure that they support the vision of halting the loss of biodiversity.

Document Title	Relevant Objectives	Targets & Indicators	Implications
	<p>Policy Area 2: the EU and Global Biodiversity</p> <ul style="list-style-type: none"> - Substantially strengthen effectiveness of international governance for biodiversity and ecosystem services - Strengthen support for biodiversity and ecosystem services - Reduce the impact of international trade on global diversity & ecosystem services <p>Policy Area 3: Biodiversity and Climate Change</p> <ul style="list-style-type: none"> - To support biodiversity adaptation to climate change <p>Policy Area 4: The Knowledge Base</p> <ul style="list-style-type: none"> - Strengthen the knowledge base for conservation and sustainable use of biodiversity, in the EU and globally. 		
<p>EU Habitats Directive 92/43/EC EC, 1992</p>	<p>The Directive provides for the creation of a network of protected areas across the European Union to be known as 'Natura 2000' sites. This network includes Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). Member states should maintain or restore in a favourable condition these designated natural habitat types. If a project compromising one of these habitats must proceed in spite of negative conservation impacts due to it being in the public interest, compensatory measures must be provided for. Linear structures such as rivers/streams, hedgerows, field boundaries, ponds, etc., that enable movement and migration of species should be preserved.</p>	None	Should focus on protecting and enhancing natural habitats through an Appropriate Assessment of SPAs and SACs within the influence of Bradford City Centre.
<p>Birds Directive (1979/409/EEC)</p>	<p>Adopted in response to the 1979 Bern Convention, the Birds Directive provides a framework for conservation, management and interaction with wild birds in Europe. It sets broad objectives, which include:</p> <ul style="list-style-type: none"> - Maintenance of wild bird species in favourable condition across their range - Identification and classification of SPAs for rare and vulnerable species - Establishment of a general scheme of protection for all wild birds - Restrictions on the keeping and sale of wild birds - Specifications under which hunting and falconry can be undertaken - Prohibition of large-scale non-selective means of bird killing - Procedures under which member states can deviate from 	None	It does not set specific targets, but it does set out a number of high level policies and actions that the BCC AAP will need to conform to.

Document Title	Relevant Objectives	Targets & Indicators	Implications
	prohibited activities - Encouragement of certain types of relevant research - Ensure that introduction of non-native birds do not threaten other biodiversity		
EU Biodiversity Strategy EC, 1998	The key objective of the Strategy is to anticipate, prevent the causes of significant reduction or loss of biodiversity at the source. There are 4 main themes: - Conservation and sustainable use of biological diversity; - Sharing of benefits arising out of the utilisation of genetic resources - Research, identification, monitoring and exchange of information - Education, training and awareness	None	AAP policies should focus on protecting and enhancing biodiversity. SA should include specified targets for the protection and enhancement of biodiversity where necessary.
The Convention on Biological Diversity, Rio de Janeiro 1992 CBD, 1992	This convention was agreed among the vast majority of the world's governments and sets out their commitments to maintaining the world's biodiversity so to achieve more sustainable economic development. The Convention establishes three main goals: the conservation of biological diversity, the sustainable use of its components, and the fair and equitable sharing of the benefits from the use of genetic resources. Article 6a requires each Contracting Party to develop national strategies, plans or programmes for the conservation and sustainable use of biological diversity.	None	
European Landscape Convention United Nations, 2006	On the 24th of February 2006, the United Kingdom signed the Council of Europe's European Landscape Convention - the first international convention for the management and protection of landscape. It was formally ratified by Parliament in November 2006. The European Landscape Convention aims to encourage public authorities to adopt policies and measures at local, regional, national and international level for protecting, managing and planning landscapes throughout Europe. Landscape is defined as 'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'. The Convention applies this definition to all parts of a country's territory, urban as well as rural areas, to both outstanding and	None	AAP policies should support the aims of the convention, seeking to protect, manage and enhance the landscape.

Document Title	Relevant Objectives	Targets & Indicators	Implications
	ordinary landscapes, to degraded as well as well-preserved places. The Convention's definition of landscape and its emphasis on action/interaction, human factors and cultural perspectives is well reflected in the UK's national programme of Historic Landscape Characterisation, as part of integrated Landscape Character Assessments.		
SOCIAL AND COMMUNITY ISSUES			
World Health Organisation Guideline Values WHO, 1996	The document sets guidelines for healthy noise levels.	Between 23.00 and 07.00 hours, noise levels should not exceed 30 dB LAeq to allow undisturbed sleep. Outdoor noise levels of 50 dB should not be exceeded between 07.00 and 23.00, in order to prevent people being 'moderately annoyed'.	When considering mixed-use development, the AAP should consider the implication of noise from businesses and its impact on other uses.
CLIMATE CHANGE, AIR, LAND AND WATER			
Kyoto Protocol on Climate Change United Nations, 1997	Signing up to the 1997 Kyoto Protocol, 38 Countries (plus the EU) have committed to individual, legally-binding targets to limit or reduce their greenhouse gas emissions. These add up to a total cut in greenhouse-gas emissions of at least 5% from 1990 levels in the commitment period 2008-2012. The UK has committed to an 8% reduction (base year = 1990).	Achieve a reduction in anthropogenic CO2 levels to at least 5% below 1990 levels by 2012. Consider afforestation and reforestation as carbon sinks.	Consider how plan can contribute to targets for reducing climate change
Intergovernmental Panel on Climate Change (IPCC) Report IPCC, 2007	The main activity of the IPCC is to provide in regular intervals Assessment Reports of the state of knowledge on climate change. The latest one is "Climate Change 2007", the Fourth IPCC Assessment Report.	None	Ensure that the principles of these international agendas are included in the SA Framework.
European Climate Change Programme (ECCP)	Aims to deliver the EU Kyoto Protocol commitment to reduce greenhouse gas emissions to 8% below 1990 levels by 2008 - 2012.	Reduce greenhouse gas emissions to 8% below 1990 levels by 2008 - 2012.	The AAP should ensure better accessibility, promote modal shift, new technologies and cleaner

Document Title	Relevant Objectives	Targets & Indicators	Implications
			fuels that positively promote a reduction in CO2 by transport related emissions. The SA framework should reflect the commitments.
Floods Directive 2007 (2007/60/EC)	<p>As a result of over 100 major damaging floods in Europe between 1998 and 2004, causing some 700 deaths, the displacement of about half a million people, and at least €25 billion in insured economic losses, the aim of the Directive is to reduce and manage the risks that floods pose to human health, the environment, cultural heritage and economic activity. The Directive requires EU Member States to: by 2011 carry out a preliminary assessment to identify river basins and associated coastal areas at risk of flooding; by 2013 draw up flood risk maps for such zones; by 2015 establish flood risk management plans focused on prevention, protection and preparedness.</p> <p>The Directive is to be carried out in coordination with the EU Water Framework Directive, through coordination of flood risk management plans and river basin management plans and their coordinated public participation procedures. All resulting assessments, maps and plans shall be made available to the public. Member States are to take into account long term developments including climate change and sustainable land use practices in the flood risk management cycle addressed in this Directive.</p> <p>To comply with the Directive the LDF and its evidence base need to ensure that the development of human settlement and economic assets in flood plains is minimised and natural water retention by land use is maximised. Consideration should be given to all types of floods that occur in Northumberland: river floods; flash floods; urban floods; and/or floods from the sea and plans should focus on prevention, protection and preparedness.</p>		<p>All new policies relating to water and land use should be considered for the potential impacts they may have on flood risk and the management of flood risk. The AAP, its evidence base and the SA should take into account all the Flood Management Plans that are relevant to Shipley Canal Road Corridor.</p>
The Water Framework Directive 2000/60/EC EC, 2000	<p>The Directive establishes a framework for the protection of inland surface waters, transitional waters, coastal water and groundwater. It also encourages the sustainable use of water resources. The Water Framework Directive has the following key</p>	<p>Requires all Member States to achieve 'good ecological status' of inland water bodies by 2015, and limits the quantity</p>	<p>The AAP should recognise the need to protect ground and surface water from pollution; and reflect</p>

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	aims: • Expanding the scope of water protection to all waters, surface waters and groundwater; • Achieving "good status" for all waters by a set deadline; • Water management based on river basins; • "Combined approach" of emission limit values and quality standards; • Getting the prices right; • Getting the citizen involved more closely; and • Streamlining legislation.	of groundwater abstraction to that portion of overall recharge not needed by ecology.	requirements of directive in the SA framework.
Air Quality Framework Directive (1996/62/EC) and Daughter Directives (2004/107/EC)	Overall, the improvement of air quality with adequate information obtained on ambient air quality to be provided to the public.	Mandatory limits or reductions for 11 air pollutants including: sulphur dioxide, nitrogen dioxide, particulate matter, lead, ozone, benzene, carbon monoxide, poly-aromatic hydrocarbons, cadmium, arsenic, nickel and mercury.	The AAP should recognise that location of development can impact on air quality; and ensure that the requirements of the Directive are reflected in the SA framework.
Assessment and Management of Environmental Noise (2002/49/EC)	The Directive relates to the assessment and management of environmental noise (it does not apply to domestic or neighbourhood noise). It requires: <ul style="list-style-type: none"> - Use of harmonised noise indicators and measures so that data can be collected and compared in a standardised way - Protocols for noise mapping and the production of noise maps - Making information available to the public - Drawing up of local action plans - Collection of data to inform future community policy 	The Environmental Noise Directive is based on indicators for levels of noise during the day, evening and night, as well as industrial, road, air and rail-traffic noise.	The indicators and other requirements of the Environmental Noise Directive need to be considered during the development of the AAP.
European Commission White Paper on the European Transport Policy EC, 2001	The principal measures suggested in the White Paper include: • Revitalising the railways; • Improving quality in the road transport sector; • Striking a balance between growth in air transport and the environment; • Turning inter-modality into reality; • Improving road safety; • Adopting a policy on effective charging for transport; • Recognising the rights and obligations of users; • Developing high-quality urban transport; and • Developing medium and long-term environmental objectives for a sustainable transport system.	None	The AAP should assess the need for transport improvements in line with these over reaching priorities of the policy.
CULTURAL AND HISTORIC HERITAGE			
Convention on the Protection of	The Convention contains provisions for the identification and protection of archaeological heritage, its integrated conservation,	None	AAP should consider the need for archaeological

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Archaeological Heritage (Revised) (Valetta Convention) United Nations, 2000	the control of excavations, the use of metal detectors and the prevention of illicit circulation of archaeological objects, and the dissemination of information. It was ratified by the UK in September 2000, and provides for a broad definition of 'archaeological heritage' that includes 'structures, constructions, groups of buildings, developed sites, moveable objects, monuments of other kinds as well as their context, whether situated on land or under water.		investigations to preserve any significant remains of Bradford City Centre's past. The SA process should also incorporate this in its framework.
UNESCO World Heritage Convention, 1972	Ratified in the UK in 1984, the Convention provides for the identification, protection, conservation and presentation of cultural and national sites of outstanding universal value. The Convention defines the kind of natural or cultural sites which can be considered for inscription on the World Heritage List and sets out the duties of States Parties in identifying potential sites and their role in protecting and preserving them. By signing the Convention, each country pledges to conserve not only the World Heritage sites situated on its territory, but also to protect its national heritage. The States Parties are encouraged to integrate the protection of the cultural and natural heritage into regional planning programmes, set up staff and services at their sites, undertake scientific and technical conservation research and adopt measures which give this heritage a function in the day-to-day life of the community.	None	Part of the Saltaire WHS falls within the AAP boundary. To comply with the Convention, there is the need to ensure the objective to secure protection of the Saltaire World Heritage Site's Outstanding Universal Value, fabric, integrity and authenticity are considered and recognised within the AAP and SA framework.

Document Title	Relevant Objectives	Targets & Indicators	Implications
NATIONAL			
SUSTAINABLE DEVELOPMENT, SPATIAL PLANNING AND ENVIRONMENTAL STRATEGY/POLICIES			
National Planning Policy Framework (NPPF) DCLG, 2012	<p>The National Planning Policy Framework published replaces the former Planning Policy Statements and Minerals Planning Guidance. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.</p> <p>At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a 'golden thread' running through both plan making and decision taking.</p>	None	<p>The principles of the NPPF should be taken into account in preparing the BCC AAP.</p> <p>The AAP should be based upon and reflect the presumption in favour of sustainable development,</p>

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	<p>The NPPF set out 12 Core Planning Principles which should underpin plan making and decision making. In summary these are:</p> <ol style="list-style-type: none"> 1. Plan led system, empowering local people 2. Not simply about scrutiny, should be a creative process 3. Proactively drive and support sustainable economic development and meet housing, business and other development needs 4. Seek to ensure high quality design 5. Recognise character of area and promote vitality of urban areas whilst protecting green belt and countryside and supporting thriving rural communities 6. Support transition to low carbon future and tackling climate change and its implications 7. Contribute to conserving and enhancing the natural environment and reducing pollution 8. Encourage effective use of land that has been previously developed 9. Promoting mixed use development 10. Conserve heritage assets 11. Manage patterns of growth which encourage public transport, walking and cycling 12. Support local strategies to improve health, social and cultural wellbeing for all and deliver sufficient community and cultural facilities and services to meet local needs. 		<p>with clear policies that will guide how the presumption should be applied locally.</p> <p>The 12 core planning principles will need to be taken into account in formulating the AAP Policies.</p>
<p>The Plan for Growth DBIS, 2011</p>	<p>The Government's economic policy objective is to achieve strong, sustainable and balanced growth that is more evenly shared across the country and between industries. The Plan for Growth contains four overarching ambitions supported by a number of measurable benchmarks against which the Government expects to be judged, ensuring that progress is made towards achieving this economic objective. These ambitions and measurable benchmarks are as follows:</p> <ol style="list-style-type: none"> 1. To create the most competitive tax system in the G20: 2. To make the UK one of the best places in Europe to start, 		<p>The AAP should reflect the Plan's objective by providing sufficient employment land and opportunities for individual skill development and business growth, whilst ensuring the sustainable use of resources.</p>

Document Title	Relevant Objectives	Targets & Indicators	Implications
	finance and grow a business: 3. To encourage investment and exports as a route to a more balanced economy: 4. To create a more educated workforce that is the most flexible in Europe		
<p>One Future – Different Paths: UK’s Shared Framework for Sustainable Development</p> <p>DEFRA, 2005</p>	<p>This document contains the following set of shared UK principles that will help the UK Government, Scottish Executive, Welsh Assembly Government and the Northern Ireland Administration to achieve their sustainable development purpose. These principles are built on the various previously existing UK principles and set out an overarching approach, which four separate strategies by the individual administration can share.</p> <ol style="list-style-type: none"> 1. Living Within Environmental Limits 2. Ensuring a Strong, Healthy and Just Society 3. Achieving a Sustainable Economy 4. Promoting Good Governance 5. Using Sound Science Responsibly <p>As a result of the consultation on this document, the priority areas for immediate action, shared across the UK, are identified as:</p> <p>Sustainable Consumption and Production – Sustainable consumption and production is about achieving more with less. This means not only looking at how goods and services are produced, but also the impacts of products and materials across their whole lifecycle and building on people’s awareness of social and environmental concerns. This includes reducing the inefficient use of resources, which is a drag on the economy, so helping boost business competitiveness and to break the link between economic growth and environmental degradation.</p> <p>Climate Change and Energy –The effects of a changing climate can already be seen. Temperatures and sea levels are rising, ice and snow cover are declining, and the consequences could be catastrophic for the natural world and society. Scientific evidence points to the release of greenhouse gases – such as carbon</p>	<p>None</p>	<p>The AAP should incorporate these principles into its SA framework and outline policies that would seek to contribute towards achieving these goals.</p>

Document Title	Relevant Objectives	Targets & Indicators	Implications
	<p>dioxide and methane – into the atmosphere by human activity as the primary cause of climatic change. We will seek to secure a profound change in the way we generate and use energy, and in other activities that release these gases. We must set a good example and will encourage others to follow it.</p> <p>Natural Resource Protection and Environmental Enhancement – Natural resources are vital to our existence and that of communities throughout the world. We need a better understanding of environmental limits, environmental enhancement and recovery where the environment is most degraded to ensure a decent environment for everyone, and a more integrated policy framework.</p> <p>Sustainable Communities – Our aim is to create sustainable communities that embody the principles of sustainable development at the local level. This will involve working to give communities more power and say in the decisions that affect them; and working in partnership at the right level to get things done. The UK uses the same principles of engagement, partnership, and programmes of aid in order to tackle poverty and environmental degradation and to ensure good governance in overseas communities.</p>		
<p>A better quality of life - strategy for sustainable development for the United Kingdom - 1999</p>	<p>The UK Sustainable Development Strategy has four main aims that include:</p> <p>Social progress that recognises the needs of everyone: recognition that those who are socially excluded are unlikely to care much about others or the environment. Social inclusion is regarded as a pre-requisite for active public participation in sustainable solutions</p> <p>Effective protection of the environment: everyone to take responsibility for limiting global environmental threats such as climate change, for reducing health hazards such as air pollution and for protecting things which people need or value such as wild</p>	<p>Strategy contains targets relevant to the AAP including specific targets for reductions in greenhouse gas emissions, improvements to water quality, a reduction in contaminated land, sustainable forest management, use of secondary and recycled aggregates and a review of policy on future provision of aggregates.</p>	<p>Issues for consideration within the AAP include the management of the environment and resources. The approach is to achieve overall improvements in environmental quality, ensure continued productivity of renewable resources, achieving environmental improvements that reinforce economic and social</p>

Document Title	Relevant Objectives	Targets & Indicators	Implications
	<p>life, landscapes and historic buildings.</p> <p>Prudent use of resources: requires a move towards a more cyclical use of resources. For example renewable resource, such as water, should be used in ways which do not endanger the resource or cause serious damage or pollution. Nonrenewable resources should eventually be replaced by renewables. In the mean time resource efficiency is of paramount importance.</p> <p>Maintenance of high and stable levels of economic growth and employment: optimise the use of physical and human resources to meet current and future needs and aspirations. This means investment in infrastructure, technologies and processes which are minimally reliant on natural capital, the promotion of resource efficiency and social responsibility in the work place and the development of a work force which is equipped with twenty first century knowledge and skills.</p>		<p>objectives and acting proportionately.</p>
<p>Planning for a Sustainable Future: White Paper, 2007</p>	<p>The White Paper sets out the Government's proposals for reform of the planning system, building on the Barker Review's recommendations for improving the speed, responsiveness and efficiency in land use planning, and taking forward proposals for reform of major infrastructure planning.</p> <p>The White Paper proposes reforms on nationally significant infrastructure projects - including energy, waste, waste-water and transport - responding to the challenges of economic globalisation and climate change. It also proposes reforms to the planning system. Five core principles underpin the Government's proposals:</p> <ul style="list-style-type: none"> • planning must be responsive, particularly to longer term challenges such as increasing globalisation and climate change, and properly integrate our economic, social and environmental objectives to deliver sustainable development; • the planning system should be streamlined, efficient and predictable; • there must be full and fair opportunities for public consultation and community engagement; • the planning system should be transparent and accountable; 		<p>The aims and objectives of the White Paper and wider issues of sustainability will need to taken into account in producing the AAP.</p>

Document Title	Relevant Objectives	Targets & Indicators	Implications
	<ul style="list-style-type: none"> planning should be undertaken at the right level of government – national, regional and local. <p>Sustainability is inherent in the SA process as a whole, which integrates economic, social and environmental objectives.</p>		
<p>Securing the Future: The UK strategy for sustainable development</p> <p>DEFRA, 2005</p>	<p>This is a review of the original sustainable development strategy produced in 1999. The five guiding principles are</p> <ul style="list-style-type: none"> Living within environmental limits; Ensuring a strong, healthy and just society; Achieving a sustainable economy; Promoting good governance; and Using sound science responsibly. 	None	<p>The AAP will need to address the 5 principles that underlie the Government's sustainable development policy.</p>
<p>Creating Growth, Cutting Carbon: Making Sustainable Local Transport Happen</p> <p>DfT, 2011</p>	<p>The local transport white paper sets out the Government's vision for a sustainable local transport system that supports the economy and reduces carbon emissions. It explains how the Government is placing localism at the heart of the transport agenda, taking measures to empower local authorities when it comes to tackling these issues in their areas. The white paper also underlines Central Government's direct support to local authorities, including through the Local Sustainable Transport Fund.</p>	None	<p>The AAP should incorporate the vision and principles of this white paper into its SA framework and policy formulation.</p>
<p>Delivering a sustainable transport system</p> <p>DfT, 2008</p>	<p>The document outlines the Government's five goals for transport, focusing on the challenge of delivering strong economic growth while at the same time reducing greenhouse gas emissions. It also outlines: key components of our national infrastructure; the difficulties of planning over the long term; the substantial investments being made to tackle congestion and crowding; the new National Networks Strategy Group; the domestic and international approach to tackling greenhouse gas emissions from transport and the first steps of future plans for investment to 2014 and beyond.</p> <p>Within the documents the following five key national goals are identified:</p> <ul style="list-style-type: none"> To support national economic competitiveness and growth, by delivering reliable and efficient transport networks 	None	<p>The decision about where new development is located has clear implications for the transport infrastructure needed to support such development. The AAP therefore should consider the goals of this transport strategy when developing policy, with particular reference to reducing the need to travel and enabling journeys to be made by more sustainable modes of transport.</p>

Document Title	Relevant Objectives	Targets & Indicators	Implications
	<ul style="list-style-type: none"> - To reduce transport's emissions of carbon dioxide and other greenhouse gases, with the desired outcome of tackling climate change - To contribute to better safety security and health and longer life-expectancy by reducing the risk of death, injury or illness arising from transport and by promoting travel modes that are beneficial to health - To promote greater equality of opportunity for all citizens, with the desired outcome of achieving a fairer society - To improve quality of life for transport users and non-transport users, and to promote a healthy natural environment. 		
<p>Government Urban White Paper: Our Towns, Our Cities, The Future. Delivering An Urban Renaissance</p> <p>DETR, 2000</p>	<p>To arrest urban decline by taking a joined approach to policies on housing, planning, transport and education in and for cities and town. Vision of towns, cities and suburbs which offer a high quality of life and opportunity for all. Change to be delivered through Public Service Agreement Targets: More jobs by 2004; Reduce Crime rates; Improve education standards; Improved public transport systems; Better housing; Better health services; and, 60% of new housing on brownfield land.</p>	None	AAP policies should contribute to achieve key objectives.
<p>World Class Places: The Government's Strategy for Improving Quality of Places</p> <p>DCLG, 2009</p>	<p>This publication lays out the government's approach to improving quality of place.</p> <p>Vision: To ensure all places are planned, designed and developed to provide everyone, including future generations, with a decent quality of life and fair chances.</p> <p>Objectives:</p> <ul style="list-style-type: none"> - Strengthen leadership on quality of place at the national and regional level - Encourage local civic leaders and local government to prioritise quality of place - Ensure relevant government policy, guidance and standards consistently promote quality of place and are user-friendly - Put the public and community at the centre of place-shaping - Ensure all development for which central government is directly responsible is built to high design and sustainability standards and promotes quality of place 	None	The AAP and SA will need to take consideration of the principles of creating quality places and use it within analysis and policy development.

Document Title	Relevant Objectives	Targets & Indicators	Implications
	<ul style="list-style-type: none"> - Encourage higher standards of market-led development - Strengthen quality of place skills, knowledge and capacity. 		
<p>Sustainable Communities: People, Places and Prosperity</p> <p>ODPM, 2005</p>	<p>The Sustainable Communities: People, Places and Prosperity action plan sets out to revitalise neighbourhoods, give local people a say in how their communities are run, strengthen local leadership, and increase regional prosperity to create places in which people want to live and work.</p> <p>Objectives: Sustainable communities should be: Active, inclusive and safe - fair, tolerant and cohesive with a strong local culture and other shared community activities. Well run - with effective and inclusive participation, representation and leadership. Environmentally sensitive - providing places for people to live that are considerate of the environment. Well designed and built - featuring a quality built and natural environment. Well connected - with good transport services and communication linking people to jobs, schools, health and other services. Thriving - with a flourishing and diverse local economy. Well served - with public, private, community and voluntary services that are appropriate to people's needs and accessible to all. Fair for everyone - including those in other communities, now and in the future.</p>	None	<p>Policies should be included to ensure that sustainable communities initiatives objectives are met.</p> <p>The SA Framework should include objectives to ensure sustainable communities.</p>
<p>Sustainable Communities: A shared Vision, A shared Agenda- A guide for Local Authorities</p> <p>Defra, 2006</p>	<p>This guide shows how local outcomes can be delivered in a way that helps create genuinely sustainable communities. It highlights the cross-cutting issues which need to be addressed for each outcome</p> <p>The Guide has a section for each of the seven shared priorities or outcomes and one for the councils community leadership role which is critical in delivering genuinely sustainable communities. In each section, there are some practical examples of the sort of activities which councils can do to help deliver the social, economic and environmental components of a sustainable community at the same time. These ideas are not in any sense a definitive list and they do not attempt to suggest a one-size-fits all approach. Each local area will have its own innovative ways of delivering joined-up outcomes as part of the shared sustainable communities agenda.</p>	None	Both AAP and SA Framework should include objectives to ensure sustainable communities.

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<p>A New Commitment to Neighborhood Renewal: A National Strategy Action plan</p> <p>Social Exclusion Unit, 2001</p>	<p>The Strategy sets out the Government's vision for narrowing the gap between deprived neighbourhoods and the rest of the country, so that within 10 to 20 years, no-one should be seriously disadvantaged by where they live.</p> <p>Objectives: In the most deprived neighbourhoods reduction in worklessness and crime, and improvement in health, skills, housing and the physical environment. To narrow the gap on these measures between the most deprived neighbourhoods and the rest of the country.</p>	None	AAP policies will need to address neighbourhood renewal priorities. The SA Framework should include objectives to ensure neighbourhood renewal objectives are met.
<p>Accessibility Planning Guidance</p> <p>Dft, 2006</p>	<p>This guidance document seeks to ensure that accessibility is embedded in all decisions affecting the provision, location, design and delivery of services. It provides advice on the principles and approaches that can guide local transport authorities when undertaking accessibility planning.</p> <p>Objectives: For accessibility to be considered in the widest possible context, and in particular how it should be incorporated into subsequent LTPs. Promote social inclusion by tackling the accessibility problems experienced by those in disadvantaged groups and areas. To help to meet the health, education, and welfare to work agendas. To help to promote sustainable development, regeneration, neighbourhood renewal, and improve opportunities in rural areas. To tackle crime and fear of crime that affect people's willingness to travel to access the jobs and key services that they need.</p>	None	AAP policies will need to ensure that accessibility is embedded in all planning decisions. The SA Framework will include objectives relating to accessibility.
NATURAL ENVIRONMENT			
<p>Natural Environment White Paper: The Natural Choice, securing the value of nature, 2011</p>	<p>The White Paper sets out the Government's intended actions in relation to the natural environment. The natural environment is taken as covering "living things in all their diversity: wildlife, rivers and streams, lakes and seas, urban green space and open countryside, forests and farmed land. It includes the fundamentals of human survival: our food, fuel, air and water, together with the natural systems that cycle our water, clean out pollutants, produce healthy soil, protect us from floods and regulate our climate. And it embraces our landscapes and our natural heritage, the many</p>	None	The objectives and policies of the AAP should seek to reflect the objectives of the white paper and the Government's requirement for a strategic and integrated approach to planning for nature within and across local areas that

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	<p>types of contact we have with nature in both town and country. In England our natural environment is the result of thousands of years of interaction between people and nature. It continues to be shaped through the care and attention invested by the individuals and organisations who actively manage it.”</p> <p>The Strategy is structured around five interrelated objectives:</p> <ol style="list-style-type: none"> 1. Protecting and improving our natural environment 2. Growing a green economy 3. Reconnecting people and nature 4. International and EU Leadership 5. Monitoring and reporting <p>The proposed key reforms for protecting and improving the natural environment are:</p> <ul style="list-style-type: none"> – Supporting Local Nature Partnerships – Creating Nature Improvement Areas – Retaining protection and improvement of the natural environment as planning system core objectives – Piloting biodiversity offsetting to simplify and make more consistent the requirement to reduce development impacts on biodiversity. <p>The proposed key reforms for growing a green economy are:</p> <ul style="list-style-type: none"> – Creating a new independent Natural Capital Committee – Including natural capital in national accounts – Supporting creation of new markets for green goods and services – Supporting and guiding business to promote use of natural capital <p>The proposed key reforms for reconnecting people and nature are:</p> <ul style="list-style-type: none"> – Improving public health by making high-quality green space available to everyone – Removing barriers and increasing schools abilities to teach outdoors – Empowering communities to create Green Areas 		<p>encourages greener design and enables development to enhance natural networks which benefit both people and the environment.</p>

Document Title	Relevant Objectives	Targets & Indicators	Implications
	<p>Designations to protect local environments that are important to them</p> <ul style="list-style-type: none"> – Helping everyone do ‘do the right thing’ at home, when shopping or as volunteers <p>The proposed key reforms for International and EU leadership are:</p> <ul style="list-style-type: none"> – Pressing for effective implementation of Nagoya commitments on biodiversity – Ongoing commitment to establishing the Intergovernmental Platform on Biodiversity and Ecosystem Services (IPBES) – Helping developing countries to value their ecosystems – Reforming the Common Agricultural and Common Fisheries Policies to achieve greater environmental benefits – Supporting the EU Roadmap for a Resource-Efficient Europe, securing supply chains for critical resources. <p>The Paper proposes supporting progress in monitoring and reporting by:</p> <ul style="list-style-type: none"> – Establishing an Ecosystems Knowledge Network to be run by an independent organisation and involving environmental bodies and local projects – Taking environmental monitoring forward in line with the National Ecosystem Assessment (NEA) – By spring 2012 developing a set of key indicators to track progress on White Paper proposed actions – By spring 2012 reviewing how indicators and other environmental statistics are reported and the extent to which existing reporting meets the needs of Government and other key audiences. 		
<p>Biodiversity 2020: A strategy for England’s wildlife and ecosystems services</p>	<p>The Strategy builds on the Natural Environment White Paper and sets out the strategic direction for biodiversity policy for the next decade on land and at sea. Whilst it seeks to build on the successful work that has gone before it also seeks to deliver a real step change.</p>	<p>None</p>	<p>The AAP will need to take account of the objectives, outcomes and actions of the Strategy in formulating policies, with particular</p>

Document Title	Relevant Objectives	Targets & Indicators	Implications
Defra, 2011	<p>Within the Strategy, the vision for England is “by 2050 our land and seas will be rich in wildlife, our biodiversity will be valued, conserved, restored, managed sustainably and be more resilient and able to change, providing essential services and delivering benefits for everyone”. The mission for the Strategy is “to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.”</p> <p>The Strategy sets out four high-level outcomes to be achieved by 2020 through action in the following key areas:</p> <ul style="list-style-type: none"> – A more integrated large-scale approach to conservation on land and at sea – Putting people at the heart of biodiversity policy – Reducing environmental pressures – Improving our knowledge 		reference to reducing environmental pressures, developing a more integrated approach to conservation on land and improving residents’ knowledge.
<p>‘Making Space for Nature: A Review of England’s Wildlife Sites and Ecological Network’</p> <p>Lawton 2010</p>	<p>The main conclusion of the report is that the network of protected sites, including statutory and non-statutory designations, “does not provide a resilient or coherent ecological network” and is not going to sustain the UK’s biodiversity as is without a “step change in nature conservation”. The government itself has promised to “introduce measures to protect wildlife and promote green spaces and wildlife corridors in order to halt the loss of habitats and restore biodiversity”.</p> <p>The emphasis is on networks, linkage and barriers to movement. The Lawton report specifies four methods of improving ecological connectivity, aside from improving the management of existing wildlife sites – make existing sites bigger, create wildlife corridors, create new sites and buffer existing sites. It also foresees a much more prominent role for the current network of non-statutory wildlife sites, two thirds of which are not currently being managed for their special interest. The Lawton report also specifies 24 recommendations for establishing a coherent and resilient ecological network, including the setting up of 12 Ecological Restoration Zones in the next 3 years.</p>		The recommendations of the report and in particular the need to improve ecological connectivity and also greater emphasis on non-protected sites need to be taken into account in the AAP.

Document Title	Relevant Objectives	Targets & Indicators	Implications
<p>Wildlife and Countryside Act (as amended), 1981</p>	<p>The Wildlife and Countryside Act is the principle mechanism for the legislative protection of wildlife in Great Britain. It is the means by which European Directives on Conservation of Wild Birds, and Natural Habitats and Wild Fauna and Flora, are implemented. The Act is divided into four parts.</p> <ol style="list-style-type: none"> 1. Part I is concerned with the protection of wildlife, 2. Part II relates to the countryside and national parks (and the designation of protected areas), 3. Part III covers Public Rights of Way, 4. Part IV deals with miscellaneous provisions of the Act <p>To comply with the Act, the Development Plan and SA need to ensure the protection and enhancement of biodiversity within the local planning system.</p>		<p>Appropriate policies for the protection and enhancement of wildlife should be included in the AAP.</p>
<p>UK Biodiversity Action Plan DEFRA, 1994</p>	<p>UK Biodiversity Steering Group 1995 set a goal to ‘Conserve and enhance biological diversity within the UK and to contribute to the conservation of biodiversity through all appropriate mechanisms’. National BAP produces a series of action plans for priority species and habitats.</p>	<p>A number of monitoring measures can be found in individual plans.</p>	<p>The AAP should seek to support the targets included in the action plans and avoid adverse impacts on these species and habitats.</p>
<p>Biodiversity Strategy for England - Working with the Grain of Nature DEFRA, 2002</p>	<p>This Strategy seeks to protect and improve the rural, urban, marine and global environment and lead on the integration of these with other policies across Government and internationally. It sets out a programme for the next five years to make the changes necessary to conserve, enhance and work with the grain of nature and ecosystems rather than against them.</p> <p>Objectives: <u>Agriculture:</u> encouraging the management of farming and agricultural land so as to conserve and enhance biodiversity as part of the Government’s Sustainable Food and Farming Strategy. <u>Water:</u> aiming for a whole catchment approach to the wise, sustainable use of water and wetlands. <u>Woodland:</u> managing and extending woodland so as to promote enhanced biodiversity and quality of life. <u>Marine and coastal management:</u> so as to</p>	<p>Bring 95% of all nationally important wildlife sites into favourable condition by 2010.</p>	<p>AAP policies will need to ensure that development does not have a detrimental impact on biodiversity.</p> <p>The SA Framework will include objectives relating to biodiversity and will consider impacts on biodiversity in accordance with existing guidance.</p>

Document Title	Relevant Objectives	Targets & Indicators	Implications
	<p>achieve the sustainable use and management of our coasts and seas using natural processes and the ecosystem-based approach. <u>Urban areas</u>: where biodiversity needs to become a part of the development of policy on sustainable communities and urban green space and the built environment.</p>		
<p>Good Practice Guide on Planning for Biodiversity and Geological Conservation</p> <p>DCLG, 2006</p>	<p>Provides good practise guidance on the ways in which regional planning bodies and local planning authorities can help deliver national policies and comply with the requirements set out in the Circular (Biodiversity and Geological Conservation – statutory obligations and their impact within the planning system). Key principles in national policies require that planning policies and decisions not only avoid, mitigate or compensate for harm but seek ways to enhance and restore biodiversity and geology.</p>	<p>None</p>	<p>The good practise guide information should be taken into account when constructing the AAP to ensure that information on the site’s biological resource is gathered, adverse effects on wildlife species and habitats are avoided where possible, mitigation measures applied where appropriate, compensation measures for residual effects and any new benefits that could be implemented through actions such as new habitat creation or enhancement.</p>
SOCIAL AND COMMUNITY ISSUES			
<p>National Planning Policy Framework: Delivering a wide choice of high quality homes</p> <p>DCLG 2012</p>	<p>NPPF provides guidance on planning for the provision of new housing through Local Plans. Local Plan should ensure they meet the full, objectively assessed needs for market and affordable housing in the housing market area and identify key sites critical to delivery.</p> <p>The NPPF states LPAs should:</p> <ul style="list-style-type: none"> - plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups - set policies to meet affordable need on site. 		<p>Any housing proposals in the AAP need to be assessed against the requirements of the existing and future population in terms of types and size of property and affordability.</p>

Document Title	Relevant Objectives	Targets & Indicators	Implications
	<ul style="list-style-type: none"> - identify the size, type, tenure and range of housing that is required - Set local density policies 		
<p>Laying the Foundations: A Housing Strategy for England DCLG, 2011</p>	<p>The Housing Strategy sets out a package of reforms to:</p> <ul style="list-style-type: none"> - get the housing market moving again - lay the foundations for a more responsive, effective and stable housing market in the future - support choice and quality for tenants - improve environmental standards and design quality 	None	<p>The AAP will need to support the aims of the national housing strategy in terms of increasing the supply of new homes, ensuring that they are well designed, high quality and environmentally sustainable and deliver affordable homes.</p>
<p>Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing within an Aging Society DCLG, 2008</p>	<p>This document sets out the governments commitment for the provision of homes for different household types across the country with particular reference to older persons</p> <p>Objectives:</p> <ul style="list-style-type: none"> - Older people will have housing that supports healthy, active and independent living in welcoming communities. - Housing, neighbourhoods and communities will be more inclusive, attractive and sustainable for an ageing population. There will be more mainstream and specialist homes of the right type in the right location for older people. New housing will be built to Lifetime Homes - Standards and new communities will be built to be Lifetime Neighbourhoods. - Older people's housing options will be planned, integrated and sustained as part of a wider approach to meeting housing need. - As part of their strategic approach to housing, we want to see all local authorities working with partners to address the housing needs of older people, looking across the full range of housing options. - Existing housing stock will be improved to enhance housing quality and promote good health. 	None	<p>The AAP will need to take into account the provision of suitable housing for the projected population.</p> <p>The SA should consider the provision and monitoring of housing within the SA framework.</p>

Document Title	Relevant Objectives	Targets & Indicators	Implications
<p>Our health, our care, our say: a new direction for community services</p> <p>DoH, 2006</p>	<p>This White Paper sets a new direction for the whole health and social care system. It confirms the vision set out in the Department of Health Green Paper, 'Independence, Wellbeing and Choice'. There will be a radical and sustained shift in the way in which services are delivered, ensuring that they are more personalised and that they fit into people's busy lives, and giving people a stronger voice so that they are the major drivers of service improvement.</p> <p>The White Paper aims to achieve four main goals: Better prevention services with earlier intervention; giving people more choice and a louder voice; tackling inequalities and improving access to community services; and more support for people with long-term needs.</p>	<p>None.</p> <p>Local Authorities and Primary Care Trusts will have more flexibility to develop local targets through local partnership, in response to local needs.</p>	<p>The AAP should include policies that encourage healthy lifestyles, improving health inequalities and increased exercise. This includes provision of adequate health facilities to meet local residents' needs, and adequate provision of open space, footpaths and cycle lanes to reduce reliance on the private car.</p>
CLIMATE CHANGE, AIR, LAND AND WATER			
<p>Water Efficiency in New Buildings</p> <p>Defra, 2007</p>	<p>Sets out minimum standards of water efficiency performance of new homes and commercial developments, underpinning those standards set out in the Code for Sustainable Homes. The document discusses costs and benefits that would result and is an important stepping stone towards a more sustainable building stock for the future. It concerns the protection of this resource into the future means that it is proportionate to regulate in order to secure 'designing in' of water efficiency in new buildings as a base from which we can work to secure greater efficiency in the use of water in both the home and the work place. The document is not currently proposing to make regulations governing the process uses of water for industrial or manufacturing purposes, such as use during manufacturing, construction, and industrial processes such as cooling, washing and cleaning.</p>	<p>None</p>	<p>Issues that are relevant to the development of the AAP relate to the need for water efficiency in buildings to protect this resource in the future and the AAP should promote technologies for water efficiency.</p>
<p>Future Water - Water strategy for England</p> <p>Defra, 2008</p>	<p>This report relates to the management of clean water but also has an impact on flood risk management. It reflects the need to improve the supply of water, the importance of new infrastructure including reservoirs and measures taken to reduce leakage. Objectives: Minimise amount of water wasted, and minimise leakages. Increase water efficiency in homes, communities, industry and agriculture. Ensure future demand for water is met.</p>	<p>None</p>	<p>AAP policies should be consistent with, and support the objectives of the strategy.</p> <p>The SA Framework should ensure that, reducing flood</p>

Document Title	Relevant Objectives	Targets & Indicators	Implications
	<p>Increase rainwater harvesting. Ensure high quality water in rivers, lakes and estuaries. Tackle discharges into watercourses from sewers and direct pollution from nutrients from agriculture. Manage surface water in order to protect water courses from pollution and to reduce flooding. Increase the use of Sustainable Urban Drainage Systems. Manage the effects of climate change - both from drought and from flooding.</p>		<p>risk and water management are reflected in the objectives.</p>
<p>Stern Review on the Economics of Climate Change HMSO, 2007</p>	<p>Although not formal policy the Stern report is the clearest measurement of the social and financial implications of global warming. The report states that:</p> <ul style="list-style-type: none"> • Global Warming will cost the world up to £3.68 trillion unless it is tackled within a decade; • Unchecked climate change would turn 200 million people into refugees, the largest migration in modern history, as their homes succumbed to drought or flood; <p>The world needs to spend 1 per cent of global GDP - equivalent to about £184bn – dealing with climate change now, or face a bill between five and 20 times higher for damage caused by letting it continue.</p>	<p>None</p>	<p>AAP should consider the opportunities of including measures to tackle climate change issues within any new development.</p>
<p>Climate Change: The UK Programme Defra, 2006</p>	<p>The United Kingdom's Climate Change Programme was launched in November 2000 by the British government in response to its commitment agreed at the 1992 United Nations Conference on Environment and Development (UNCED). The 2000 programme was updated in March 2006 following a review launched in September 2004.</p> <p>The aims of the programme are not only to cut all greenhouse gas emissions by the agreed 12.5% from 1990 levels in the period 2008 to 2012 (the international Kyoto commitment), but to go beyond this by cutting carbon dioxide emissions by 20% from 1990 levels by 2010.</p>	<p>To deliver the UK's commitment of 12.5% reduction in greenhouse gas emissions from 1990 levels by 2008 - 2012 and achieve the UK's domestic target of 20% reduction in 1990 levels of CO2 emissions by 2010.</p>	<p>The AAP needs to take into account the UK wide emission reduction targets and consider measures that would positively contribute to these targets e.g. reducing the need to travel and encouraging sustainable transport modes</p>
<p>Climate Change Act (2008)</p>	<p>The Climate Change Act aims to achieve the 5% Kyoto target. It sets out a legally binding framework for the UK to cut carbon emissions and paves the way for the UK to adapt to climate change. It requires that a Climate Change Risk Assessment (CCRA) be carried out for the UK every 5 years, and that a 5-</p>	<p>The Act would mandate an 80% cut overall in six greenhouse gases by 2050.</p>	<p>The AAP should take into account England's share of carbon reductions and each sector's responsibility e.g. transport, building etc, and</p>

Document Title	Relevant Objectives	Targets & Indicators	Implications
	<p>yearly adaptation programme be put in place to address the most significant climate change issues. Public bodies including Local Authorities and other statutory bodies such as water and utilities companies are required to report on how they have assessed the risk of climate change to their work and how these risks will be managed. The Act aims to embed climate change adaptation into core planning processes.</p>		<p>identify steps to be taken to adapt to climate change.</p>
<p>Adapting to Climate Change in England and the Adapting to climate change Programme</p> <p>Defra, 2008</p>	<p>The Government's adapting to Climate Change (ACC) Programme brings together work already being led by Government and the wider public sector on adapting to climate change and will co-ordinate and drive forward the development of the Government's work on this in the future. The programme is in two phases. Phase 1 (2008-11) will lay the groundwork necessary to implement Phase 2 – a statutory National Adaptation Programme, as required by the Climate Change Bill. Phase 2 should be in place by 2012.</p> <p>Objectives of phase 1:</p> <ul style="list-style-type: none"> - Develop a more robust and comprehensive evidence base about the impacts and consequences of climate change on the UK. - Raise awareness of the need to take action now and help other to take action. - Measure the success and take steps to ensure effective delivery; and - Work across government at the national, regional and local level to embed adaptation into Government policies, programmes and systems. - 	<p>None</p>	<p>The SA should embed climate change throughout its analysis and incorporate climate change within the framework.</p>
<p>Climate Change-Adaptation by Design</p> <p>TCPA, 2007</p>	<p>This document sets out the context for climate change and the reasons adaptation is needed and can help reduce the risks of potential effects of climate change. The document sets out 3 spatial scales for adaptation:</p> <ul style="list-style-type: none"> - Conurbation or catchment scale - Neighbourhood scale - Building scale <p>It also highlights four key areas which need to be understood and planned for:</p>	<p>None</p>	<p>AAP should include policies and consider the opportunities of including measures to tackle climate change issues within any new development.</p> <p>The SA process should embed climate change throughout its analysis and</p>

Document Title	Relevant Objectives	Targets & Indicators	Implications
	<ul style="list-style-type: none"> - Managing high temperatures - Managing flood risks - Managing water resources and water quality - Managing ground condition. 		incorporate climate change within the framework.
Our energy Future- Creating a Low Carbon Economy (Energy White Paper) DTI, 2003	Aims to shift the UK decisively towards becoming a low carbon economy, where higher resource productivity results in a higher standard of living and better quality of life. Aim to see a 60% cut in Carbon Dioxide emissions by 2050. Also aims to see that all homes are adequately and affordably heated and, as far as possible, no one is living in fuel poverty.	None	The AAP should recognise the significance of energy consumption by the all sectors and their associated CO2 emissions. It should aim to include cleaner fuel initiatives, identification of cleaner fuel sites and reduction in overall travel and the promotion of sustainable travel options.
Air Quality Strategy for England, Scotland, Wales and Northern Ireland DEFRA, 2007	This Strategy describes the plans drawn up by the Government and the devolved administrations to improve and protect ambient air quality in the UK in the medium-term, so to protect people's health and the environment without imposing unacceptable economic or social costs. This document sets objectives for eight main air pollutants to protect health.	None	Recognise and plan for the contribution land use planning can make to improved air quality.
Building a Greener Future: Towards Zero Carbon Development – Consultation ODPM, 2006	This publication is a consultation document seeking views on the Government's proposals to reduce the carbon footprint of new housing development. It sets out the Government's views on the importance of moving towards zero carbon in new housing. It explores the relationship between the planning system, Code for Sustainable Homes and Building Regulations in delivering our ambitions for zero carbon.	None	The AAP should consider the Governments proposals within this consultation document.
Building a Greener Future: Policy Statement DCLG, 2007	The Building a Greener Future: policy statement, in conjunction with the Code for Sustainable Homes, and Planning Policy Statement: Planning and Climate Change, seeks to ensure that by 2016, all new homes will be zero carbon	By 2016, all new homes will be zero carbon. This will be set in Building Regulations and will be achieved in three stages: 25% improvement in energy/carbon performance by 2010, 44% by 2013, and zero carbon by 2016.	Policies should promote energy efficiency and encourage the use of renewable energy in new developments. The SA Framework should

Document Title	Relevant Objectives	Targets & Indicators	Implications
			include objectives to promote sustainable energy in new homes.
The Code for Sustainable Homes ODPM, 2006	The Code for Sustainable Homes is a national standard for sustainable design and construction of new homes. The Code measures the sustainability of a new home against categories of sustainable design, rating the 'whole home' as a complete package. The Code uses a 1 to 6 star rating system to communicate the overall sustainability performance of a new home. The Code sets minimum standards for energy and water use at each level and, within England, replaces the EcoHomes scheme, developed by the Building Research Establishment (BRE).	The Code does establish minimum standards on Energy/CO2, Water, Materials, Surface Water run off.	The AAP policies should consider the opportunities of applying the Code for Sustainable Homes within Bradford City Centre.
Energy Act 2008 DECC, 2008	The Act works towards a number of policy objectives including carbon emissions reduction, security of supply, and competitive energy markets. Objectives: <u>Electricity from renewable sources-</u> changes to Renewables Obligation (RO), designed to increase renewables generation, as well as the effectiveness of the RO. <u>Feed in tariffs</u> for small scale, low carbon generators of electricity. <u>Smart meters-</u> the Act mandates a roll-out of smart meters to medium sized businesses over the next five years. <u>Renewable heat incentives:</u> the establishment of a financial support mechanism for those generating heat from renewable sources.	None	AAP will have to ensure that it makes a positive contribution in meeting the climate change challenge through promoting policies which reduce the threat of climate change. The SA Framework will include objectives to ensure that climate change has been taken account of.
The UK Low Carbon Transition Plan: National Strategy for Climate and Energy DCLG, 2009	The White Paper sets out the transition Plan to 2020 for transforming the UK's power sector, homes and workplaces, our transport, farming and the way land and waste is managed to meet the carbon budgets set, maximise economic opportunities and protect the most vulnerable.	The strategy aims to deliver an 18% reduction in emissions on 2008 levels by 2020 (and over one third reduction on 1990 levels).	The AAP will need to incorporate policies that will help to promote renewable energy and meet any targets set. The SA should incorporate renewable energy within the framework regarding the use and generation of energy.

Document Title	Relevant Objectives	Targets & Indicators	Implications
<p>The UK Low Carbon Industrial Strategy</p> <p>DECC and DBIS, 2009</p>	<p>The core objective of this strategy is to ensure that British businesses and workers are equipped to maximise the economic opportunities and minimise costs.</p> <p>No Specific targets but at the heart of the strategy there are 3 basic principles set for a positive environment for low carbon business:</p> <ul style="list-style-type: none"> - A long term strategic approach from government that sets stable frameworks for businesses and consumers - A pragmatic approach to the role of both markets and government in making the transition to low carbon quickly and effectively, recognising that the need to progressively increase the cost of carbon, encourage low carbon innovation, remove barriers to market for some low carbon technologies and adapt to inevitable climate change, will require intelligent intervention from government - Recognition that government has a responsibility to ensure British-based companies and people are equipped to compete for the new demand created by global climate change policies. 	<p>None</p>	<p>The AAP will need to support the economy and development of industry within Bradford City Centre. The SA will need to take the issues and opportunities relating low carbon potentials on board when assessing the economic objectives.</p>
<p>Low Emissions Strategies: Using the planning system to reduce transport emissions, Good Practice Guidance</p> <p>Defra, 2010</p>	<p>Low emission strategies provide a package of measures to help mitigate the transport impacts of development. They complement other design and mitigation options, such as travel planning and the provision of public transport infrastructure.</p> <p>The main benefit of low emission strategies is to reduce transport emissions by accelerating the uptake of low emission fuels and technologies in and around a new development, and to promote modal shift away from car travel. The approach may also contribute towards achieving local government performance targets; provide local economic benefits; help to streamline planning decisions; and contribute to wider sustainable development goals.</p>	<p>None</p>	<p>The AAP should develop policies in line with this national guidance.</p> <p>The SA framework should take consideration of the aims and objectives of the strategy.</p>

Document Title	Relevant Objectives	Targets & Indicators	Implications
<p>UK Renewable Energy Strategy</p> <p>DECC, 2009</p>	<p>This Strategy explains how and the UK will radically increase its use of renewable electricity, heat and transport. It sets out the path for the UK to meet its legally binding target to ensure 15% of its energy comes from renewable sources by 2020: almost a seven fold increase in the share of renewables in just over a decade.</p> <p>This Strategy will help tackle climate change, reducing the UK's Emissions of carbon dioxide by over 750 million tonnes between now and 2030. It will also promote the security of the UK's energy supply, reducing overall fossil fuel demand by around 10% and gas imports by 20–30% against what they would have been in 2020. It will also provide outstanding opportunities for the UK economy with the potential to create up to half a million more jobs in the UK renewable energy sector resulting from around £100 Billion of new investment. In parallel with energy saving, nuclear and carbon capture and storage, this is a key element of the overall transition plan for setting the UK on the path to achieve a low-carbon, sustainable future that helps address dangerous climate change.</p> <p>Key elements of the Strategy include:</p> <ul style="list-style-type: none"> – Plans for the UK to generate more than 30% of electricity from renewable sources; – Plans for the UK to generate 12% of heat from renewable sources; – Plans to generate 10% of transport energy from renewable sources. <p>In order to deliver this, the Strategy sets out a series of actions that will be needed from central, regional and local government, including:</p> <ul style="list-style-type: none"> – Putting in place the mechanisms to provide financial support for renewable electricity and heat worth around £30 billion between 2009 and 2020; – Driving delivery and clear away barriers; – Increasing investment in emerging technologies and pursue new sources of supply; – Creating new opportunities for individuals, communities 	<p>This Strategy will help tackle climate change, reducing the UK's Emissions of carbon dioxide by over 750 million tonnes between now and 2030. It will also promote the security of the UK's energy supply, reducing overall fossil fuel demand by around 10% and gas imports by 20–30% against what they would have been in 2020.</p> <p>Key elements of the Strategy include:</p> <ul style="list-style-type: none"> – Plans for the UK to generate more than 30% of electricity from renewable sources; – Plans for the UK to generate 12% of heat from renewable sources; – Plans to generate 10% of transport energy from renewable sources. 	<p>The AAP should reflect the Government's and LPAs approach to promoting and encouraging renewable energy developments having regard to the targets in the Strategy. This may include the development of policies: which identify locations for renewable energy development where the technology is viable and environmental, economic and social impacts can be satisfactorily addressed; and which require a percentage of the energy to be used in new residential, commercial or industrial developments to come from onsite renewable energy developments.</p>

Document Title	Relevant Objectives	Targets & Indicators	Implications
	<p>and business to harness renewable energy.</p> <p>The goal of the Strategy is to maximise the environmental, economic and employment opportunities for the UK from renewable energy and for the UK to be the location of choice for inward investment and a world class centre of energy expertise. This Strategy – and the wider UK Low Carbon Transition Plan published in parallel with it – will enable us to build the UK low-carbon economy, promote energy security and take action against climate change.</p>		
<p>The Future of Transport: a network for 2030 Dft, 2004</p>	<p>This paper sets out how the Government will meet the rising demands to travel, while safeguarding our economic and social well being and our environment. The strategy is built round three central themes:</p> <ol style="list-style-type: none"> 1. Sustained investment. 2. Improvements to transport management. 3. Planning ahead <p>Objectives:</p> <ul style="list-style-type: none"> - To make our existing transport networks work more efficiently and in a more environmentally friendly way, reducing the risk of harm to health and the environment. - To reduce car use by promoting and increasing the range of alternatives available. - Reduce congestion and make journeys faster, greener and more reliable. 	None	<p>AAP policies should support the objectives of the White Paper.</p> <p>The SA Framework will need to formulate objectives that will address congestion and accessibility of transport, as well as issues such as health and air pollution.</p>
<p>Walking and Cycling: an action plan DfT, 2004</p>	<p>This is the Government's action plan for increasing levels of walking and cycling in England. Objectives: Improved health. Reduce pressure on roads by reducing congestion and making public transport more accessible. Increased liveability and vibrancy of neighbourhoods. Promote social inclusion by reducing sense of isolation when travelling by car. Economic benefits and increased tourism. Create more places where people can cycle and walk, and make sure they are safe.</p>	None	<p>AAP policies should support the objectives of this plan.</p> <p>The SA Framework will need to formulate objectives that will address accessibility issues with modes other than motorised vehicles.</p>

Document Title	Relevant Objectives	Targets & Indicators	Implications
<p>Waste Strategy for England</p> <p>Defra, 2007</p>	<p>This strategy seeks to tackle the unsustainable use of natural materials, and the large volumes of waste landfilled.</p> <p>Objectives:</p> <ul style="list-style-type: none"> - Reduce waste by making products with fewer natural resources. - Break the link between economic growth and waste growth. - Re-use products or recycle the material from which they are made. - Recover energy from other wastes where possible. 	None	<p>AAP policies will need to address waste and encourage developments that minimise and recycle waste within the District.</p> <p>The SA Framework should include objectives to ensure sustainable use of materials through efficient use of raw materials and increased use of recycled materials.</p>
<p>PPS 10 - Planning for Sustainable Waste Management</p> <p>ODPM, 2005</p>	<p>PPS10 sets out the Government's policy to be taken into account by waste planning authorities and forms part of the national waste management plan for the UK. Objectives: Sustainable development through waste management whilst striving to reduce, re-use, compost or recycle waste, with disposal as the last option. Provision of timely and sufficient waste management facilities as close as possible to its source to meet local needs. Cater for waste disposal that causes minimum harm and disruption to people and the environment. Provide a framework for communities take more responsibility for their own waste.</p>	None	<p>AAP policies will need to address waste and encourage developments that minimise and recycle waste.</p> <p>The SA Framework should include objectives to ensure sustainable use of materials through efficient use of raw materials and increased use of recycled materials.</p>
CULTURAL AND HISTORIC HERITAGE			
<p>UK Governments Statement on the historic environment for England 2010.</p> <p>DCMS, 2010</p>	<p>This document sets out the Government's understanding of the value of the historic environment, and the many roles that Government and others can play.</p> <p>The Vision: That the value of the historic environment is recognised by all who have the power to shape it; that Government gives it proper recognition and that it is managed intelligently and in a way that fully realises its contribution to the economic, social and cultural life of the nation.</p> <p>Aims: 1 Strategic Leadership: Ensure that relevant policy, guidance, and standards across Government emphasize our responsibility to manage England's historic environment for present and future generations. 2 Protective Framework: Ensure that all heritage assets are afforded an appropriate and effective level of protection, while allowing, where appropriate, for well</p>	None	<p>The AAP should take account of this document in setting out its policies and SA framework .</p>

Document Title	Relevant Objectives	Targets & Indicators	Implications
	<p>managed and intelligent change. 3 Local Capacity: Encourage structures, skills and systems at a local level which: promote early consideration of the historic environment; ensure that local decision makers have access to the expertise they need; and provide sufficiently skilled people to execute proposed changes to heritage assets sensitively and sympathetically. 4 Public Involvement: Promote opportunities to place people and communities at the centre of the designation and management of their local historic environment and to make use of heritage as a focus for learning and community identity at all levels. 5 Direct Ownership: Ensure all heritage assets in public ownership meet appropriate standards of care and use while allowing, where appropriate, for well managed and intelligent change. 6 Sustainable Future: Seek to promote the role of the historic environment within the Government's response to climate change and as part of its sustainable development agenda.</p>		
<p>Protecting our Historic Environment: Making the System Work Better</p> <p>DCMS, 2003</p>	<p>This consultation document sets out some possible changes to improve the way the historic environment is protected. The review identifies which areas of the current system require change and invites comments from stakeholders and the public on how these changes could be achieved. The Government is considering the issue of guidance to make clear what plans district authorities will be expected to develop for the protection and enhancement of the historic environment as part of their LDF and sustainability planning. The review has identified four areas in the current system which require improvement:</p> <ul style="list-style-type: none"> • The need to simplify existing protection systems; • Improve transparency and openness in the designation of sites/buildings for protection; • To create more flexible regimes for managing the historic environment; and • To develop a system that is robust enough to preserve the best sites/buildings, whilst continuing to take on board changes in what people value. 	None	Protection of the historic environment is a key aspect of sustainable responsibilities. Need to adopt suitable policies to provide protection.
<p>Historic Environment: A Force for Our Future</p>	<p>This statement sets out the intention of the Government to protect the historic environment recognising its major contribution to the economy in rural and deprived communities as well as in</p>	None	New development schemes can affect the historic environment in several

Document Title	Relevant Objectives	Targets & Indicators	Implications
DCMS, 2001	traditional economic centres. It also states the need for the development of new policies to further realise economic and educational potential. The historic environment should be protected and sustained for the benefit of our own and future generations.		ways including the ambience of the historical structures and features.

Document title	Relevant objectives	Targets & indicators	Implications
REGIONAL			
Moving Forward the Northern Way: Shaping the North's Cities for Growth (2007)	Strategy has a vision to establish the North of England as an area of exceptional opportunity, combining a world-class economy with a superb quality of life. Various social and environmental indicators are to be monitored (on health, crime, inclusion, air quality, greenhouse gas emissions and biodiversity) to ensure that sustainable development is achieved.	None	The Strategy states that it will ensure a continuation of growth in the economy, boost our prosperity and ensure that the quality of rural and urban environments is not destroyed. The AAP should take this into consideration.
Leeds City Region Development Programme LCR Partnership, 2006	<p>This Development Programme is an economic plan for the city region, built on the three principles of subsidiarity, added value, and co-operation between the eleven local authorities.</p> <p>The shared vision for the Leeds City Region is: "to develop an internationally recognised city-region; to raise economic performance; to spread prosperity across the whole of the city region, and to promote a better quality of life for all of those who live and work here."</p> <p>The Development Programme is the action plan that sets out how the partner authorities will deliver their shared Vision.</p>	None	The AAP should assess and maximises the opportunities for the Bradford City Centre to contribute to the overall aims of the Development Programme vision.
The Yorkshire and Humber Plan: The Regional Spatial Strategy (RSS) GOYH, 2008	The Yorkshire and Humber Plan is the Regional Spatial Strategy (RSS) for this region. The Plan sets out a broad long-term strategy for development in the Region. It covers topics such as housing, economic development, transport, the environment and regeneration. The Plan was adopted in May 2008. The RSS is a statutory document and part of the development plan. It informs	None	The AAP will need to conform with the RSS policies on economic development, housing, transport, environment and urban regeneration.

Document title	Relevant objectives	Targets & indicators	Implications
	<p>the preparation of Local Development Frameworks and is an important consideration in the determination of planning applications.</p>		<p>Where appropriate, the baseline information for the SA Framework should contain indicators consistent with those in the RSS.</p>
<p>The Regional Economic Strategy 2006-2015 Yorkshire Forward, 2006</p>	<p>The Regional Economic Strategy (RES) 2006-2015 provides the 10 year blueprint for economic development in Yorkshire and the Humber. It provides a framework of common priorities around which businesses, public agencies, voluntary groups and communities can focus their investment and effort. The strategy is owned, and can only be delivered, by the whole region.</p> <p>The Strategy's six objectives are:</p> <ol style="list-style-type: none"> 1. More Businesses that last – because higher levels of enterprise are so important 2. Competitive Businesses – making indigenous businesses more productive because they innovate and invest 3. Skilled People benefiting business – with talents that employers value and which offer due reward 4. Connecting People to good jobs – because levels of employment make a big difference to people and the economy, and we need more people in jobs in deprived areas. 5. Transport, Infrastructure and Environment – a strong economy needs good sustainable transport connections and to make the best of the environment and infrastructure 6. Stronger Cities, Towns and Rural Communities – to ensure they are attractive places to live, work and invest 	<p>None</p>	<p>Development within the AAP should encompass the growth principle of economic development in the Yorkshire region.</p>
<p>Yorkshire & Humber Regional Sustainable Development Framework (RSDF). Update 2003-05. Building the Benefits.</p>	<p>The RSDF helps to ensure that sustainable development is an integral part of policy and decision-making at regional, sub-regional and local levels throughout Yorkshire and Humber. The RSDF sets out 15 aims for sustainable development, which can be integrated with other regional and local strategies. An appraisal tool has been developed based on the 15 aims of the RSDF to ensure that sustainability is embedded within all strategies and</p>	<p>None</p>	<p>Recognises the range of regional and wide sustainable development objectives and indicators to be incorporated into the AAP objectives and indicators for the SA.</p>

Document title	Relevant objectives	Targets & indicators	Implications
	<p>action plans. The aims of the RSDF include prudent and efficient use of energy and natural resources with minimal production of waste.</p>		
<p>Advancing Together: Creating a Better Yorkshire and Humber Regional Assembly, 2003</p>	<p>Sets out the agreed vision and objectives for the Yorkshire and Humber region, which can be broken down into key aims:</p> <ul style="list-style-type: none"> - Having a world class, prosperous and sustainable economy - Having the physical infrastructure and communications to meet the needs of people, businesses, places and the environment - Having high quality natural and man-made environments - Having exceptional education and training, widespread learning and skills, and a healthy labour market without skills gaps or shortages - Be a socially cohesive and inclusive region. People will have the capacity, resources and equitable access to quality services needed to live well. - Possess and portray the highest standards of governance in all sectors and at all levels, and the highest levels of civic participation in decision making and community life. 	None	<p>No specific targets are included in the plan. The vision and objectives should be considered during the preparation of the AAP as they will be relevant to policies developed as part of the document.</p>
<p>Regional Housing Strategy 2005-2020 Regional Assembly, 2005</p>	<p>The regional housing vision is 'work to ensure the delivery of a range of high quality housing and services in successful neighbourhoods, contributing to a superb quality of life for current and future residents.'</p> <p>The Regional Housing Strategy if focused on three main themes:</p> <ol style="list-style-type: none"> 1. Creating better places 2. Delivering better homes, choice & opportunity 3. Ensuring fair access to quality housing <p>The targets included in the Regional Housing Strategy include:</p> <ul style="list-style-type: none"> - Closing the gap on the level of house vacancies and values in low demand areas & achieving population stability in the main urban areas - Achieve an overall regional vacancy rate of between 2.5-3.5% - Deliver 360 affordable homes in rural areas (50% in 	None	<p>The strategy focuses on meeting regional housing needs in a sustainable manner, particularly as it relates to social aspects of sustainable development.</p> <p>The AAP will affect and be affected by the Regional Housing Strategy. The themes and targets in the Regional Housing Strategy must be taken into consideration, where relevant, when developing the AAP. The provision of housing has</p>

Document title	Relevant objectives	Targets & indicators	Implications
	settlements < 3,000) <ul style="list-style-type: none"> - Ensure all social housing tenants live in decent homes by 2010 - Increase proportion of vulnerable private sector households living in decent homes to 70% by 2010 - End fuel poverty for vulnerable households by 2010 and all households by 2016; increase home energy ratings across all homes to SAP 65 by 2016 - Homelessness acceptances reduced 30% by 2010 (from 3rd quarter 2004) - Ensure that no families with children are placed in B&B accommodation for longer than 6 weeks 		<p>implications for the use of resources, however, if done correctly can also contribute to greater resource efficiency. It also contributes to aspects of social and economic development.</p> <p>It is particularly important that the AAP looks to achieve the goals set out in the Housing Strategy in ways that best achieve the goals of sustainable development, without harming the environment or increasing resource use.</p>
<p>Regional Environmental Enhancement Strategy for Yorkshire and Humber</p> <p>YHREF, 2008-2013</p>	<p>Presents objectives for a 5-10 year scheme of environmental enhancements. It aims to integrate sustainable development, in particular to develop activities to address climate change, and to increase the involvement of people and organisations in enhancing the environment in socially and economically fulfilling ways. The enhancements are broken down into four themes:</p> <ul style="list-style-type: none"> - Build knowledge and understanding - create a region where decisions are made based on a real understanding of the environment - Conserving environmental resources – make improvements to resource efficiency to bring consumption in line with the carrying capacity of the environment and preventing further climate change - Managing environmental change – taking every opportunity to enhance its environmental wealth, by repairing past damage and nature the chance to thrive in a changing climate - Making community connections – engaging people and organisations so that everyone can use and enjoy the environment in their everyday lives. 	None	<p>The enhancement schemes and underlying themes should be considered during the development of the BCC AAP. The AAP should contribute to the achievement of this strategy.</p>

Document title	Relevant objectives	Targets & indicators	Implications
<p>Regional Energy Infrastructure Strategy</p> <p>Yorkshire and Humber Assembly, 2007</p>	<p>Vision for Yorkshire and Humber is for the region to continue as a primary energy provider in the UK, while achieving low carbon energy targets. This will benefit the economy, support local communities, and protect and enhance the environment.</p> <p>Three key objectives that support the vision are:</p> <ul style="list-style-type: none"> - Leading the way in delivering secure regional and national energy supplies - Promoting the reduction in energy demand through efficiency in supply and transmission - Maximise low carbon energy generation <p>Each objective has key actions to support the delivery of the strategy.</p>	<p>None</p>	<p>The renewable energy vision and associated actions in the strategy should be considered during the development of the AAP. The AAP should support the achievement of this strategy.</p>
<p>Climate Change Plan for Yorkshire and Humber 2009-2014 :Your Climate, Our Future</p> <p>Yorkshire and Humber Climate Change Partnership, 2009</p>	<p>This plan aims to drive the understanding and action in terms of tackling climate change within the region. The emphasis is now on delivery rather than strategy. The vision for the region in 10 years time is:</p> <ul style="list-style-type: none"> - Climate Change mitigation and adaptation underpins future regional strategies and has strong local and regional leadership - The economy is more diverse and resource efficient with low carbon products and services in all sectors. - Businesses use carbon trading effectively to stimulate investment in emissions reduction - The link between economic growth and waste growth is broken - Car use is reducing year on year <p>The plan does not set targets but relies on national, regional local initiatives for delivery. The plan identifies gaps and where value can be sort from the partnership as a way forward. There are 7 key priorities identified however:</p> <ul style="list-style-type: none"> ● Strategy and Monitoring ● The built environment ● Transport ● Health services 	<p>None</p>	<p>Climate change issues should be embedded both within the AAP policies and the SA framework.</p>

Document title	Relevant objectives	Targets & indicators	Implications
	<ul style="list-style-type: none"> • Business • Land Management • Citizen Engagement <p>There are 3 cross cutting themes:</p> <ul style="list-style-type: none"> • Energy: because the consumption of fossil fuel based energy sources is the biggest direct influence on the volume of greenhouse gases • Waste: Because waste streams are important potential sources of materials and energy • Water: Because pressure on water resources and water and sewerage infrastructure will increase. 		

Document Title	Relevant Objectives	Targets & Indicators	Implications
LOCAL			
SUSTAINABLE DEVELOPMENT, SPATIAL PLANNING AND ENVIRONMENTAL STRATEGY/ POLICY			
Bradford District 2020 Vision	<p>The Bradford District 2020 Vision provides a framework to promote and improve the social, economic and environmental well-being of present and future generations. It sets out the direction of travel for the District, the Council, other public agencies, businesses, voluntary organisations and the public. The key points are-</p> <ul style="list-style-type: none"> • A vibrant economy, fully integrated in to the wider economy of the region. • A diversified high-wage, high-skill, knowledge base economy. • Excellent public services and community leadership. • Cleaner, greener, safer and more ecologically healthy neighbourhoods. • Better community where diverse people and communities respect and value each other and live in harmony. • A District which is proud of, and makes the most of, its natural environment, its heritage and its potential. 	None	The AAP should consider the key points set out in the 2020 Visions to help achieve sustainable development.

Document Title	Relevant Objectives	Targets & Indicators	Implications
<p>The Big Plan- Bradford District Sustainable Community Strategy</p>	<p>Delivery of the 2020 Vision is driven by the 3 year Community Strategy which is updated annually. The Community Strategy describes the work the Council will undertake with communities, organisations and partnerships to make the 2020 Vision a reality and maps out the next three years of the journey towards the achievement of the 2020 Vision.</p> <p>The Sustainable Community Strategy has 3 ‘transformational priorities’-</p> <ul style="list-style-type: none"> ● Regenerating the city and major towns to create the opportunities and impetus for sustained economic growth ● Improving education outcomes to prepare people for an active and prosperous life; and ● Improving skills at all levels to meet the needs of business and build a knowledge economy. <p>The priorities are further focused around the following themes:</p> <p>Prosperity and Regeneration - including the transformational priorities of regeneration and improving skills, and covering other economic issues such as business growth and aspects of culture, housing and transport.</p> <p>Children and Young People - including the transformational priority of improving education outcomes</p> <p>Safer Communities – building public confidence, trust and satisfaction by reducing crime and anti-social behaviour, tackling its causes and increasing people’s feeling of safety and security in their homes and neighbourhoods.</p> <p>Health and Wellbeing for All - dealing with the causes of major public health and life-style problems and working together to prevent illness and extend productive, independent life, especially for those groups experiencing the worst health or in need of care and support.</p> <p>Improving the Environment – clean, attractive neighbourhoods; reducing and managing waste sustainably; and reducing our impact on climate change.</p> <p>Strong and Cohesive Communities – working with citizens to</p>	<p>Each priority has identified set of actions to be undertaken and list of outcomes to monitor the achievements.</p>	<p>The AAP should work towards achieving the aims of the community strategy.</p>

Document Title	Relevant Objectives	Targets & Indicators	Implications
	<p>help them become actively involved and self-confident, to make their communities stronger and invest resources locally in neighbourhood improvement.</p>		
<p>Bradford's District Environment Partnership Strategy BMDC, 2005</p>	<p>The Strategy has the following objectives:</p> <ul style="list-style-type: none"> • Improve the cleanliness and attractiveness of the District's natural and built environment • Reduce the environmental impact of road traffic • Maximise development in sustainable locations • Minimise air, water and land pollution • Mitigate climate change impacts by reducing greenhouse gas and carbon dioxide emissions in the District • Protect and enhance biodiversity in the District • Minimise waste and reduce the consumption of natural resources • Promote effective environment education, awareness raising and action in both schools and the wider community • Improve water management and minimise the risk and impact of flooding 	<p>A number of these objectives have indicators or triggers set at national level e.g. waste, carbon dioxide emissions, air quality etc.</p>	<p>These are an important set of objectives and overlap with a number of draft sustainability appraisal objectives.</p>
<p>Bradford District Economic Strategy 2007 – 2020 BMDC, 2007</p>	<p>This Strategy has been jointly developed by City of Bradford Metropolitan District Council and the private sector led Bradford Economic Partnership. The document states the ambition for the District's economy and allocates responsibilities and provides the context for detailed action plans.</p>	<p>The vision is that Bradford's economy will be a driving force in the region: a place in which business thrives, creating opportunity, prosperity and jobs.</p> <p>To achieve this Bradford will be:</p> <p>Ambitious and creative High value and knowledge-based</p> <p>A broad-based economy with recognised strengths and leading companies</p>	<p>These are an important set of objectives and overlap with a number of draft sustainability appraisal objectives.</p> <p>The AAP should work towards achieving the aims of the community strategy.</p>

Document Title	Relevant Objectives	Targets & Indicators	Implications
		<p>Effectively linked to international trade partners Strong and well integrated regionally and nationally</p> <p>Well positioned to turn future environmental challenges into opportunities</p> <p>This business environment will be built on Bradford's established strengths:</p> <p>A young, growing and international workforce</p> <p>A culture of enterprise</p> <p>An attractive place in which to live, learn, work and invest</p> <p>We will create the conditions in which business can prosper: People with skills, aspiration and enterprise</p> <p>A business-friendly location</p> <p>An efficient transport and communications network</p> <p>A regional, national and international trading environment</p>	
Municipal Waste Management Strategy 2005	Aims & objectives are ' to focus on the waste management issues facing the Council to 2020, determine what actions need to be considered to address the issues, and assess how this will influence the procurement of the long term waste treatment &	The Waste Strategy is set within the context of the National Waste Strategy which sets targets for local	The strategy considers that it will be very difficult to achieve the landfill reduction and recovery targets with

Document Title	Relevant Objectives	Targets & Indicators	Implications
BMDC, 2005	<p>disposal services for the Council's municipal wastes'. The Strategy should also: elevate the waste management activities up the waste hierarchy to more sustainable levels, achieve self-sufficiency and manage wastes in accordance with the proximity principle, achieve local and national targets, improve public awareness of waste and environmental issues and provide value for money. The waste hierarchy is founded on the idea that the higher levels of the hierarchy reflect a more sustainable way of managing municipal wastes, and therefore all waste management activities should be aimed at moving waste management up the hierarchy, taking account of costs and benefits. Re-use is at the top of the hierarchy, followed by re-use, recycle and compost, energy from waste and finally landfill, which is only appropriate if none of the foregoing higher options are feasible. The objectives of the review are to review where we are today, identify where we want to get to by 2020 and beyond, identify what we need to do to get there and consider how we will implement the necessary actions i.e. the procurement strategy.</p>	<p>authorities to achieve. These are to reduce the amount of biodegradable municipal waste going to landfill in line with the EU Landfill Directive and to recover value from the biodegradable municipal waste, with specific targets for recycling and composting, and the need to extract energy via some form of thermal conversion.</p>	<p>Bradford's present recycling / composting operations. Therefore some form of further extraction, treatment and energy recovery will be required both in the short term and longer term and will be the major subject of the planned future procurement exercises. Any future procurement of waste treatment facilities will depend on the local planning system delivering the sites upon which such facilities will be built and operated.</p>
THE NATURAL ENVIRONMENT			
<p>Woodland Strategy – Bradford Council 2002</p> <p>BMDC, 2002</p>	<p>The document expresses the Council's commitment to improving the amount of woodland cover and the quality of woodlands in Bradford and to work in partnership with national and regional bodies.</p> <p>Policies are identified to further this commitment. W1 Protect existing woodland and tree cover through development control powers, tree preservation orders and planning briefs. W2 Promote woodland management plans which enhance the value of woodlands. W3 Continue efforts to increase the woodland cover of the district. W4 Encourage the recreational and educational use of appropriate woodlands. B1 Uphold the Hedgerow Regulations and protect important hedgerows from removal. B2 Establish a register of important hedgerows within the district. B3 Protect other hedges and stone walls from inappropriate development or by use of planning conditions, where appropriate, and encourage good management practises for existing hedge and wall boundaries.</p>	<p>Hectares of trees planted on council-owned / private land</p>	<p>Existing planning policies reflect contents of Woodland Strategy. May be scope for more robust policies at the AAP level to enhance and promote the woodland resource. These might include developer contributions towards gateway and corridor planting, should there be tree loss on development sites.</p>

Document Title	Relevant Objectives	Targets & Indicators	Implications
<p>Nature Conservation Strategy for Bradford – Nature and People</p>	<p>Aims: - Identify and clearly map those sites which are considered important for nature conservation, linking these sites to the UDP. - Protect these sites and species and safeguard their future. - Encourage the management of land for the benefit of wildlife where possible. - Improve access to natural areas where appropriate and increase awareness and education about the environment and the habitats and species within it.</p> <p>Objectives: - Protect the natural resource and assets of the district Identify and describe the natural environment resource - Manage and improve the quality of the environment. - Develop access to areas of nature conservation value. - Educate and increase public awareness. - Promote community involvement and develop environmental partnerships.</p> <p>Relevant policies include:- WL2 Consider the District’s wildlife populations and the habitat diversity upon which they depend when assessing land use and development proposals. WL4 Ensure protected species are not adversely affected by development proposals. WL5 Manage Council property and land to safeguard wildlife species. WL6 Carry out thorough investigations to ensure that proposed development does not interfere with any badger sett. WL8 Take measures to ensure that bat roosts are not threatened by proposed development. WI9 Uphold national legislation in relation to the protection of birds. WL10 Where development is inevitable; take measures to carry out the translocation of particular amphibian species which occupy habitats affected by proposed development.</p>	<p>None</p>	<p>Existing policies offer strong support for designated sites and to a lesser extent wildlife corridors. Outside designated areas conflict with other policies and limited information can mean natural assets become under valued. Policies relating to density of development, making more intensive use of land within the urban areas and encouraging the use of brownfield land tend to reduce the vegetation cover within the urban areas and should be promoted through the AAP. Also need to identify links with other policies eg open space.</p>
<p>A local biodiversity action plan for the Bradford District (Draft)</p> <p>BMDC, 2003</p>	<p>The main aim is ‘to conserve and enhance the wildlife species and habitats of the district, as part of Bradford’s contribution to the conservation of UK and global biodiversity.</p> <p>‘The objectives of the Bradford Local Biodiversity Action Plan can be summarised as:-</p> <ul style="list-style-type: none"> • To safeguard the locally and nationally valued species and habitats • To ensure the sustainable use of biological resources • To develop effective and participative partnerships that co-ordinate action and focus resources 	<p>Local Biodiversity Action Plans have been produced for species identified in capitals. Examples of targets are as follows:- Work towards 100% increase in BROWN HARE population by 2010, ensure that WATER VOLES are present throughout their 1970s range by 2010, increase the breeding distribution of twite to</p>	<p>Need to protect habitats and species and to enhance important habitats where possible. Information on priority species and habitats, where available, needs to be part of evidence base for the AAP. Need to sieve potential development sites for impact on protected habitats both direct and</p>

Document Title	Relevant Objectives	Targets & Indicators	Implications
	<ul style="list-style-type: none"> To raise the public awareness of and commitment towards local biodiversity issues <p>Key habitats of national and regional importance found in Bradford District are identified as:- SPECIES RICH HEDGEROWS, lowland heathland, upland heathland, fens, reedbeds, blanket bog, UPLAND OAKWOOD, upland mixed ashwood, wet woodlands, lowland hay meadow, lowland dry acid grassland.</p> <p>Key local habitats are:- IN-BYE PASTURE and RIVER CORRIDORS. Key species of national and regional importance are:- WATER VOLE, BROWN HARE, OTTER, PIPISTRELLE, skylark, reed bunting, bullfinch, grey partridge, linnet, tree sparrow, spotted flycatcher, black grouse, song thrush, WHITE CLAWED CRAYFISH and Killarney fern. Key local species are LESSER TWAYBLADE, YELLOWHAMMER, LAPWING, TWITE, GREEN HAIRSTREAK BUTTERFLY, WHITE LETTER HAIRSTREAK BUTTERFLY and BLUE BUTTERFLIES.</p>	<p>mirror the 1990 distribution by 2010. Targets are generally staged; halting decline, increasing breeding distribution and restoring range and number of species to earlier levels by a particular year.</p>	<p>indirect and identify mitigation or potential measures at early stage.</p>
<p>Draft Bradford District Climate Change Strategy BMDC, 2011</p>	<p>The Climate Change Strategy and action plan should be part of the wider approach to address both District and organisational environment and wider wellbeing aspects, impacts, challenges and opportunities;</p> <p>Vision: Securing a District that is more resilient to the impacts of climate change and through its efforts to reduce its own impacts on climate change enhances District well being.</p> <p>The Strategy concludes with a number of tables of actions after a “call to action” for individuals and organisations across the District. The action tables are currently in draft stage but reflect input from a number of the Councils Departments and identify actions that officers might undertake within the context of managing climate change impacts.</p> <p>It is envisaged that the Bradford District Climate Change Strategy</p>	<p>40% cut in District-wide carbon emissions by 2020, using 2005 as a baseline year.</p>	<p>The SA should incorporate climate change issues in its framework to maximise the opportunities for the plan to contribute to the overall aims of the strategy.</p>

Document Title	Relevant Objectives	Targets & Indicators	Implications
	will be a “live” document, under regular review and with detailed performance monitoring and reporting against the individual action plans.		
SOCIAL AND COMMUNITY ISSUES			
Community Cohesion Delivery Plan BMDC, 2003	The Plan focuses around four thematic work areas: <u>Equality of access and outcomes</u> – Fundamental underpinning to ensure improved outcomes for ethnic minority communities, women, young people, the elderly and the disabled in relation to education, employment, housing, crime and the environment. <u>Civic pride, participation and citizenship</u> – To increase levels of influence and involvement in the decision making processes of the district. Encouraging young people into leadership and promoting active citizenship. <u>Community relations</u> – To strengthen community life and built greater contact and understanding between communities across the district. <u>A safe district for individuals, communities and organisations</u> – To create a level of community safety, which will support good community relations and minimise community tension.	None	AAP should encourage improvements to physical realm, better design and access which have a role to play in improving community cohesion and improving safety. Strategy also highlights need to consider influence of spatial planning in reducing inequalities and reflecting the interests and aspirations of the diverse groups within the community. AAP should involve local communities in plan-making that would encourage community cohesion.
Children and Young People’s Plan 2011-2014 CBMDC, 2011	From the detailed Needs Analysis and the subsequent consultation with children, young people and service providers the following priorities have been established for the district. <ul style="list-style-type: none"> – Improving educational outcomes: Every child and young person is enabled to learn and develop in order to achieve their full potential – Protecting vulnerable children and young people in the district 	None	A number of issues are common to the children’s and young peoples plan and other strategies and will need to be addressed e.g. health, safety, improving levels of educational attainment and reducing inequalities. Other planning issues likely to be particularly important to young people

Document Title	Relevant Objectives	Targets & Indicators	Implications
	<ul style="list-style-type: none"> - Minimising the adverse effects of childhood poverty in order to reduce inequalities in the district 		are- accessibility to facilities and the extent, nature and distribution of open space and sport and leisure facilities.
<p>Strategic Learning Plan 2003-2006</p> <p>Bradford & District Learning Partnership</p>	<p>The relevant objectives are:</p> <ul style="list-style-type: none"> • To promote a culture of lifelong learning and demonstrate that learning pays • To improve the qualifications and employability of labour market entrants • To raise the skill level of the workforce • To support the development of higher level skills • To support the development of community-based learning 	None	Allocating appropriate land for employment needs to be combined with complementary policies to raise skill levels for the District to be successful in attracting modern industries with a good record for supporting their workforce and investing in training.
<p>West Yorkshire Local Transport Plan (WYLTP) 2011-2026</p>	<p>West Yorkshire Local Transport Plan (WYLTP) consists of a 15-year Strategy to allow for longer term planning of West Yorkshire's transport system, supported by a series of three-year Implementation Plans.</p> <p>The Plan provides the framework for local transport planning and delivery, including the maintenance, operation and management of transport assets, the delivery and coordination of transport services, the provision of public transport information, including that required by the Bus Information Duty, influencing travel behaviour, and making enhancements to the transport system. Although the Plan does not cover aviation, international shipping or the motorway network, partners work closely with airports, freight bodies and the Highways Agency to consider links to and movements on these networks.</p> <p>The WYLTP has been developed in the context of uncertainties surrounding transport funding, the economy and the environment. The Plan will be a living document that will evolve and be periodically reviewed as the three-year Implementation Plans are renewed to reflect changing issues, priorities and funding.</p>	None	The relationship between the LTP and the Local Plan is one of mutual support. Whilst the LTP seeks to support planning objectives through its transport strategy, the Local Plan likewise has a role in assisting with the implementation of the LTP. The Local Plan BCC AAP through its transport related policies will contribute to sustainable development ensuring accessibility for all sections of the community and influencing transport choices.

Document Title	Relevant Objectives	Targets & Indicators	Implications
	<p>The Plan has three distinct objectives which are:</p> <ol style="list-style-type: none"> 1. Economy- To improve connectivity to support economic activity and growth in West Yorkshire and the Leeds City Region. 2. Low-Carbon- To make substantial progress towards a low carbon, sustainable transport system for West Yorkshire, while recognising transport's contribution to national carbon reduction plans. 3. Quality of Life- To enhance the quality of life of people living in, working in and visiting West Yorkshire. <p>This Plan sets out ways to achieve all three Objectives (gaining 'triple wins'), while mitigating any potential adverse impacts it's delivery it may have.</p>		
<p>Bradford District Transport Strategy 2006-2021</p>	<p>The Bradford District Transport Strategy sets out the key transport investments considered necessary for the district's economy to deliver its share of the increased economic performance expected of the region and city region. It identifies key gaps in both quantity and quality of the district's transport network by addressing the issues of connectivity and congestion and makes the case for a 'step-change' in the investment in the district as a part of comprehensive approach to meeting the transport needs of business, residents and visitors and achieving sustainable communities. The strategy comprises two investment strands:</p> <ul style="list-style-type: none"> • Investment in major infrastructure e.g. highways, public transport network, interchanges, airports. • Traffic and demand management interventions e.g. control and coordination of traffic, improving the directions given to traffic etc. 	<p>None</p>	<p>The AAP will consider the local impacts of several of the major transport interventions and development potential of key interchanges.</p>

Document Title	Relevant Objectives	Targets & Indicators	Implications
<p>Sustainable Homes and Neighbourhoods in a Successful District: Joint Housing Strategy for Bradford 2008-2020</p>	<p>This Joint Housing Strategy represents the commitment of the Council and its partners to meet the housing requirements of the District. These requirements have been identified through consultation and research, including the wide ranging consultation carried out for The Big Plan, Bradford's Sustainable Community Strategy. Vision: To provide housing within the context of a broader place-shaping agenda so that housing actions work well with the key elements that make great places, such as the local economy, resulting in greater and more lasting impact. Key objectives: <u>More homes:</u> To provide new housing, much of it affordable, to meet the needs of a growing population. To ensure that new housing creates popular neighbourhoods with high standards of quality and design linked to good transport networks and with easy access to employment and amenities. <u>Quality:</u> To improve the quality of our existing housing stock both private and social. Improve the quality of our neighbourhoods including open space for leisure and recreation, and to provide high quality services within the local authority and its partner agencies. <u>Inclusion:</u> To ensure that vulnerable sections of our communities are helped to maintain a home and achieve independent living by preventing homelessness, providing adaptations for those with a disability, tackling fuel poverty, increasing the number of homes built to Lifetime Standards and providing more Extra Care homes.</p>	<p>None</p>	<p>One of the primary purposes of the AAP will be to provide sufficient land to accommodate the need for housing of all types. Options will be generated in terms of how this need can be accommodated. The Local Plan Core Strategy and RSS will set the framework for this. Policies should also support improving the quality and capacity (where relevant) of existing housing.</p>
<p>Bradford Local Investment Plan 2011-2020 CBMDC, 2011</p>	<p>The Bradford Local Investment Plan sets out the housing investment requirements for the next three years, which are necessary for supporting the delivery of Bradford's Housing and Economic Strategies and underpinning wider economic success across the district.</p> <p>The Plan identifies the "Golden Thread" that links housing investment to economic success moving from Evidence and Challenges through Vision and then to Priorities for Investment.</p> <p>The Plan further outlines the range of delivery tools and options which will be explored in order to meet the priorities which have been identified, and also summarises how the Plan will be monitored and managed.</p>	<p>None</p>	<p>One of the primary purposes of the AAP will be to provide sufficient land to accommodate the need for housing of all types. Options will be generated in terms of how this need can be accommodated. The Local Plan Core Strategy and RSS will set the framework for this. Policies should also support improving the quality and capacity (where relevant) of existing housing</p>

Document Title	Relevant Objectives	Targets & Indicators	Implications
<p>Great Places to Grow Old. Bradford District's Housing Strategy for the over 50's 2011-2021</p> <p>CBMDC, 2011</p>	<p>The Bradford Housing Strategy for the Over 50s has been developed to respond to the changing needs and aspirations of our elderly population and recent increase in the number of people aged over 50 in the district. The vision is for everyone aged over 50 in Bradford to have a choice of high quality, accessible and practical housing options, and the care and support services required to make them possible.</p> <p>Objectives: <u>1 Increase Choice:</u> Give older people, and those approaching old age, desirable and affordable options and assistance, so that they choose to move to more suitable housing. <u>2 Support Everyone:</u> In addition to objective one, support those people who choose to stay in, or are unable to move from their current home, at a price they can afford. <u>3 Work Together:</u> Strengthen opportunities for local people, communities, the private sector, the public sector, and other housing and service providers to work together to provide solutions. <u>4 Make People Aware:</u> Get the right information to the right people at the right time. <u>5 Make it Sustainable:</u> Make sure our housing stock and associated services are sustainable in the long run. <u>6 Manage the Impact of Change:</u> Have clear plans in place to minimise the disruption caused by getting to where we need to be.</p>	<p>None</p>	<p>The AAP will need to consider the needs of older persons housing. New Homes should be built to Lifetime Homes standard.</p>
<p>Tourism Strategy for Bradford 2002</p> <p>CBMDC, 2002</p>	<p>Specific aims are: to strengthen the leadership, co-ordination and partnership in tourism, enhance the image of the district and increase tourism revenue.</p> <p>As part of enhancing the image of the District the importance of having a quality product and branding are emphasised. The strongest destination brands are Bradford city centre and Bronte Country while both Saltaire and the Aire Valley and Ilkley have potential in certain market segments and link into the urban (World Heritage Site / industrial heritage) and rural (activity base) products respectively.</p> <p>Visitor numbers and tourism revenue need to be increased to boost the importance of tourism in the development of the local economy. Attention needs to be focused on core visitor areas to</p>	<p>None</p>	<p>AAP may need to encourage sustainable tourism. Policy will be needed to identify criteria to achieve this.</p> <p>Impact of visitors on transport routes to popular destinations may be an issue.</p>

Document Title	Relevant Objectives	Targets & Indicators	Implications
	<p>ensure resources and impact are maximised. Cultural assets need to be fully utilised and diversity marketed as strength. Transport services should be improved as part of visitor management and ensuring visitors can explore beyond the immediate destination. This could include better transport information, signage and perhaps local transport management systems such as park and ride.</p>		
CULTURAL AND HISTORIC HERITAGE			
<p>Only Connect: A Cultural Strategy for Bradford District CBMDC,2004</p>	<p>Ten strategic objectives for the Cultural Sector have been identified:</p> <ul style="list-style-type: none"> • Enhancing the look of, and promoting the image of the Bradford District • Developing the cultural industries • Promoting and retaining creative and innovative people and their ideas in the district • Developing skills for the 'new' economy • Developing the product for sustainable tourism • Raising achievement and aspirations throughout the communities of the District • Ensuring participation and access for all in cultural activity 	<p>None</p>	<p>Identifies and reinforces a number of plan issues: protecting and enhancing environmental quality (both in terms of the built form and landscape), ensuring that cultural facilities are accessible, developing sustainable tourism and the contribution of spatial planning to developing cultural industries as an element in Bradford's future identity.</p>
<p><i>* Many of the Plans, Policies, Programmes and Objectives will not have direct implications for the Bradford City Centre Area Action Plan (BCC AAP) DPD. The implications for all these plans as a whole is summarised in the main scoping report.</i></p> <p><i>* The above list of legislative and strategic documents provides a background to the general framework within which the Bradford City Centre Area Action Plan (BCC AAP) DPD is being produced. The list is not exhaustive.</i></p>			

**Appendix 2:
Baseline Information**

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1.0 Introduction

This report sets out the baseline position for the Bradford City Centre, including the key issues and parameters which will inform the preparation of the Bradford City Centre Area Action Plan (BCCAAP).

The BCCAAP will provide the long term framework for development and change in Bradford City Centre. It will co-ordinate development interests and will include proposals for the development of sites for shopping, commercial, leisure, education, community use, strategic employment, mixed-use housing areas, transport initiatives and environmental protection.

It is important that the policies and proposals of the BCCAAP are based on an up-to-date, robust and reliable evidence base to ensure a thorough understanding of the needs, opportunities and any constraints of the area.

The Council has drawn on a range of information about the important aspects of Bradford City Centre including housing, the local economy, environment, transportation and community facilities to form the evidence base for the AAP. These pieces of work provide a picture of the Bradford City Centre in terms of key issues and also their spatial relevance.

1.2 An Overview of Bradford City Centre

Bradford City Centre is at the heart of a district of around 467,665 people (Source: Census 2001). It 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 city centre is set in a natural bowl which marks the confluence of a number of streams, including Bradford Beck. As a result the city centre is characterised on all sides by the steep hills which surround it.

This 'bowl' 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 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 19th Century.

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.

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.

By the 20th 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.

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.

At the start of the 21st Century the city centre was experiencing a difficult period, and struggling to find a new role for itself.

Apart from the National Media Museum and the Alhambra Theatre there was little to attract people to the city centre in terms of its shopping and leisure offer. Also, 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.

This is now an exciting time for Bradford. In 2003 an Urban Regeneration Company was set up and a Masterplan produced to facilitate the renaissance of the city centre. Market confidence has returned to the centre, particularly with regard to residential development, whilst the new Broadway development will vastly improve the shopping 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.

Here are some current statistics relating to the city centre. There are:

- 3,744 people living in the city centre.
- 2,000 businesses employing 42,800 people in the city centre.
- 305,000m² of office floorspace and 527,000m² of industrial floorspace.
- 501 shops totalling 110,000m², of which 129 units are vacant.
- 1.2 million visitors per year to the top 5 tourist attractions, including the Alhambra and National Media Museum.
- 9,822 people studying at the University.
- 10,600 people travelling into the centre daily by train, and 19,200 by bus.
- 10 public open spaces.
- 100 (approx) Listed Buildings.

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

1.2 Bradford City Centre Area Action Plan (BCCAAP)

The Bradford City Centre Area Action Plan will set out planning policies to guide development proposals in the city centre, along with details of how these proposals will be delivered, looking as far ahead as 2028. It will also be used to make decisions when people apply for planning permission in the city centre.

The City Centre Area Action Plan will seek to identify future issues and specify policies and allocations in order to:-

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

Bradford District is made of 5 Parliamentary Constituency areas – Bradford North, Bradford South, Bradford West, Keighley, Shipley. The Bradford District is composed of 30 Electoral Wards. Bradford City Centre is within Bradford West Parliamentary Constituency and the City Ward.

The study area boundary line starting from the west runs along Shearbridge Road, Listerhills Road, Norcroft Street across to Jowett Street, down Westgate then across to Drewton Road, along Hamm Strasse, up Valley Road around Bradford Business Park, down along Canal Road the across to Shipley Airedale Road to Wakefield Road and then across Caledonia Street, then up along Manchester Road, Senior Way across to Great Horton Road to the junction with Shearbridge Road.

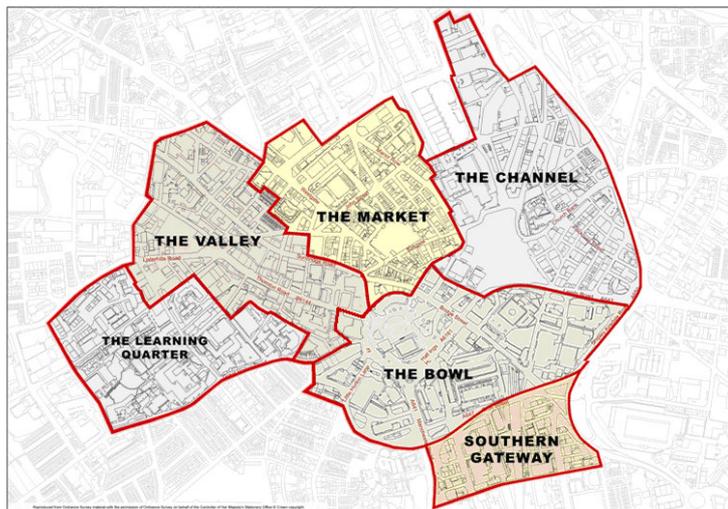


Fig 01: Bradford City Centre

1.5 Purpose of the Baseline Report

It is critical that the City Centre Area Action Plan is based upon a robust evidence base. This report describes the core baseline conditions and context that will inform these documents. This baseline report has been prepared on the basis of a desk top study and analysis of published information and strategies, discussion with key stakeholders, bespoke research and site survey.

In accordance with good practice advice by the Planning Advisory Service, including the online Plan Making Manual, Bradford Council considers the gathering of evidence as an

iterative process which must be continued throughout the plan preparation process. The reason for this is because the evidence base is key to other aspects of plan production including, Sustainability Appraisal, Options Generation and Community Engagement. The diagram below explains the linkages between these different areas (Source: PAS March 2008).



Fig 02: Relationship between different elements of plan production

This report therefore has been deliberately left in ‘Draft’ and will be supplemented with additional information during the course of the preparation of the Area Action Plan. As part of the ongoing consultation process, this report is made publicly available for statutory consultees and other stakeholders for comments and review.

In preparing this report, we have not sought to replicate all published and unpublished documents and data, but to identify and describe key issues and findings that are raised. In considering the overall ‘Evidence Base’ that informs the emerging Area Action Plan reference should be made to the individual documents, strategies and data sources that are identified in each chapter.

A list of all the documents reviewed as a part of this baseline analysis is attached as appendix 1.

1.6 Structure of the Baseline Report

This report seeks to identify and review the key baseline information thematically under four broad headings, as follows:

- **Setting the City Centre Regeneration Context** – This section identifies and reviews a range of current and emerging plans, strategies and regeneration initiatives that would affect future developments in the city centre.
- **Built Form and Character**- This section provides an assessment of the physical form and structure of the city centre including an analysis of the cityscape and assessment of the historic buildings, streets and spaces.
- **Social and Demographic Information**– This part of the report contains an appraisal of the demographic and social context of Bradford city centre. This includes brief reviews on city centre population, housing, community facilities, transport and movement.
- **Environmental Information**- This section provides an overview of the environmental and historic elements within the city centre including air quality, flood risk, built heritage and biodiversity.
- **Economic Information**- This section analyses the current and potential commercial and business activities within the city centre which includes detail assessments of the office, retail, residential and leisure market profile of the city centre.

2.0 Setting the Context: City Centre Regeneration

Bradford City Centre is the main focus for economic, educational, administrative and cultural activity within the district. With 1 in 5 jobs in Bradford district located in this area the city centre offers real potential as an engine for growth and regeneration. It is therefore important to understand the various regeneration plans and strategies that have been prepared to influence development in the City Centre. It is also crucial to reflect the findings and recommendations of those studies to ensure that any future plan for the city centre does not occur in a vacuum and creates a synergy that can be more powerful to deliver sustainable changes in the area.

Some of the key plans and strategies that have been reviewed as a part of this baseline study are:

2.1 The Big Plan- Sustainable Community Strategy for Bradford

The Big Plan is the District's Sustainable Community Strategy which sets out clear objectives to face the emerging challenges that reflect changing circumstances. The new challenges are to-

- Regenerate the city and our major towns to create opportunities and impetus for sustained economic growth
- Improve education outcomes to prepare people for an active and prosperous life
- Improve skills at all levels to meet the needs of business and build a knowledge economy.

These challenges have led to the identification of regeneration priorities for the District. The Council is now refreshing its Sustainable Community Strategy and evidence in this study will help shape its priorities.

Big Plan Regeneration and Prosperity Priorities

Promoting business growth

- support manufacturing and key growth sectors such as financial services, health, environmental, tourism, digital, cultural and creative industries

Shaping quality places

- progress delivery of the masterplans for Bradford city centre, Airedale, Manningham and the Canal Road Corridor focussing on transformational priority projects

Sustainable and affordable housing

- ensure an adequate supply of land for housing development in places with good transport links, through the LDF and a revised Housing Strategy

Enhanced transport and connectivity

- progress the Shipley Eastern Bypass and Canal Road improvements
- seek further investment to ensure better rail and bus integration, and improve interchange facilities at Shipley and Bingley
- increase accessibility for all, improving public transport and promoting cycling and walking and access to footpaths and bridleways through the use of 'active design' principles

Improving perceptions of the district, its neighbourhoods and cultural life

- Bring derelict land back into use for new businesses or housing

The Big Plan has identified four regeneration priority areas to deliver sustained economic growth and regeneration in the district. These are the City Centre, Airedale, Manningham and the Canal Road Corridor. Further information can be viewed at:

http://www.bradford.gov.uk/bmdc/bdp/our_work/community_strategy/the_big_plan

2.2 Bradford City Centre Masterplan and NDFs

The Bradford City Centre Masterplan was produced by Alsop Architects in 2003 and set out a new vision for the future of the city centre. The big idea of the Masterplan is to create a new city centre park that will change people's perceptions of Bradford and differentiate it from other cities.

The key objectives of the masterplan were to:

- Define the current and future role of Bradford.
- Identify what potential the City Centre has in terms of attracting and developing economic activity in all sectors including retail, leisure, commerce and housing.
- Clarify what the City should deliver in order to retain, capture and maximise activity; and articulate how the masterplan can be used in partnership with the various agencies and local communities for mutual benefit.

The idea is based on exploiting Bradford's topography – the city lies in a bowl formed by the valley of Bradford Beck. The Masterplan proposes rediscovering the 'Bradford Bowl' by getting rid of poor quality buildings which we do not need and forming a new city centre park. This would be a series of linked spaces, landscapes and water features, which breathes new life into the city's historic fabric.

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

1. The Bowl
2. The Channel
3. The Market
4. The Valley



Figure 03: City Centre Masterplan areas

Each of these areas was subject to a Neighbourhood Development Framework.

The Bowl: The Masterplan proposed a lake around City Hall symbolising its position as a natural meeting point for the city. The pool was bounded by a Business Forest of new offices and a Pier built into the pool accommodated screens for digital performances. A strategy was explored to implement the lake by creating a 'mirror pool'.

The Channel: The Masterplan proposed a new urban village in the Channel along a reopened canal. As part of the NDF, the Channel Urban Village together with a new gateway development around Forster Square Station and proposals for Festival Square in Little Germany and the Cathedral Quarter Urban Village.

The Market: The Masterplan proposed the World Mile as a new shopping destination together with a Garden of Tranquillity over Drewton Road. The strategy within the NDF is based on improving the public realm between these poles, particularly through Rawson Square together with the creation of an urban village around the northern fringe of the area.

The Valley: The plan proposed a valley park along the Bradford Beck, framed by the two towers of the Odeon. The park included ecology areas, an orchard and space for discovery, experimentation and learning. A learning bridge over the park linked the university and college to the city centre.

Further information can be found at:

<http://www.investinbradford.com/develop-bradford/bradford-masterplans/Bradford+Masterplan>

On 16th January 2007, the City of Bradford Metropolitan District Council considered consultation responses to the NDFs and resolved that comments would be accepted as evidence for inclusion in the preparation of the City Centre Area Action Plan.

On 7th February 2007, the City of Bradford Metropolitan District Council's Regulatory & Appeals Committee resolved that: the four Neighbourhood Development Frameworks for the City Centre be treated as material considerations in the determination of planning applications pending the adoption of the Bradford City Centre Action Area Plan.

In addition to the above, a number of background and feasibility studies have been completed as part of the masterplanning process which has informed this Baseline Report and the Issues and Options Report. A number of delivery plans are also in the process of being produced for the city centre, namely the Learning Quarter Design and Delivery Framework and the Markets Area Delivery Framework.

2.3 Bradford City Centre Design Guide

In 2005 a consultancy team led by Urbed was commissioned to produce a Design Guide for the city centre. The purpose of the Guide is to articulate the Masterplan vision for the city centre into a set of design rules. This includes guidance on tall buildings, the character of streets, enclosure of space and public realm.

The Guide is used to assess the design of new development proposals in the city centre. It was adopted by the Council in March 2006 as a Supplementary Planning Document (SPD) following public consultation. As an SPD, the guide is a material consideration when determining any planning applications within the city centre.

The Bradford City Centre Design Guide can be viewed at –

<http://www.bradford.gov.uk/NR/rdoonlyres/29F06299-EB7E-4DF5-920C-A7A5106293FB/0/CityCentreDesignGuide080307.pdf>

In 2006 consultants Landscape Projects was commissioned to take the public realm guidance within the City Centre Design Guide further and produce a Streetscape Design Manual for the city centre. This provides a set of rules and specifies a palette of materials for new public realm works. The manual is available at:

http://www.investinbradford.com/Resources/Invest%20In%20Bradford/Documents/BCR_Streetscape_leaflet.pdf

2.4 Bradford Learning Quarter Design and Delivery Framework

Farrell and Clark Architects were commissioned by the University of Bradford to produce a masterplan for the University campus area. The study aimed to bring together a number of development ideas in a format that demonstrates to others the intent of the University. It seeks to illustrate the possibility for improvements to the public realm by improving and clarifying the spaces around buildings, improving physical links and routes and allowing the development of landscaping where appropriate.

The study undertakes an analysis of the area, covering 11 key themes:

1. Green Spaces
2. Car Parking
3. Vehicular Circulation
4. Pedestrian Routes
5. Key Buildings/Pedestrian Space
6. Bus Routes
7. Space Use Analysis
8. Building Heights and Topography
9. Street Patterns
10. Links to College and Coty
11. Cycle Provision

The study recognises a number of issues in these key themes:

- Mixed quality green space
- Car dominance
- Inconsistent poor quality pedestrian routes
- Mixed quality public realm
- No direct link between bus stops and circulation routes
- Poor land use planning
- Weak links to the City Centre

The University has also produced an Estate Strategy, 2004-2014. This sets out the University's vision for what the campus should look like in the next 10 years (from 2004). The strategy covers key themes of Security, Landscaping, student facilities, conference facilities and student accommodation.

2.5 The City Plan

Under the current economic downturn the prospect of attracting significant investment in the city centre for large schemes appears difficult, suggesting that a renewed approach to stimulating regeneration in the city centre is needed. The City Plan provides a delivery framework for Bradford City Centre aiming to stimulate economic development, investment and regeneration in the area over the next decade.

The idea behind the plan is to develop a shared long-term view with partners on the type of city centre that is desirable and what they should be working towards. It is intended to be a local approach to city centre regeneration while building on existing policy documents and strategies.

Expected outputs from the plan will be:

- Enhanced and increased delivery and investment in the city centre.
- Development of specific actions to achieve outcomes identified in the city plan.
- Greater alignment of delivery and service provision in the city centre.
- Alignment of existing priorities and strategies to maximise impact on city centre.
- A strategic approach to investment for the city centre.
- A city centre partnership approach to aligning activity and supporting community participation and engagement.
- Short, medium and long term delivery targets to measure progress and impact.

The plan will be split into four areas – people, place, prosperity and property. Taken together these will provide a holistic approach to delivering the aims of the plan.

People – will focus on how people live, work and enjoy the city centre and include specific elements of delivery including the city centre residential offer, how we use culture and events, diversification of the city centre offer and the night time economy, education and skills, health and well-being, social networking and community development.

Place – will build on the planning framework being developed through the Area Action Plan to ensure we make the best use of space in the city centre and create a place that supports people to live, work and enjoy. The plan will focus on specific delivery such as the approach to listed buildings, use of upper floors, approach to design, public realm, sustainability and access to green space. Place will also involve identifying how a flexible planning framework can be introduced to encourage economic growth and engagement, such as meanwhile uses. The place plan will focus on creating a smart and sustainable city

Prosperity – The prosperity plan is the binding element of the plan where both the Districts economy and the City's economy are woven. The prosperity plan will answer the question as to how will Bradford, its City and District earn its living, both now and in the future. The plan will aim to identify measures to increase the wealth and economic well-being of the City and its residents. It will focus on employment growth through investment and private sector expansion in the city centre, innovation, and encouraging enterprise and entrepreneurship.

The prosperity plan will focus on the delivery of the economic potential and current strengths of Bradford as a Producer City; a city which creates, makes and trades all within a wider producer district.

Property – focuses on how to create the mechanisms for investment and create a city which is capable of making decent financial returns on development investment. It will also articulate how to work with developers and key local partners, such as the Property Forum, to maximise usage of our immense historical legacy by reducing vacancies and so increasing the vibrancy of the City.

Approval to start the production and delivery of the City Plan has been endorsed by the Council's Executive Committee in December 2012. Initial work will be taken to develop a set of guiding principles for the plan which will be shared and refined through engagement with Council Leadership, Local Politicians, partners and stakeholders and local people. This will occur through formal and informal consultation methods as outlined above. These principles will then form the basis for the city plan which will bring together a range of products, projects, policies, plans and programmes into a single coherent and focused approach to regeneration of the city centre.

2.6 City Centre Growth Zone

The City Centre Growth Zone is a 170ha investment area, covering Bradford city centre and some of the district's major economic assets (rail stations, University of Bradford, Bradford College, Theatres and the National Media Museum etc). It provides a targeted approach to increasing market confidence, drive up footfall and support investment in the city centre. The zone has a range of development and commercial opportunities, offering incentives to business to relocate or expand within it.

The city-centre growth zone has been launched in November 2012. The move, which involves an investment of £17.2m from Bradford Council and £17.6m from the Government through the Regional Growth Fund, includes rate rebates for new and existing businesses that create jobs within the zone. Among the other incentives are skills programmes and access to super fast broadband. Additionally, some £5 million is being spent on public realm works in the city, while £4.4 million will be spent on the first steps in the redevelopment of the former police station.

The zone is made up of a number of parts, taken together these create an 'offer' for business that makes investing or expanding more attractive. Businesses will benefit from:

1 Super-fast broadband and city centre Wi-Fi.

Through the super-connected cities programme residents and businesses will be able to access superfast broadband (speeds up to 100mbs) along with a city centre Wi-Fi offer. The super-connected cities programme is focused on the city centres of Bradford and Leeds, the connecting corridor between the two cities and the growth areas of Shipley-Airedale in Bradford and the Leeds City Region Enterprise Zone (Aire Valley Leeds).

2 Access to employment and skills support.

The Get Bradford Working Programme has been developed to ensure local people can access jobs, and employers can get staff with the skills they need. The programme includes an intermediate job creation fund, industrial centres of excellence and proposals for an apprenticeship training agency (ATA). This programme operates at a district level. Further information will be made available when the Get Bradford Working scheme is launched.

3 A responsive and flexible planning system.

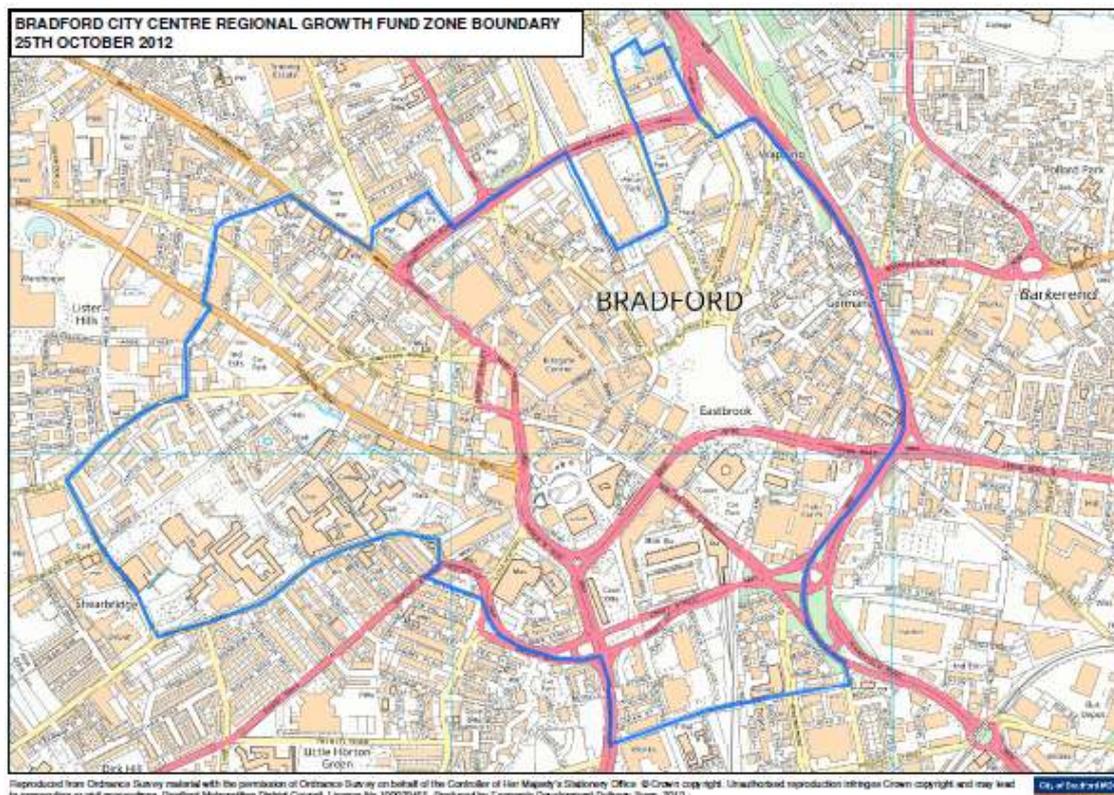
The growth zone provides a range of development and commercial opportunities, suitable for a range of city centre uses. The Local Planning Authority are committed to ensuring these opportunities are maximised and guarantee a flexible and responsive approach to planning, including a comprehensive pre-application service and a fast track approach to processing city centre planning applications. For more information visit: [-www.bradford.gov.uk/planning](http://www.bradford.gov.uk/planning).

4 City Centre Business Growth Scheme.

Businesses that create new, additional jobs (see 'Additionality' and 'Displacement' in definition of terms at the end of this briefing) will be able to benefit from a business rates rebate scheme. In short, every new full time equivalent job created by an eligible business within the growth zone will be worth a rebate of up to £16,000 on their annual rates payable bill. Businesses that bring disused space back into permanent commercial use as a result of creating new jobs will also be able to access a one off rebate to cover any increased rates bills from the new space.

5. Physical infrastructure and public realm improvements

Capital investment to begin the re-development of the Tyrls area and to improve the links between Westfield and the wider city centre also form part of the zone.



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As noted before, the growth zone is supported by a range of funding streams including Council resources and Government funding, including £17.6m from the Government's Regional Growth Fund (RGF).

The scheme is anticipated to generate significant job outputs within the city centre by incentivising job creation and investment across the city centre – over the lifetime of the RGF programme we anticipate 2,600 full time equivalent jobs will be created across a range of sectors. This figure includes the projected jobs created by Westfield as well as across the wider growth zone. As per RGF criteria employment impacts will be monitored until 2021/22. This is in recognition from Government that employment impacts may ramp up more slowly than RGF spend.

2.7 Super Connected Cities Programme

In December 2010, the Government launched the National Broadband Strategy setting out the vision for broadband in the UK, aiming to ensure the country has the best superfast broadband in Europe by 2015. As part of the implementation, Bradford Council has been developing the Super Connect Cities programme, aiming for Bradford and Leeds to be the first two cities outside London with large-scale access to free Wi-Fi and an open access infrastructure delivering ultrafast broadband.

The Government has recently confirmed that £14.4m will be invested in both Bradford and Leeds broadband capabilities through Super Connected Cities programme. This will act as a catalyst for new ways of delivering public services and stimulating economic growth in both these cities.

In Bradford, the scheme will provide speeds of 100Mbps or more to all premises within the core area – the city centre, out towards Shipley, the transport corridor into Bradford, and the Aire Valley.

The first phase of the project is to bring free public wi-fi to both Leeds and Bradford city centres and it is expected to be in place early next year. Virgin Media Business has confirmed that it will be installing the “small cell” technology in time to go live from January 2013 with the free wi-fi which is three times the speed of 3G services.

The first locations to benefit from the services will be Bridge Street in Bradford and Briggate in Leeds in time for the new year, followed by City Park in Bradford and Millennium Square in Leeds early in 2013.

Ultra-fast broadband will offer high-tech and digital companies the infrastructure they need, allowing Bradford to compete for business, investment and jobs. It also offers free city centre wide Wi-Fi service, Wi-Fi connectivity for passengers on trains and buses between Bradford and Leeds, and Wi-Fi community hubs focusing on libraries.

Bradford City Centre Baseline Information

3.0 Built Form and Character

3.1 City Centre Townscape

The townscape and built form of Bradford City Centre varies quite dramatically depending on location. The building and street forms are very varied in their ages, styles, layout, footprints, heights, materials, condition and general appearance. The topography of the City Centre is also varied.

The city was built at the confluence of four streams flowing northwards into the Bradford Beck. These streams create a natural bowl in a valley that flows down from the west to a relatively flat area around City Hall before flowing onwards down the valley to the north.



Figure 04: Topography of Bradford City Centre

Source: City Centre Design Guide

The market area of the city centre is to the west and built on a spur of land jutting onto the valley. The market is almost at the top of the hill and the land falls away steeply towards Thornton Road and beyond Manor Row. To the east of the centre the land rises again up Church Bank and Little Germany. There is a similar hill to the south west rising up to the University and a further hill to the south east.

The oldest roads into Bradford come over these four hills. However the roads built in the Victorian era travel along the valley bottoms, notably Manchester Road, Leeds Road, Valley Road and Thornton Road. Because of the topography of the city, most of these arrival routes do not provide good views of the centre. By contrast the high roads provide commanding views on arrival to the city centre.

The most important of the main tall buildings in the city centre is City Hall which stands in the centre of the bowl. The tower of City Hall rises from the lowest part of the city centre – somewhat like an upturned drawing pin. This is important because City Hall is generally seen against a backdrop of the city, rather than the sky. Most of the other tall buildings keep clear of the view of City Hall, the main exception being Arndale House, which is out of scale with its surroundings. Most of the social housing tower blocks are out of the centre and relatively unobtrusive.

While it is difficult to generalise, there is a tendency for the higher buildings to be in the valleys. This tends to smooth out the effects of topography so that the buildings appear to fill up the alley areas. In Little Germany and Goitside the buildings stack up the hill creating dramatic long views. By contrast to the east of Manor Row the slope is too steep and the buildings on the ridge create a dramatic cliff-like edge.

3.2 Key Landuse Character Areas

Traditionally the city centre was a dense mix of commercial and industrial development alongside workers' housing, administrative functions, cultural uses and shopping. In the last 50 or so years the housing and industrial uses have all but disappeared while the retailing, commerce and administrative uses have broadly held their own and uses such as the university and cultural facilities have expanded.

Administrative and cultural uses: These are concentrated in the southern part of the city centre. City Hall stands in the heart of the administrative quarter together with the police station and Magistrates Courts (both of which are to be relocated as part of the City Centre Masterplan). The main Council Offices are in Jacob's Well, Britannia House and on Nelson Street. Cultural facilities are grouped around City Hall including the Alhambra Theatre, St. Georges Hall, the National Media Museum and the Central Library.

Commercial uses: This is perhaps where the greatest change has taken place. The city's commercial trade was dominated by the worsted industry including the 'stuff' warehouses of Thornton Road where textiles were stored and processed and the 'piece' warehouses of Little Germany where the textiles were traded. Textiles have now been replaced by sectors such as banking, financial services and mail order mostly located in new offices around the

edge of the centre and outside the town with plentiful parking. This has left vacant office space in the centre that could be used for other uses such as housing. The 'Stuff' warehousing has tended to remain in low rent occupation while in Little Germany there has been some success in letting space to small and creative businesses.



Figure 05: City Centre Landuse Map

Source: City Centre Design Guide

Housing: The last of the slum housing was cleared in the 1960s and for years the only city centre housing was on Church Bank and Chain Street. A city centre housing market has been late developing in Bradford however schemes have been successful in areas like Little Germany and the market is expanding rapidly as residential developers explore both new build and refurbishment schemes in centre.

Retailing: The retail core runs from Well Street between Cheapside and Westgate to St. John's Market. This area has declined in recent years and there are advanced proposals to

redevelop the entire eastern part of the area as the Broadway Shopping Centre. There is also some unsympathetic 'big box' retailing stretching up Valley Road to the north.

Education: The University and College are based on a campus to the west of the city centre. Both institutions have promoted masterplans to reassess their relationship with the centre.

3.3 Built Heritage

The built heritage of Bradford City Centre straddles the very interface between two historic visions of Bradford: the Bradford predominantly of the Victorian age and the Bradford predominantly of the post-war age.

Bradford's Victorian legacy in particular is of national significance. Although its roots go back to medieval times, it was rebuilt mostly during the second half of the 19th century during the boom years of Bradford's economic development as an international centre of the wool trade. At its best Bradford's Victorian townscape rivals any of the great cities in the UK. Much of this historic form still remains intact, reflected in the fact that there are around 100 Listed Buildings and four separate conservation areas within the city centre.

The present built environment in the city centre, however, is very much influenced by the post war redevelopment and has resulted in the loss of some of its historical character. The majority of the post war redevelopment in the City Centre area, with a few exceptions, has generally been of a lower quality. From the 1960s onwards it has mainly been unsympathetic to Bradford as a place in terms of its scale, style and material. These recent developments rejected the use of continuous building frontages in favour of free standing building within an open landscape that eventually created unrelated and haphazard composition of buildings breaking up the spaces and cutting off potentially dramatic view of the townscape.

Spatially, the City Centre can be split roughly into two equal parts- the northern half featuring Bradford's Victorian legacies and the southern half representing mostly the post war redevelopment. The northern half is defined by the conventional urban blocks and streets of the City Centre Conservation Area and contains many of Bradford's key heritage and Listed Buildings. The southern half is defined by free-standing post Second World War buildings sitting within isolated plots, with ill-defined streets and in part isolated from each other by the inner-city highway network. The resulting urban fabric in the northern half of the City Centre is relatively consistent in terms of the pattern of streets and spaces, the height of buildings and the spacing of blocks, in contrast to the southern half where there is a lack of defined streets and spaces. The greatest contrast is the latter's predominance of open space but almost all of the wrong kind: large areas of inaccessible roadside verges and surface car parks on waste ground.

The conservation areas in Bradford City Centre comprise a dense network of relatively narrow streets and tall Victorian buildings creating a coherent civic quarter. Although much has changed around them, the City Centre architectural heritage remains anchored by the iconic city hall and the other adjacent St Georges Hall, Little Germany, Cathedral Precinct, Goitside Area- all reflecting the grand heritage of the district.

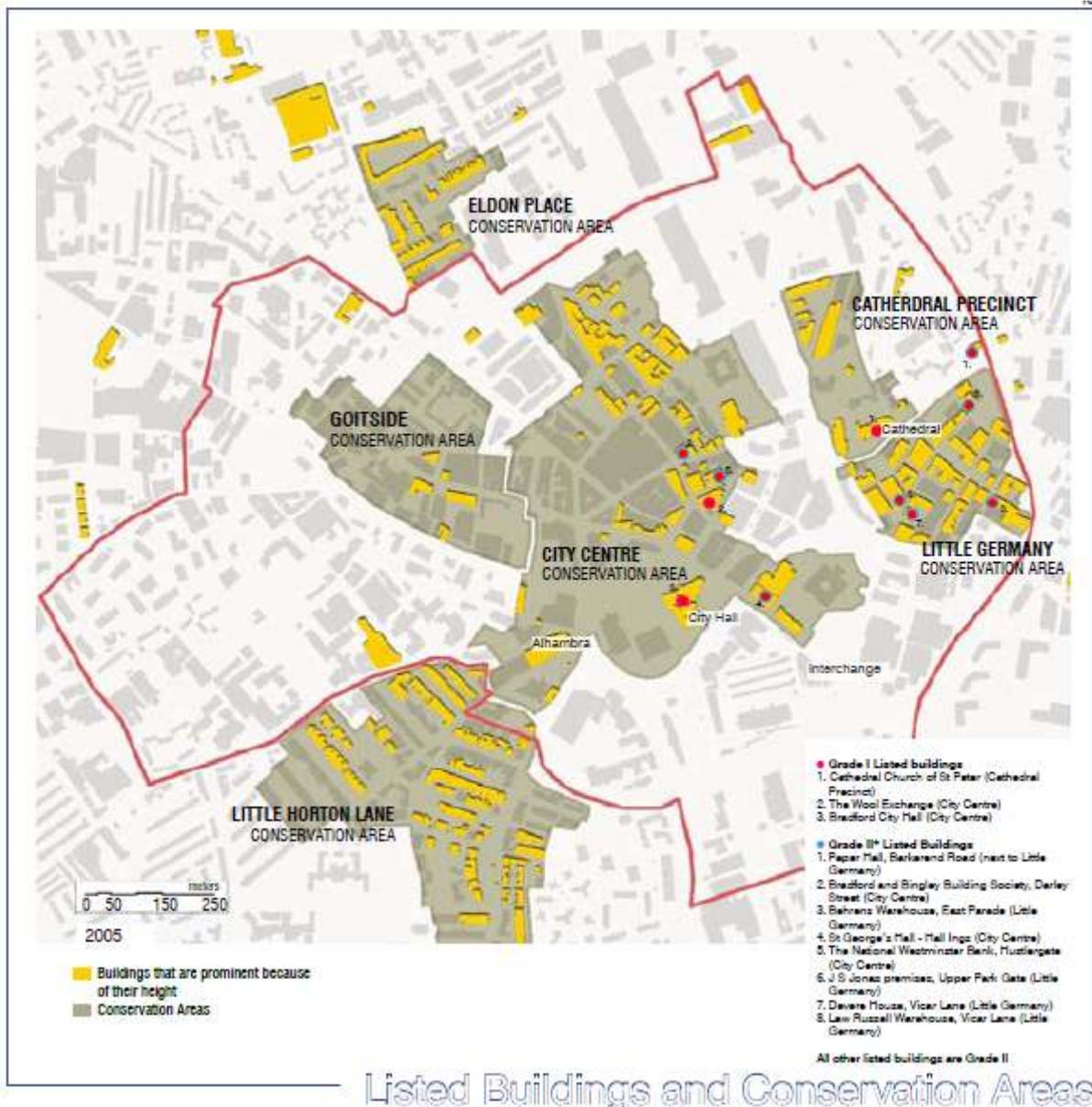


Figure 06: City Centre Listed Buildings and Conservation Areas

Source: City Centre Design Guide

The City Centre: This is the largest conservation area covering the heart of the city. The area has medieval roots, still seen in the pattern of streets and names such as Ivegate and Kirkgate. It was however rebuilt in the late 19th century when Bradford was the rapidly growing international centre of the wool trade. Fortunes were made in 19th century Bradford and the merchants invested some of this wealth into warehouses, banks, commercial buildings and public institutions such as the Wool Exchange, City Hall and St. Georges Hall. These buildings were designed in the honey-coloured local sandstone by local architects. They create an exuberant, confident city centre which while much altered retains its character.

Little Germany: To the east of the centre lies Little Germany, built on sloping land by worsted merchants (many originally from Germany and Eastern Europe). This too is a result of Bradford's late heyday and the buildings are ornate 'piece' warehouses creating, arguably

the finest merchant's quarter in the country. 55 of the area's 85 buildings are listed and its character is based on sloping streets with the warehouses getting higher lower down the hill to create a dramatic townscape.

Cathedral Precinct: This is one of the oldest parts of Bradford and the Cathedral is perhaps the most important building. The area was one of the first parts of the city to industrialise with the arrival of the Bradford Canal in the 1770s. The lower part includes some important commercial buildings while the slopes west of this were once housing and are now surface parking. There are 16 listed buildings in the area.

Goitside: To the west of the city centre the Goitside conservation area takes in many of the 'stuff' warehouses. The Goit is a medieval water channel built to power a corn mill and the area was already industrialised at the start of the 19th century. It was completely redeveloped in the late 19th century since when it has remained largely untouched. It contains only 6 listed buildings, however the group value of the buildings is far greater because it remains a largely complete urban landscape, typical of 19th century Bradford.

Detail Conservation Area Assessments for the four conservation areas in the city centre can be found at: www.bradford.gov.uk/conservationassessments. Bradford's listed building descriptions can be found at www.bradford.gov.uk/listedbuildings.

4.0 Social and Demographic Information

4.1 Population

The population of the wider city centre is estimated to be approaching 4,000. These residents are primarily located in social housing to the North West and North East of the city centre. However, since 2001 increasing numbers of privately rented and owner occupied apartments are being developed in the north of the city centre and Little Germany.

Continued growth in the employment demands and opportunities, change in the type and capacity of residential development and increasing number of student population have made it difficult to draw a firm conclusions on the typical characteristics of the city centre population.

Population change in the city centre as a whole is expected to be influenced by several factors including the growth in the size and type of residential property and the limits placed on this by planning policy. The Genecon (2007)¹ study assumes that with a predicted increase in the proportion of 1/2 bedroom property the population of the city centre could increase by approximately 7,500 by 2014.

¹ Genecon (2007). *BCR Performance Framework: Second Annual Update 2005/06-Final report. Report Dated August 2007. Genecon Consultancy Ltd.*

The 2001 census shows that the resident population is ethnically diverse, mostly of working age (20-39 years old) with a very small percentage of children and families and with a high proportion of single individuals. In a report produced by DTZ and Tescom² in 2005 shows that 40% of the city centre residents are aged between 20 and 29 years and 70% of them live in single person household. So evidently, continued growth in the city centre resident population will increase the demands for services within the centre, with the most likely requirement being for shops and leisure facilities rather than for child or health care services.

4.2 Housing

City Centre residents are primarily located in social housing to the north-west and north-east of the city centre. However, since 2001 increasing numbers of privately rented and owner occupied apartments are being developed in the north of the city centre and in Little Germany to accommodate the growing population. Continued growth in the employment demands and opportunities, change in the type and capacity of residential development and increasing number of student population have made it difficult to draw a firm conclusions on the typical characteristics of the city centre population. The current housing stocks however comprise a large number of small properties with a low level of higher value properties offering little diversity in the stock.

The majority (82%) of the existing housing in the city centre is flats with nominal amounts of terraced and semi detached units. Young, single person or small households are the key market for city centre housing as 70% of the existing housing stock is comprised of single person accommodation. Housing tenure across owner occupation (30%), private renting (34%) and social renting (32%) are broadly similar.

In terms of tenure, the level of home ownership (36%) in the city centre is lower than the district as a whole and the majority of the housing stock is rented in private (34%) and social (32%) sector. This points to a limited available choice for a large percentage of city centre population and gives an indication of the affordability problem in the City Centre.

At present, there are no housing allocations in the city centre and no target has been set for new housing in the city centre. The types of housing being built in the city centre are being left to the market to decide and the market trend still remains on developing high density flatted accommodation in one and two-bed apartments. There have been some three-bed apartments but these are in the minority. According to the 2001 Census, over 80% of all dwellings are flats, conversions or shared dwellings.

To date most of Bradford's city living residential stock has been developed through conversion of old and underused mill buildings, most notably in Little Germany and the Manor Row area and partly in other similar areas such as Goitside. However, more recently a number of new build residential developments have come to the market such as the 133 unit Gatehaus scheme and the Empress, a new scheme comprising 45 one and two

² DTZ and Tescom (2005). *Creating a Balanced City Centre Housing Market in Bradford: Final Report*. Report Dated November 2005. DTZ Pleda Consulting and Tescom Research and Consultancy Ltd.

bedroom luxury units situated in the heart of Bradford, and overlooking the attractive Centenary Square. Works has also started on the Aspire Citygate project at the bottom of Manchester Road. York-based developer Skelwith Group is to build 75 homes as part of phase one of the project. There is also plans to build 362 apartments on a vacant plot at Trafalgar Street and Snowden Street, near the junction of Manningham Lane and Hamm Strasse.

The proposed residential development is split into three buildings and includes a 14-storey tower, 164 studio apartments, 109 one-bed and 89 two-bed apartments, shops, cafes, offices and leisure units.

The city centre may offer sites large enough to accommodate family housing, however, this use would be more suited to sites in the peripheral areas due to competition for land in the city centre and the requirement to maximise density for optimum return.

4.3 Education and Health Facilities

There are no primary and secondary education facilities within the City Centre boundary. However, there are a good number of schools, academies and free schools within a mile radius from the city centre. The city centre also falls within the catchment of private and voluntary run further education facilities and contains adult training centres.

The demand for school places is very much depended on the increase of the city centre population and whether this population includes children. Currently, only a small fraction of households within the city centre are home to school-going children which means that there are no imminent issues regarding the provision of schooling in the city centre. At the moment, the children who live in the city centre travel out to the surrounding area for their schooling. However, it has been predicted that the city centre population is likely to increase, mainly be due to the increase in the 20-39 age group, and the provision of education facilities and their accessibility will only become more of an issue if this gives a rise in the number of families with children in the city centre.

In terms of higher and further education, the University of Bradford and Bradford College are both located within the city centre. Together they attract thousands of students from a variety of location, ethnicity and culture into the city centre. There is also easy communication from the City Centre to Leeds to access Leeds University and Leeds Metropolitan University. The Cathedral Centre also offers adult vocational training facilities within the area.

There are three GP surgeries within Bradford city centre. Two are located close to the University and the other is in the Market Neighbourhood, which is currently reviewing the service it offers in the area and may choose to close down in the future. In terms of dental surgeries, the offer in the City Centre is poor; however, there are at least three surgeries within 1.5km of City Hall. There are also several chemists within walking distance of the residential areas. These services and facilities have been established based on current levels of demand and it is recognised that as the city centre population grows, additional

provisions are likely to follow. The Bradford Royal Infirmary and the St Luke Hospital are also within 10 minutes driving distance from the city centre.

4.4 Other Community Facilities

In terms of local, small-scale convenience shopping facilities there is a clear lack of this type of retail offer in the city centre close to the residential areas. There are a few small shops in Little Germany and close to the University. The newly opened Tesco Express on Sunbridge road has also increased small-scale convenience retail offer in the city centre. Morrisons is the only supermarket to be located in the city centre and this is likely to have an effect on the presence of smaller convenience retailers in close proximity. However, this store does not open on Sundays and in 2006 it was announced that it was to close. It remains to be seen if another retailer is to take over this site.

The city centre is also home to two post offices (although these service facilities had seriously been reduced with the closure of the largest post office on Bank Street since 19 November 2005), two major hotel chains, leisure exchange (Cineworld leisure complex), the central bus station (the interchange) and two rail stations.

The Bradford South police station is based at Trafalgar House on Nelson Street bordering the Southeast boundary of the city centre. The Bradford South Division of the police work with council and other partners to promote community safety and provide enjoyable reassured visit to city centre. The nearest Fire Station is located on Leeds Road, only 1.3 miles away from the heart of the city centre.

Bradford Central Library is located on Princes Way, next to the National Media Museum. Both of these establishments together with the country's only 'colour museum' attract large number of visitors daily from all over the districts.

Culture Fusion, a new £6.9m state of the art youth facility, is also located in the city centre. It co-locates a range of services: Bradford city centre Connexions Centre, Information Shop for Young People and City of Bradford YMCA. The 3000 sqm building also provides a wide range of open access services for young people during the day and runs as a 'youth club' with a wide range of activities during the evenings and weekends. Facilities include: music studio, performance area, dance studio, activity rooms, youth café and youth hostel.

Bradford City Football Club Stadium is on Manningham Lane, approximately half a mile from the city centre, which attracts a large number of fans and visitors alike on every match day.

The nearest household waste recycle centre is also on the periphery of the city centre- just over half a mile away from the northern boundary.

4.5 Transport and Movement

The transport network into and out of Bradford City Centre is extensive, well used and consists of various different modes travelling on many different routes and directions towards, within and away from the City Centre.

City Centre Road Network

The original roads into Bradford were on the high ground. Westgate / Wakefield Road were originally a Roman Road and crossed the river at the 'Broad Ford' from which Bradford takes its name. Later in the Victorian era the valley bottom was developed and new roads were built. These together with the dense network of minor roads created the shape of the city - a huge spider's web of connected streets tying the city together. This street layout is very permeable and there is also a strong hierarchy of routes.

There are nine main routes into the city centre from the outlying towns and suburbs of Bradford and surrounding areas. These vary in terms of quality, capacity and usage and are detailed as follows:

- 1) Canal Road/ShIPLEY Airedale Road – this route takes traffic to/from towns of Shipley, Bingley, Keighley and Ilkley and all other suburbs to the north as well as consisting of the main A650 accommodating a vast amount of traffic travelling to/from the northwest of England.
- 2) Barkerend Road – this route brings traffic from the north eastern suburbs of Bradford and also acts as one of the main routes to/from Leeds Bradford International Airport.
- 3) Leeds Road – comes into the City from the Leeds direction and forms one of busiest routes into Bradford
- 4) Wakefield Road – one of two routes bringing traffic from the motorway network into the city centre from the southeast
- 5) Manchester Road - intersects the city centre from the south and is the second route bringing traffic from the motorway network.
- 6) Little Horton Lane – provide the routes out of the city the densely developed residential areas in the west of the district and to the settlements of Clayton and Queensbury beyond.
- 7) Thornton Road – A very busy route taking traffic from the City to the western suburbs and the villages beyond
- 8) Westgate / Toller Lane – a route taking traffic to the east to Manningham, Heaton and the more outlying settlements of Allerton, Sandy Lane, Cullingworth and beyond.

9) Manningham Lane – this route takes traffic through an area of Manningham towards the towns of Shipley, Bingley and Keighley as well as other settlements in the north-west of Bradford District

Bradford city centre has two ring roads – the Central Ring Road which offers car access into the very heart of the city and the City Ring which takes traffic out of the centre.

The Central Ring Road was built in the 1960s diverting traffic around the city centre but cutting the central area off from its surroundings. The City Ring has been developed more recently to take through traffic out of the centre altogether. The western leg of this has not been completed although there are plans to extend it to Thornton Road. The result is that large amounts of traffic still pass through the city centre proper.

The central part of City Centre is further fragmented by predominance of major roads running through the centre, namely Princes Way, Hall Ings and Manchester Road. Hall Ings/Princes Way forms a major roundabout of fast moving vehicles and has the effect of cutting off city hall from the surrounding area and demoting the public realm.

Due to the current level of development interest in the city centre the amount of traffic using the centre is likely to grow, which could lead to increased congestion.

Public Transport

Bradford Interchange acts as the principal transportation hub in the city centre that allows for easy changeovers between buses and trains. The Interchange, sited between Croft Street, Bridge Street, Hall Ings and Nelson Street and opened in the 1970s contains the main city centre bus terminus and one of two city centre rail stations. The other station is at the Forster Square to the north.

Bradford Interchange station is the more strategically significant for the city providing rail connections to cities south, east and west. The station itself sits on the upper side of the southern boundary of the city centre, which introduces passengers to the city from an elevated position. The immediately adjacent bus station concourse is at the same level but there is no direct level access from bus to rail. Instead passengers need to travel down onto a lower concourse before climbing back up onto the bus or rail platform level.

This bus terminus hosts virtually all of the bus routes in the city although some services lay over on Hall Ings, Channing Way and Market Street. The current bus station was remodelled in the 1990s when the lower deck of the then station was changed to commercial use, while the upper deck was rationalised, reducing the footprint of the bus lay over areas and constructing a new covered passenger waiting area.

First Group presently run 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 longer distance services to Dewsbury, Wakefield and Sheffield,
- Keighley and District Travel operate the local Keighley network including a number of Bradford connections,
- Black Prince Buses operate a number of services to Leeds.

In addition, National Express and Megabus operate long distance coach services from Bradford Interchange.

The majority of buses access the interchange from Manningham Lane via Manor Row, Cheapside, Market Street and Bridge Street. Westgate, Sunbridge Road and Hall Ings also act as major bus corridors, and a number of services approach Bradford via Barkerend and Church Road from the east and via Manchester Road from south.

Buses currently enjoy good penetration into the city centre dropping people off close to shops and facilities. Aside from the Interchange, Market Street and Hall Ings act as other principal city centre hubs, due their proximity to the main retail and leisure destinations compared with the Interchange.

A free city bus operates around the city centre, the route covers Interchange, Forster Square, Kirkgate Shopping Centre, the Markets, Centenary Square, the University and College and the National Media Museum. The buses run every ten minutes from 7am to 7pm Monday to Friday and 8am to 5:30pm on Saturdays to cover the route, which has 14 stops. All journeys are free and each vehicle is fully accessible and can carry one wheelchair or buggy at a time.

Car Parking

Parking provisions in the city centre consists of multi storey car parks, surface car parks and on street parking with both short and long stay facilities and they are spread throughout the centre in a random manner. There is also a good deal of free unrestricted parking, particularly in the north of the city centre. However, following a recent review of city centre car parking provisions both the number and time limit of some of the free parking provisions have been changed. Many of the vacant sites in and around the city centre have also been transformed to be used as pay and display surface car parks.

The central shopping area is served by two multi-storey car parks along with five surface car parks. The largest car park is at the Kirgate Centre (608 spaces) which is accessed by a complex route via Darley Street. The Oastler Centre car park (246 spaces) is accessed from Westgate and is wrapped around the Morrison's food store and market. Off street retail parking at the Forster Square (1040 spaces) and Manningham Lane (154 spaces) retail parks also serve a large number of people visiting the city centre everyday. There are also a number of public car parks around the central shopping area that provides short and long stay parking for shoppers and city centre visitors. NCP car parks on Thornton Road and Hall Ings, car parks at Jacobs Well and central library-all are very well located to serve car borne visitors from outside the city centre.

Further from the centre, surface car parks on the former gas works site and along Wigan Street provide commuter car parking spaces for city centre workers, as well as providing public car parking for visitors. The level of usage is variable. The gas works site, which is owned and run by the Council, is generally well used, but other surface car parks such as Wigan Street are under-used, with typically no more than a quarter of spaces being occupied. Car parking facilities within the higher education campus to the south-west of the city centre are predominantly on street spaces with variable waiting restrictions.

Cycling

The National and Local Cycle Network passes through city centre and there are some specialist cycle lanes. However these are not comprehensive and as a result cycling into and around the city centre is not a pleasant experience. The topography is generally unhelpful for cyclists, especially for journeys which involve crossing the valley. Whilst overall the existing level of cycle usage is not high, both Thornton Road and Sunbridge Road corridors incorporate cycle lanes and provide suitable routes for commuter cyclists.

5.0 Environmental Information

5.1 Air Quality

The Environment Act 1995 introduced the National Air Quality Strategy and the requirement for local authorities to determine if statutory air quality objectives are likely to be exceeded. All local authorities now report to DEFRA on an annual basis, and have the obligation to declare Air Quality Management Areas and develop action plans for improvement of air quality if objectives are likely to be exceeded.

The most recent assessment submitted to DEFRA by the District concluded that our pollutant of concern in Bradford is nitrogen dioxide produced mainly by traffic. The study has further identified four areas of Bradford that require declaration of an Air Quality Management Area:

- Thornton Road
(Near the junction with Princes Way and Godwin Street within the City Centre area)
- Shipley Airdale Road and Otley Road Junction
- Mayo Avenue Manchester Road junction
- Junction of Manningham Lane and Queens Road

Although the last two areas in the list falls outside the City Centre boundary, the air quality scenario in those spots are very much influenced by the volume of traffics moving in and out of and passing through the City Centre area. This need to be addressed in the overall strategic approach to tackle the City's Air Quality problem. Separate Action Plans are being produced to reduce the levels of pollutants to the required standard in these sites.

5.2 Flood Risk

Flood risk is a real and also a perceived issue throughout Yorkshire, not only in Bradford where demand and potential for further development, particularly in new housing sectors, are increasing every year. Major flooding incidents have often resulted in the Council and others making policy and operational changes to water management in order to reduce the risk of further floods or to reduce the damage caused. The local authority together with the environment agency is therefore working towards improving the standard of protection of the existing communities and infrastructures. The government also has developed a strategy in the form of National Planning Policy Framework (NPPF) that aims to use the planning system to reduce the demand for further flood defences by protecting natural floodplains from development, and to steer investment away from areas of high flood risk.

In December 2002 JBA Consulting were commissioned by CBMDC to undertake a Strategic Flood Risk Assessment (SFRA) for the Bradford district. Primarily using existing data sources, and in consultation with the Environment Agency and Yorkshire Water, this Strategic Flood Risk Assessment provides information on the nature of flood risk in the district, and its potential consequences with respect to the allocation of proposed development sites. Regarding the city centre, this report highlights specific flood risk issues in the area including an assessment of the ordinary watercourses, topography and the nature of potential flood risks.

The report highlights that the delineation of the high-risk zone within the Bradford city centre is relatively straightforward, and does not warrant significant hydraulic modelling for the purpose of a general risk assessment. Whilst the accuracy of the floodplain extents needs to be improved, and a programme of hydraulic model improvements is underway by the Environment Agency, the delineation of the floodplain is well understood as a result of recent flood events.

The EA interactive floodplain maps shows that most of the areas of floodrisk within Bradford city centre are located in the subcatchment areas of the Bradford Beck (including Eastbrook) which is designated as an 'Critical Ordinary Watercourse' (Ordinary Watercourses are those rivers and streams that are not designated 'main rivers', however reflects a known issue with respect to flooding, and generally associated with (for example) channel capacity, channel constrictions and/or a poor maintenance regime).

Map 01 : Environment Agency Floodplain map for Bradford City Centre



- Flooding from rivers or sea without defences
- Extent of extreme flood

Floodplain

A floodplain is the area that would naturally be affected by flooding if a river rises above its banks, or high tides and stormy seas cause flooding in coastal areas.

There are two different kinds of area shown on the Flood Map. They can be described as follows:-

Dark blue ■ shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences. This area could be flooded: from the sea by a flood that has a 0.5% (1 in 200) or greater chance of happening each year or from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year.

Light blue □ shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with up to a 0.1% (1 in 1000) chance of occurring each year.

These two colours show the extent of the natural floodplain if there were no flood defences or certain other manmade structures and channel improvements.

Flooding has historically resulted in considerable damages and an unacceptably high risk to life and livelihood within Bradford City Centre. In order to alleviate this problem, a substantial flood alleviation scheme was constructed in 1993, effectively diverting Bradford Beck and Westbrook (Bradford West) away from the city centre flood risk area. It is emphasised that the current indicative floodplain map does not account for the presence of this scheme.

Although the Bradford Beck diversion certainly have reduced the extent and severity of flooding that could be expected within the identified flood risk area (denoted by the current IFM), a proportion of the city remains within the high risk zone. The flood affected area is not considered functional floodplain, however is also not defended to an appropriate standard. The precise zoning is therefore difficult to categorise, however as a default has been adopted as Zone 3a.³

Currently there are no specific site allocations situated within the flood zone, though it is understood that considerable capital investment is proposed as part of the city centre regeneration process. Developments within this zone are likely to be supported by the council but the floor levels must be situated above the 1% (1 in 100 year) flood level.

The actual extent and severity (i.e. depth) of the flooding within Bradford city centre is currently uncertain, and therefore The SFRA recommended that a detailed investigation is undertaken in a holistic manner to provide a consistent and equitable assessment of flood risk across the City Centre area (as opposed to analyses undertaken on a site-by-site basis). It should include a detailed assessment of the Bradford Beck system (within the city centre) to determine conclusively the extent and severity of flood risk within the catchment.

Finally, the topography of the Bradford district is such that all surrounding areas drain directly or indirectly into the Bradford Beck system. As such, any future development and/or redevelopment of allocations within the catchment may potentially represent a worsening of existing flooding conditions downstream. So in the current circumstances, it is recognised that an existing risk of flooding remains in the city centre. Until such time as a suitable scheme can be implemented to alleviate the risk however, all future developments must be assessed with due regard to their potential contributory impact upon existing flooding problems lower in the catchment.

Bradford Beck and City Centre Flood History

The Beck begins to the west of Bradford in a village known as Wells Head. It flows east from here through the villages of Thornton and School Green to Clayton where it joins the Lidget Beck to the south and becomes known as Clayton Beck.

From here it collects various tributaries such as Pitty Beck to the north and continues east to Bradford. As it travels through Bradford, it is joined by Westbrook and Eastbrook watercourses and becomes Bradford Beck. When the Beck reaches the City Centre, it makes an abrupt turn to the north and exits Bradford via Shipley where it flows into the River Aire on its route to the Rivers Ouse and Humber.

Historically, Bradford's sewage and waste materials from the various mills and other industries in the area discharged into the River Beck, in addition water was taken from the Beck to feed the then new Leeds Liverpool canal. In consequence, during and after the

³ BMDC (2003) *Bradford Strategic flood Risk Assessment*. Report dated March 2003. JBA Consulting.

industrial revolution the Beck became stagnant and polluted, as did the canal, which it fed and became a breeding ground for diseases such as cholera and typhoid.

As a result the Beck was culverted at the turn of the 19th century. The Beck now goes into culvert in the west of the city in the region of Prince Royd Way and emerges once again in the north of the city centre at poplar crescent. This culvert follows the route of the original beck and is approximately 1.8m x 4.8m in size.

The Bradford drainage basin is relatively small (approximately 43-58 sq km⁴). It is steep and densely populated. As the catchment of the Beck is very heavily urbanised it is very responsive to rainfall, with potentially fast flows and high sediment concentrations being rapidly obtained.

Some of the flood incidents in Bradford city centre over the last century have been recorded in articles and commentaries such as “goodbye Bradford river stink” and “counting the cost of the floods of’46 ”. In addition, the website www.bradfordtimeline.co.uk contains reference to the local, national and international events affecting Bradford since 1900. A analysis of all these data sources has revealed that since 1915 there have been six major incidents of flooding Bradford city centre.

Table 01: Incidents of Reported Flooding in Bradford City Centre

Data Source	Flood date	Flood Extent	Associated Rainfall (mm/month)	Peaks Over Threshold (cumecs)
Bradford Timeline	August 1911	Flooding to Chappel Lane	20.4	
Bradford Timeline/ Bradford Daily Telegraph	July 1914	City Centre flooded including Thornton Road. Last serious flood in 1900; Article includes a reference that the Beck has been liable to flood since 1700’s.	40.8	
Bradford Timeline	August 1915	Chappel Lane flooded	100.6	
Bradford Daily Telegraph	November 1923	City Centre flooded to Thornton Road and Market Street	121.2	
Bradford Timeline/ Bradford Daily Telegraph	September 1946	City Centre flooded from Thornton Road and Canal Road	135	

⁴ Waterman Burrow Crocker (2003) *Flood Risk Assessment-Foster Square, Bradford*. Report dated March 2003. Waterman Burrow Crocker.

Bradford Timeline	1947- Full date unknown (possibly February as an article at this time relates to electricity cut due to weather)	City Centre flooded.	117	
Bradford Timeline	January 1959	City Centre flooded to Thornton Road	76	
Bradford Timeline	July 1968	City Centre flooded	91	178
CBMDC	1980's to date	No record of city centre floods due to the Beck.		

Source: Flood Risk Assessment for Foster Square, Bradford (March 2003) by Waterman Burrow Crocker

5.3 Biodiversity and Wildlife

Biodiversity conservation and caring for the district's wildlife and their natural habitats is important from both global and local points of view, and this has direct implications for the health and quality of life of local people. Bradford has a wide range of ecosystems from Pennine uplands to lowland pasture, woodland, parkland, river floodplain and numerous reservoirs. While these environments have suffered degradation, such as habitat and species loss to development and agricultural practices, they still support a rich diversity of native plant and animal species.

A Local Biodiversity Action Plan for the Bradford District (draft) was prepared in 2003. Action Plans have been prepared for local species and habitats that have been highlighted for their conservation concern. The LBAP gives in-depth descriptions of the different habitats and species that can be found within the District, which include uplands, woodlands, wetlands, watercourses, grasslands; and flora, mammals, birds, amphibians, fish and invertebrates, respectively.⁵

The LBAP acknowledges the Council's role in the protection of these environments, and states that 'site and species protection policies, negotiations as part of the development control process and the using of planning conditions and Section 106 Agreements all provide mechanisms to protect, manage and enhance existing areas of wildlife importance and establish new areas for wildlife'.

Currently the council does not hold any database on the plant and wildlife within the city centre, but generally it has been acknowledged that there is a good variety of trees and

⁵ BMDC (2007) Sustainability Appraisal Scoping report for the Open Space and Recreational Built Facilities SPD. Report dated March 2007. CBMDC.

wildlife species present in the city centre that enriches as well as adds a feel-good factor to the natural environment. This diversity needs management and protection and has great potential for enhancement. Natural and semi-natural areas and their fauna and flora will benefit from a protected linked network and the provision of corridors to allow the migration of animal and plant species throughout the District and across the region. Such a system of 'greenways' has potential for improved recreation, "active transport" and other community and economic benefits.

5.4 Open Spaces

In terms of public open spaces the city centre has relatively few open spaces. Unlike many valley towns, where the valley sides become parkland, the industrialisation of Bradford left little scope for open space. The fine Victorian parks such as Lister Park, Bowling Park and Peel Park provide relief from the industrial city but are well outside the city centre leaving no significant open spaces within the centre of Bradford.

According to the Genecon (2007) study the city centre contains approximately 29,502 sqm of public realm and open space areas at 12 locations throughout the city centre. They are:



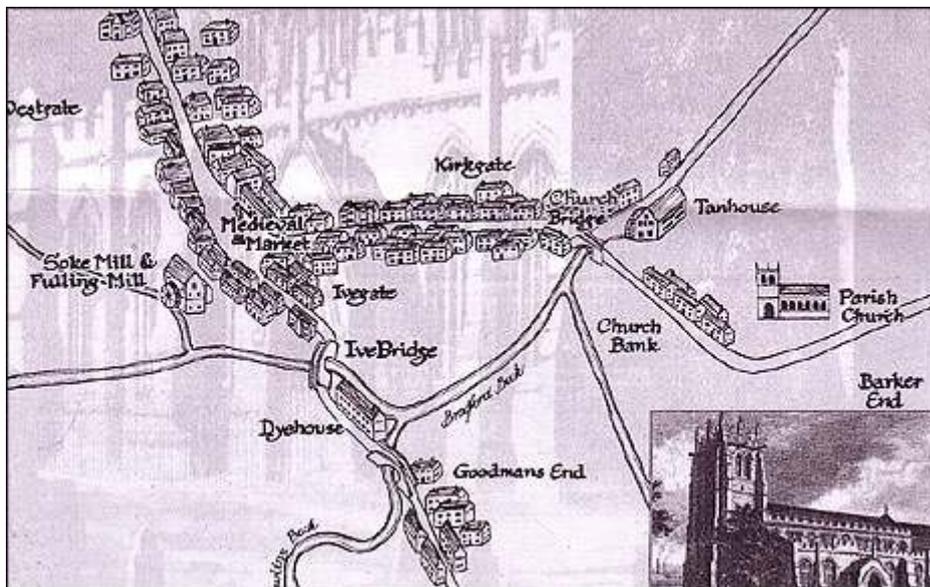
Open Spaces

1. Bridge St Civic Precinct (3,099 m2)
2. Centenary Square (2,973 m2)
3. Queen Victoria Memorial (6 m2)
4. Princes Way War Memorial (3 m2)
5. Hall Ings (3,465 m2)
6. Norfolk Gardens (3,347 m2)
7. Morley St Monument (1,376 m2)
8. The Tyrls (8,445 m2)
9. St Mary's RC school playing fields (829 m2)
10. Exchange Square (3,835m2)
11. St Blaise Square (1,024m2)
12. Oastler Square (1,100m2)

However, most of the open space in the city centre is less attractive and useful. Although there are a number of areas of formal landscaping around the city centre (Norfolk Garden, spaces around the Magistrate Court etc), most of the active spaces exist as urban public squares. Today the main public square is Centenary Square and the City Park to the north of City Hall. Other public squares are small and insignificant such as Rawson Square (dominated by traffic), Festival Square in Little Germany (used as a car park) and Exchange Court in front of the Crown Courts. However the new Broadway Shopping centre will recreate Forster Square along with two further public spaces.

5.5 Archaeology

Up until now most of the existing knowledge about Bradford city centre's past has come from written records and surviving maps. A historical map surviving from the 1720s, as well as descriptions from earlier records, was the only sources to provide an impression of Bradford as it might have appeared at the end of the Middle Ages:



Map 02 : Bradford City Centre c1720

Although Bradford was a bustling place in medieval times its earlier layout was almost completely masked by the city's dramatic growth in the 19th century. Even its main watercourse, the Bradford Beck, together with the 'broad ford' which is widely regarded to have given the settlement its name, is hidden beneath today's streets and buildings.

The demolition of the 1960s buildings and an archaeological evaluation undertaken by the WYAS in the Forster Square Area was the first of its kind in Bradford city Centre and it discovered historical evidences about the streets in 17th and 18th century Bradford and the industrial activities around the site. The archaeologists excavated an area between Forster Square and Cheapside near the site of the bridge which replaced the ford. Beneath the modern cables and piping, and even the remains of a 19th century pub, traces of what are probably 16th century buildings were discovered. Smaller finds included coins, pottery, clay tobacco pipes, a bone spoon and a bone toothbrush. Remains of buildings with some hint of

some industrial processes going on down by the beck, a good water source there for industrial activity, were also found. It was the earliest archaeological evidence found in Bradford⁶.

Earlier, in 2000 a desk-based assessment of the same site was carried out by WYAS.⁷ Several artefacts (mostly coins) were found in the area date to the Romano-British period suggesting the possibility of an early settlement in the vicinity of the city centre. In addition, a possible late Roman/early Saxon empty stone coffin was found near Leeds road. The presence of early medieval settlement, suggested by documentary evidence, is supported by the presence of Anglo-Saxon masonry within the cathedral walls.

By the 14th century the town centre was flourishing with buildings erected surrounding the cathedral. Documentary evidence shows that the occupied area extended from Berkerend in the east towards Kirkgate and Westgate in the west. During the post-medieval period Bradford city centre was affected by a dramatic increase in wealth and population caused by the growth of the textile industry. This led to the expansion of the town centre and also to the redevelopment of the medieval core. The current city centre therefore should contain significant medieval and post-medieval remains.

The expansion and redevelopment of the town centre continued during the 19th and 20th centuries, possibly destroying the evidences of earlier activity. However, documentary evidence regarding the 20th century development of the area (i.e. the extent of cellarage), combined with the results of a recent test-pitting investigation at the junction of Kirkgate and Queengate, confirm the existence of undisturbed archaeological deposits in the city centre.

In summery, although the city centre has not been greatly disturbed in the past, the area is known to be of archaeological potentials that could be uncovered in the future through modern disturbances because of the huge amount of development in the city centre. The archaeological excavations in the Forster Square site were the first real field excavations in the city centre and indicate that medieval or earlier remains may still be well-preserved in small pockets in some areas within the city centre.

6.0 Economic Information

Bradford's economy is a low value economy when compared to regional and national output figures. Bradford's share of the regional economic output has fallen consistently since 1995 although growth rates have improved since 2005. Productivity levels are on a par with regional levels but are low against comparable cities. The economy must address challenges that have developed over the long term as well as the shorter term impacts of the recession.

⁶ BBC (2008). *Beneath Bradford's Streets!* [online]. BBC [cited 19 June 2008]. Accessed on: http://www.bbc.co.uk/bradford/content/articles/2006/04/28/archaeology_forster_square_bradford_feature.shtml

⁷ Keith, K. (2000). *Broadway Centre, Hall Ings, Bradford, West Yorkshire: Desk-based Assessment*. Unpublished WYAS report (R778, 2 vols).

The city centre, with 36,000 jobs which is one in six of all employee jobs in Bradford, is the key economic driver for the district. Bradford's city centre has been suffering from market failure. Its retail offer is limited and its central business district needs recreating to appeal to 21 st century businesses and attract new investment. Recent action and investment on the ground has been focused on improving the quality of the public realm, including the City Park. This will act as a catalyst for a new central business district by raising land values and encouraging investment.

Despite the recession some large developments have been completed in the city centre and there are schemes currently underway. This section provides a locational overview on the current situation regarding office, retail, residential and leisure development throughout the city centre and includes details of some of those recently completed commercial schemes. It also includes a review of the supply and range of existing premises and briefly assesses the future market potential of the main business activities.

6.1 Office Market Profile

Bradford suffers from a lack of quality office space within its centre and is also lacking a clearly defined office core typical of other centres of its size. The current office market is occupied by a variety of businesses with a wide range of needs. However, the office stock is largely secondary, in many cases refurbished, which does not meet the needs of the modern office occupier. In recent years, although additional stock has come to the market, some of the larger stock has been removed, possibly through demolition (Broadway) or by refurbishment and conversion to alternative uses.

Bradford has historically possessed a large number of frequently converted mill buildings as traditional office blocks. While in many cases these buildings are externally attractive, frequently listed, this type of provision does not meet the modern office user's requirements. Even where possible, it can be difficult and expensive to install modern technologies, conveniences and services such as air conditioning, under floor wiring, open plan layout and computer networking, in to a old building. Mill buildings especially, with their columns and pillars, do not lend themselves to office use where function affects value more than aesthetical appearance.

Bradford City centre has seen very little such office development since the completion of 'No 1 The Interchange' in 2006 and no speculative office development has been undertaken. The latest pre-let office development is at Southgate where Provident Financial has taken occupation of 120,000 sq ft of design and build grade A offices. Work to relocate the Magistrates court is ongoing, but with restrictions in funding the short term deliverability of this scheme is in question. In the longer term there is a desire to promote Bradford city centre as a destination for office occupiers rather than the outer areas of the city which has been the preferred location for HQ office developments during the last 15 years.

Bradford has always promoted itself as offering a viable alternative to Leeds in terms of office rents. At the height of the boom this may have been the case, but with the recession and the

introduction of empty property rates there has been an increase in the incentives offered by landlords in terms of extensive rent free periods and also reductions in headline rents to secure tenants. This will have a knock on effect for the Bradford office market and promoting Bradford over Leeds due to cost may not now be a sound strategy.

The city centre remains the priority regeneration area for the District and its success is pivotal to the prosperity of the whole city and the district overall. The completion of the City Park has improved the public realm around City Hall, and it could act as a catalyst for the development of a new central business district which will encompass the proposed mixed use development on former Odeon building site and build on the recent Southgate development which is now home to Provident Financial's Head Office. In addition, The Westfield Shopping Centre will be able to accommodate office accommodation in subsequent phases. These two locations are the priorities within the city centre and new developments in these areas will offer opportunities for reuse of sites in other areas.

In April 2012 retail giant Freeman Grattan Holdings has also secured a deal to open a new head office and house around 300 staff in the centre of Bradford. The mail order and online retailer will transfer office staff from its Lidget Green base, where Grattan has had a presence since 1934, to a Grade II-listed former wool warehouse on the edge of Little Germany

Creation of a new central business district will bring transformational change for businesses, investors and Bradford citizens. Key steps have already been taken including assembling land, putting in place the planning and design framework, agreeing a commercial strategy, and preparing business cases. Delivering a development platform and subsequent Grade A office accommodation is a priority for the city centre.

6.2 Residential Market Profile

In recent years Bradford has seen an upsurge in city centre housing, which looks set to continue. Although housing in the city centre has increased in both quality and quantity over the last few years, with recent residential developments such as the warehouse conversions to apartments in Little Germany and new apartments off Centenary Square, the population of Bradford City Centre still remains relatively low. This is due to a number of issues, including affordability, suitability and image of housing in the city centre.

The housing that currently exists in the city centre consists of new build apartments and conversions, and older post war social housing tower block developments. Many of these post war housing developments have not stood the test of time, either architecturally or structurally. However, the growth in the city centre residential market is continuing and expected to play an important role in the regeneration of the area.

To date most of Bradford's city living residential stock has been developed through conversion of old and underused mill buildings, most notably in Little Germany, an area of distinctive stone nineteenth century buildings which contains many listed properties. However, more recently a number of new build residential developments have come to the

market such as the 133 unit Gatehaus scheme and the Empress, a new scheme comprising 45 one and two bedroom luxury units situated in the heart of Bradford, and overlooking the attractive Centenary Square. Works has also started on the Aspire Citygate project at the bottom of Manchester Road. York-based developer Skelwith Group is to build 75 homes as part of phase one of the project. There is also plans to build 362 apartments on a vacant plot at Trafalgar Street and Snowden Street, near the junction of Manningham Lane and Hamm Strasse. The proposed residential development is split into three buildings and includes a 14-storey tower, 164 studio apartments, 109 one-bed and 89 two-bed apartments, shops, cafes, offices and leisure units.

Although there are some concerns over the sustainability of the residential market generally, Bradford City Centre's residential market remains relatively stable. Bradford is expected to experience the strongest rate of household growth in West Yorkshire over the next decade. The emerging Local Plan Core Strategy plans for at least 3500 new homes in the City Centre by 2028. A substantial proportion of these additional households is expected to be comprised of smaller family units and single people, potentially well-suited to city centre living. However, there are also concerns emerging from the fact that the lack of variation in tenure and property type could result in an unbalanced, unsustainable city centre housing market in the long term, as the supply of accommodation may not be met by a subsequent demand. Over supply and lack of variation is therefore a major property market issue in the city centre.

6.3 Retail Profile

Bradford shopping centre is identified as being of regional significance. It is ranked 99th nationally by Venuescore in 2011 (a decline of 10 in the national rankings since 2005) and is within the top 5% of all UK shopping venues. The defined Central Shopping Area contains 449 retail outlets occupying 99,340 sq m of retail floorspace (March 2012). The proportion of convenience provision within the city centre is limited whereas the comparison goods sector is the most prolific in terms of floorspace, although it contains a wide variety of other commercial retail and leisure uses. It also performs a range of civic and cultural services, containing Council Offices, Law Courts, a public library, the Alhambra Theatre, the National Media Museum, St. George's Concert Hall and a Tourist Information Centre. It is significant to note that the total amount of retail floorspace in the centre has dropped by more than 10,000 sq m over the 2001 to 2011 period. This can be attributed to the demolition of a number of retail outlets in the Broadway and Petergate area to make way for the Broadway Shopping Centre redevelopment.

In terms of the diversity of uses in Bradford, the city centre is well provided for in terms of the number and amount of comparison and financial and business service units. However, in comparison with the respective national average figures, there is an identified shortfall in the provision of convenience, retail service and leisure service operators. In terms of vacancy rates, Bradford is performing poorly, with both the proportion of units and vacant floorspace above the UK average figures. The vacant units are dispersed throughout the centre and vary in size from 10 sq.m to 3,090 sq.m.

A health check assessment has also been carried out as a part of the Retail and Leisure Study and it has identified that Bradford city centre is performing relatively well and has a good provision of retail and leisure services. There have been several new developments in the city, notably the city Park south of the defined Central Shopping Area, the Travelodge hotel on Mill Street which has opened in May 2012, the Southgate complex which includes a new headquarters for Provident Financial and Jurys Inn Hotel which opened in 2011 and the Premier Inn Hotel, Vicar Lane which opened in 2011. The new Tesco Express store on Sunbridge Road and the refurbishment of the Morrisons store on Westgate provide an improved level of convenience floorspace in the centre. Public realm improvements have also taken place to a number of shopping streets including Darley Street, Bank Street, Tyrrel Street, Huslergate which were completed in 2010, while improvements are currently taking place to Ivegate and Upper Millergate. However, the delays associated with the Westfield scheme and the uncertainty as to the future timescales for the project is affecting investor confidence in the city. Similarly, the high level of vacancies in Bradford also adversely affect its environmental quality, with the closure of the TJ Hughes building in particular, making this area appear run-down. In contrast, the four Retail Parks to the north of the centre accommodate a strong provision of national operators which appear to be trading well.

Considering the size of Bradford's population and catchment area, the city has traditionally been poorly represented by national multiples, with a below average volume and quality of retail provision. The Bradford Retail and Leisure Study (2012) found that whilst there is strong demand for representation in the City Centre, there is a lack of suitable, high quality retail outlets to meet that demand. Furthermore, the business survey revealed that retailers felt the centre contains too many discount retailers and that there was a general lack of quality retailers in the centre. A weak night-time economy is also a reason for the city centre failing to retail visitors for a substantial amount of time. The delays associated within the implementation of the Broadway Westfield scheme was identified by the majority of businesses (68%) as having a direct impact on their business.

In conclusion, whilst Bradford can be seen as a strong comparison goods and leisure destination, its future growth could be restricted unless new high quality, large retail outlets can be brought into the city centre. The Broadway Shopping Development should deliver these, although currently the inactivity on this site has led to a significant decline in retail floorspace within the city centre. Furthermore, as noted by agents many retailers were currently refraining from investing in the centre until this development is complete. Once the development is completed, careful management will be required to ensure that the whole of the centre benefits from the development. It will also be necessary to ensure that the existing Kirkgate and Oastler Shopping Centres remain important retail destinations.

6.4 Leisure and Tourism Market Profile

Historically, for a city this size, Bradford has been under provided for in terms of leisure. The only leisure offer was:

- The Odeon Cinema offering 3 screens now closed and the site of a proposed mixed use development

- Pub circuit with nightclub on the outskirts of the city centre on Manningham Lane.
- Indian restaurants, again located on the edge of the urban core.

Due to Bradford's proximity to Leeds and the excellent public transport links with late buses and trains after midnight, Bradford's residents have traditionally travelled to Leeds with its defined leisure circuit around Greek Street, late bars, nightclubs and restaurants. In addition to losing its traditional office core and stagnation of its retailing offer, Bradford was losing its night scene throughout the 1980's and 1990's with the city centre becoming increasingly lifeless.

Enhancing the provision of leisure uses has therefore become an important element of the City Centre Masterplan and most of the major city centre (re)development proposals has incorporated elements of leisure uses within the plan, adding liveability and vitality to the area. Bradford city centre has also become increasingly successful in attracting people to the city centre thanks to the opening of a number of leisure-based schemes during the last few years. The Leisure Exchange was conceived and developed in 2000 opening in September 2001. The 205,000 sq ft leisure scheme is the tenth largest in the UK, with tenants including Cineworld, Gala Casino, a bowling alley, as well as a number of restaurants. Located close to Bradford Interchange Railway & Bus Stations as well as the main Ring Road, The Leisure Exchange provides easy access to those living in and around Bradford and a real alternative offer to the traditional leisure opportunities around Leeds.

The most recent leisure scheme, developed by Asda St James, is Centenary Square which is situated opposite the City Hall. The development has gone some way to addressing the lack of restaurant provision within the city centre. With its outside seating and big screen entertainment, the Centenary Square provides a real café culture within the heart of Bradford and the beginnings of a leisure circuit from The Leisure Exchange down towards Centenary Square and towards the west end which is now established as a leisure destination in its own right underpinned by bar offers.

The development of city living within Bradford in particular, Little Germany and along the Canal Road Corridor will ensure the significant new customer base for leisure opportunities within Bradford whilst the creation of the new business district within The Bowl will not only provide a definitive core to the city but lunch time and business trade for the restaurants and bars. There is also a large concentration of leisure service uses including the Alhambra Theatre, the National Media Museum, the IMAX Cinema and a number of bars, public houses and restaurants in the City's West End area close to the University and College campuses. Consequently, the wider city centre area is considered to adequately serve the needs of visitors, and has a lot to offer in the leisure service sector⁸.

There is limited up to date information available on city centre tourism industry. Day tourism, short city leisure break and business travel are the main source of city centre visit and these are increasingly gaining attention in regeneration priorities. According to the latest statistics,

⁸ WYG (2008) *Bradford District Retail and Leisure Study*. Report Dated June 2008. White Young Green.

staying visitors are estimated to have accounted for 10% of all visits to Bradford and 30% of total tourism expenditure in Bradford. Although the two main reasons for staying visits to Bradford are for a holiday and to visit friends and relatives, visiting Bradford for business reasons has become more popular since 2003 and now accounts for nearly a quarter of all spending trips to the city and about a third of all spend.⁹

Table 02: Purpose of Staying Visitors to Bradford

	2003	2005	2006
All	48 %	47 %	44 %
Holidays			
Business	15 %	18 %	23 %
VFR	35 %	32 %	30 %
Other	2 %	3 %	3 %
Study	0 %	0 %	1 %

Table 03: Staying Visitor Spend in Bradford

	2003 (%)	2003 (£)	2006 (%)	2006 (£)
All	45 %	£51m	35 %	£44m
Holidays				
Business	28 %	£31m	32 %	£40m
VFR	23 %	£26m	25 %	£32m
Other	3 %	£3m	4 %	£5m
Study	1 %	£1m	4 %	£5m

Source: The Bradford Destination Assessment (April, 2008)

But in contrast to national and regional experience, the hotel sector in Bradford has not been performing very well in recent years. There is a lack of quality and scale of hotel offer in Bradford which is a critical factor for weaker business tourism as well as for holding back investment in the area.

Table 04: Bed and Room Occupancy Rates

Year	Bed Occupancy		Room Occupancy	
	Bradford	Yorkshire	Bradford	Yorkshire
2000	33.6 %	38 %	56.2 %	53 %
2001	42.8 %	39 %	70.4 %	60 %
2002	42.2 %	40 %	58.9 %	57 %
2003	38.6 %	42 %	54.0 %	57 %
2004	37.8 %	44 %	55.5 %	59 %
2005	33.9 %	44 %	52.2 %	59 %
2006	36.3 %	45 %	54.1 %	57 %

Source: Yorkshire Tourist Board Occupancy Trends 1996 – 2006

⁹ Locum (2008) *The Bradford Destination Assessment*. Report dated April 2008. Locum Consulting.

The city is also low by comparison to others in terms of its hotel provision and none of its hotels are listed in the Good Hotel Guide for Bradford.

Table 05: Number of hotels and rooms in City Centre Locations 2007

Location	1– 2*	3*	4*	5*	Lodges	Total	Rooms
Manchester City Centre	4	11	12		4	31	4465
Liverpool City Centre	3	11	4	1	12	31	2599
Bristol City Centre	5	9	8		4	26	2538
Nottingham City Centre	7	10	8		7	32	2498
Newcastle City Centre	12	11	5		3	31	1865
Leeds City Centre	3	3	4	1	4	15	1742
Coventry City Centre	1	5	1		3	10	866
Derby City Centre	2	5			7	14	760
Norwich City Centre	4	6	3		3	16	692
Portsmouth City Centre	1	5	1		4	11	661
Southampton City Centre	2	4	1		3	10	504
Bradford City Centre	2	4	1		1	8	440

Source: Hotel Data Annual Directory 2006 – 7

Raising the quality and quantity of hotel accommodation has to play a key part in the planned regeneration of Bradford city centre. Business tourism has underpinned the investment in new hotels seen in most UK cities in recent years and Bradford has got a similar opportunity to develop one of the region’s best urban destination offers. A number of other operators are known to be looking at Bradford city centre for hotel development. The Tomahawk Hotel Group has already committed to Bradford, having recently restored the Great Victoria Hotel to its former glory. This four star boutique hotel is currently unique in Bradford and its popularity is indicative of how the city can explore this concept further.

7.0 Conclusion

The key issues identified within this baseline analysis report will be addressed through the approach being undertaken to prepare the BCC AAP. This combines a collaborative consultation process and evaluation to prepare the emerging development options. The baseline analysis and the evaluation of key issues will help determine development priorities for the city centre and influence spatial distribution of the planned growth proposed by the AAP.

As part of the ongoing consultation which is being undertaken, this report will be made publicly available for comment and review. Any additional information, factual corrections or further thoughts will be welcomed by Bradford Metropolitan District Council. Any comments should be forwarded to:

Bradford Local Plan Team
Floor 2 South
Jacob's well
BRADFORD
BD1 5RW

Or by hand at any planning office at Bradford, Keighley or Ilkley.

Or by Fax to: 01274 433767

At the present time, this report has been deliberately left in 'Draft' and will be supplemented with additional information during the course of the preparation of the BCC AAP submission report. This report and its findings will be the subject of further extensive public consultation and engagement.

Appendix: List of documents reviewed

- The State of the District (CBMDC, 2006-07, 2010)
- Bradford District Economic Assessment (CBMDC, 2010)
- Bradford District Economic Strategy (CBMDC, 2011)
- Bradford Local Investment Plan 2011-2020 (CBMDC, 2011)
- Bradford District Local Infrastructure Plan-draft (CBMDC, 2011)
- Bradford City Centre Regeneration Masterplan (Allsop, 2003)
- Bradford City Centre Neighbourhood Development Frameworks
- Bradford Positioning Statement (Regeneris, 2005)
- BCR Performance Framework (Genecon, 04/05-05/06, 2009/10)
- Bradford City Centre Balanced Housing Market Study (DTZ, 2005)
- Bradford District Joint Housing Strategy 2008-2020 (CBMDC, 2008)
- Bradford City Centre Market Activity Report (Knight Frank, 2007 and 2008)
- Bradford Property Market Overview - NDF Technical Appendix (Donaldson, 2005)
- Socio-Economic Baseline Report- NDF Technical Appendix (Arup, 2005)
- Sport and Recreation Facilities Assessment (CBMDC, Feb 2008-Draft)
- Bradford Open Space, Sport and Recreation Study (CBMDC, July 2006)
- Bradford City Centre Design Guide (Urbed, 2007)
- City Centre Conservation Area Assessment (CBMDC, 2005)
- Cathedral Precinct Conservation Area Assessment (CBMDC, 2005)
- Goitside Conservation Area Assessment (CBMDC, 2005)
- Little Germany Conservation Area Assessment (CBMDC, 2005)
- Archaeological Evaluation of the Broadway Centre Site (WYAS, 2002)
- The Good, the Bad and the Ugly (Bradford Building Preservation Trust, 2004)
- Bradford District Retail and Leisure Study (WYG, 2008)
- Bradford Employment Land Review (Arup, 2007)
- Bradford Office Audit (Donaldsons, 2007)
- The Bradford Destination Assessment (Locum, 2008)
- Bradford District Transport Strategy 2006-2021 (CBMDC, 2007)
- The West Yorkshire Local Transport Plan 2011-2026 (Wyltp, 2011)
- WYLTP Bradford Local Implementation Plan 2011-2014 (CBMDC, 2011)
- Bradford Channel and Market NDFs Transport Report (Ove Arup & Partners Ltd, 2005)
- Bradford City Centre Pedestrian Survey (CBMDC, 2008/09/10)
- City Centre Utilities and Drainage Study (Arup, 2005)
- Bradford Strategic Flood Risk Assessment: Final Report (CBMDC, 2003)
- Flood Risk Assessment of Forster Square (Waterman, Burrow, Crocker, 2003)
- Bradford District Carbon Management Programme 2007-12 (CBMDC, 2007)

Appendix 3:
Matrix of compatibility between BCCAAP Sustainability Objectives

The matrix below shows the internal compatibility of each of the 19 sustainability objectives. It is designed to find out where they are incompatible, where they complement each other and where they are potentially both compatible and/or incompatible.

	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
1													-			√	√	√	
2																√	√		
3	X	X							√	√	√	√	-	√	√	√			
4	X	X		√					√	√	√	√							
5						-			√	√		-	-	√					
6						-			√			-	-						
7	-			√	√		√		-	-									
8	√					√	√	√	√		√								
9									√	√									
10	-	-			√	√	√		√										
11	-	-			√	√	√												
12	-			√		√													
13																			
14																			
15																			
16																			
17	√	√																	
18	√																		
19																			

The shading of the boxes is as follows:

-  Potentially compatible
-  Potentially incompatible
-  Potentially both compatible and incompatible

Where there are areas of incompatibility between objectives, various considerations were taken into account in judging which should take precedent. These considerations may include the weight of public opinion and varying conditions at the time.

- **Providing sufficient housing**

Providing housing may potentially conflict with the objective of protecting and enhancing historic environment, due to the possibility of existing Victorian buildings being removed to make way for new build development. However, there is also potential scope for the objectives to be compatible if renovation of the existing buildings into residential dwellings is possible and biodiversity features e.g. green roofs, sustainable urban drainage are incorporated.

The need to provide housing (new built) also potentially conflicts with the objectives of economic development, as the two uses will be competing for a limited amount of available land within the Bradford City Centre Area Action Plan (BCCAAP) area.

- **Increasing the number of high quality job opportunities and supporting investment and enterprise to develop a dynamic and diverse knowledge-based economy**

These objectives have been grouped together as they are all connected with facilitating economic growth. Apart from there being potential conflicts between the need to provide housing and economic growth, as outlined above, providing economic growth could potentially conflict with objectives that seek improving the environment and particularly contributing to issues related to climate change. Economic growth potentially means more activity and traffic, as people come to and from work and visit for meetings. Depending on the nature of the employment, economic growth could also mean increased levels of air and noise pollution as a direct result of economic activity.

- **Developing an integrated and efficient traffic network**

The objective of developing and maintaining an efficient traffic network which aims to maximise access, particularly in a busy city centre like Bradford, potentially conflicts with the objectives of safeguarding and enhancing natural assets, improving the city centre's air quality and reducing the impact of traffic and congestion towards climate change issues.

Appendix 4- Consultation Response Form

**Bradford City Centre Area Action Plan:
Initial Sustainability Appraisal
(Consultation draft)**

1. Are the policies / plans / programmes / strategies / initiatives that have been reviewed appropriate?

Please provide your response below:

2. Do you agree that the baseline data collected (Appendix 2) is appropriate to the BCCAAP?

Please provide your response below:

3. Are you aware of any inaccuracies in any of the data presented in the initial SA report?

Please provide your response below:

4. Do you agree with the key sustainability issues identified for the BCCAAP area?

Please provide your response below:

5. Are you aware of any other sustainability issues, which in your opinion, should be added?

Please provide your response below:

6. Do the SA objectives encompass all the key sustainability issues?

Please provide your response below:

7. Should any other objectives, key criteria and indicators be added or be removed?
Please provide your response below:
8. Do you agree with the compatibility tested between the BCCAAP objectives and SA objectives?
Please provide your response below:
9. Do you agree with the initial sustainability assessment of the BCCAAP Further Issues and Options (Table E)?
Please provide your response below:
10. Do you have any other comments on the initial SA report?
Please provide your response below:

We would like to know your views on any aspect of this Initial SA Report.

Please e-mail your comments to: ldf.consultation@bradford.gov.uk.

Or in writing to:

**Bradford Local Plan
Floor 2 South
Jacob's Well
BRADFORD
BD1 5RW**

Responses should be received by

Please note that representations cannot be treated as confidential and a schedule of all representations received will be published.

Contact

Development Plans
Planning, Transportation and Highways

Department of Regeneration and Culture
City of Bradford Metropolitan District Council

Tel: 01274 432012
Floor 2 South, Jacob's Well, Bradford BD1 5RW