



Shipley and Canal Road Corridor Area Action Plan

Issues and Options - Summary Document



SHIPLEY AND CANAL ROAD CORRIDOR AREA ACTION PLAN



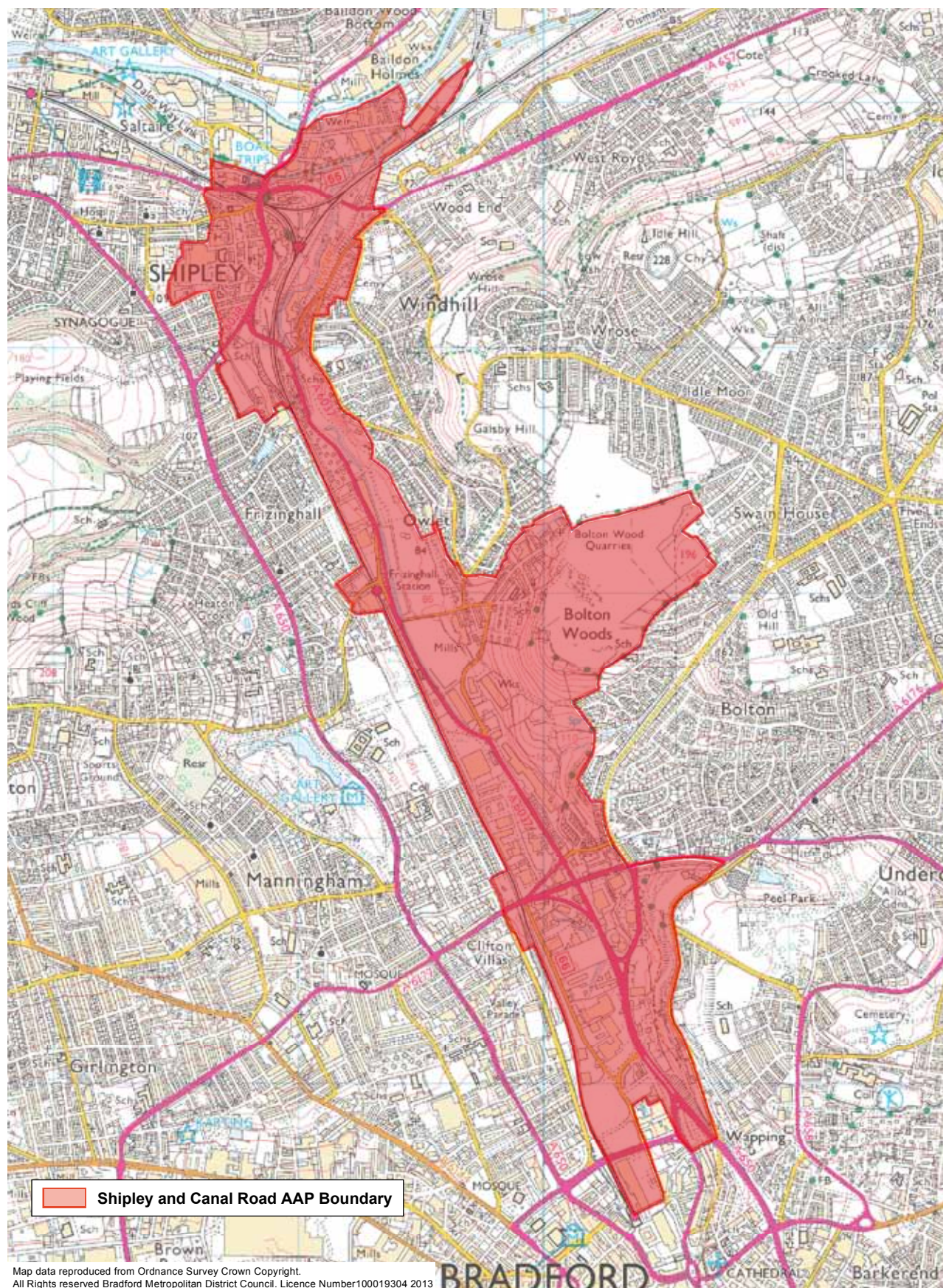
Bradford Metropolitan District Council is working with the local community and key partners to prepare an exciting new plan for Shipley and Canal Road Corridor (the Corridor).

The Area Action Plan (AAP) will guide the transformation of the Corridor area up to 2028. It will identify the location of new development and help make decisions on planning applications. It will also influence decisions about transport, infrastructure, community facilities and economic development.

This Issues and Options Report sets out the broad issues that need to be considered in preparing the AAP and the options for delivering the vision for the Corridor. The Report seeks the views of key stakeholders and statutory consultees on what the area could be like in the future and what changes need to happen to achieve this.

The Shipley and Canal Road Corridor AAP Boundary

The AAP will need to define the area which the policies in the plan will apply.



THE VISION

A key element of the AAP is to have a clear spatial vision. The draft vision has been informed by work undertaken on the Local Plan: Core Strategy and the Council's Community Strategy.

The suggested Vision for the Shipley and Canal Road Corridor AAP is:

By 2028 the Shipley and Canal Road Corridor has truly become an area of extensive transformational change, which is regarded as an exemplar Urban Eco Settlement between Bradford city centre and Shipley town centre. The Corridor has born witness to the delivery of over 3000 new homes supported by office, retail, sporting and leisure facilities connected by a green corridor of the linear park and Canal Road Greenway running from Bradford city centre to Shipley.

Shipley has enhanced its role as an important town centre, through the expansion of its retail, leisure, office and housing market offer and much improved links to Saltaire and the Leeds Liverpool Canal. This redevelopment has created an area worthy of its location in close proximity to the World Heritage Site of Saltaire and been managed in a way which has enhanced both Shipley and the World Heritage Site, creating a better offer for visitors and residents alike.

STRATEGIC OBJECTIVES

To achieve the Vision a series of Strategic Objectives have been developed. The Strategic Objectives capture the long-term goals for the AAP.

- 1. Deliver an Urban Eco Settlement of over 3000 new homes** within the AAP boundary by 2028.
- 2. Promote the effective use of land** by delivering at least 60% of new housing development within the AAP on previously developed land.
- 3. Provide a range of well designed high quality dwellings built to high environmental standards**, to cater for current need and future housing growth in the district.
- 4. Promote and support a successful growing economy** by enhancing established employment areas and providing a wide range of high quality employment opportunities including; new business development in existing industrial areas and town centre uses in Shipley.
- 5. Support and enhance the vitality and viability of the city and town centres** of Bradford and Shipley as thriving places for shopping, leisure, tourism and business.
- 6. Enhance Shipley and improve links between the town centre, Saltaire, Shipley station and the Leeds Liverpool Canal** through new mixed use development, enhancements to the public realm and encouraging leisure and tourist developments, whilst respecting the 'outstanding and universal value' of the UNESCO World Heritage status of Saltaire.
- 7. Protect and enhance biodiversity and green infrastructure** by establishing and protecting ecological networks and establishing a linear park; consisting of a chain of green spaces and natural environments linked to the Bradford Beck and Canal Road Greenway.
- 8. Reduce the impact of climate change through mitigation and adaptation**, particularly through reducing pollution and managing the risk of flooding along the Corridor, including from the Bradford Beck, and using opportunities provided by new development to maximise renewable energy generation and energy efficiency.
- 9. Maintain and improve Canal Road as a key strategic transport link and promote sustainable transport options** by developing critical road and public transport infrastructure including; improvements

to Shipley and Frizinghall train stations, developing public transport opportunities and creating safe and attractive cycle and pedestrian routes linked to the Linear Park and Canal Road Greenway, connecting Shipley and Bradford.

10. Enhance resident's health and education outcomes through improved access to good quality homes, jobs, high quality open space, recreation and community facilities and managing air quality along the Corridor, particularly in identified Air Quality Management Areas.



KEY THEMES AND ISSUES

Delivering the Vision and Objectives for the AAP will require some major changes over the next 15 years. Six Strategic Themes have been identified, which cover the main aspects of development, growth and change that the AAP will plan for.

Strategic Themes:

1 Delivering a wide choice of high quality homes in the Corridor.

2 Achieving sustainable economic growth in the Corridor.

3 Promoting sustainable transport options and connecting the Corridor.

4 Mitigating and adapting to climate change along the Corridor.

5 Protecting and enhancing the natural and built environment of the Corridor.

6 Promoting healthy, strong and inclusive communities living in and alongside the Corridor.



For each of the themes a series of key issues have been identified.

Delivering a wide choice of high quality homes in the Corridor

The Corridor has been identified as a growth area and a proposed Urban Eco Settlement location. The latest evidence suggests that around 3000 homes can be delivered within the proposed AAP boundary. The Urban Eco Settlement offers the opportunity to provide a range of house types, sizes and tenures within the Corridor to support the district's housing priorities.

Key issues:

- Delivering the housing requirement
- The location of housing
- The type and mix of housing
- Housing standards

Achieving sustainable economic growth in the Corridor

The Corridor is historically and remains a corridor of industry and employment. A key issue for the AAP to address will be how the transformation of the Corridor as a place to live and work can best be achieved.

The AAP will aim to promote and strengthen the vitality and viability of the centres of Bradford and Shipley. A key opportunity for future retail development in the Corridor is Shipley town centre.

Key issues:

- Existing employment uses
- The location of new economic development
- The future of retail
- Minerals and waste



Promoting sustainable transport options and connecting the Corridor

The proposed re-introduction of the Bradford Canal has been a long term ambition for the Council. However, the reopening of the canal may not be feasible over the next ten years. Therefore, the AAP will explore alternative approaches, with less cost and risk, which could provide similar benefits to the proposed canal.

Canal Road currently operates as a strategic transport route. The AAP will need to protect and improve the ability of this route to deliver efficient and effective travel and ensure any impacts from future development are minimised.

It will be important for the AAP to ensure that development proposals are supported by sustainable transport options. The creation of the Canal Road Greenway provides a unique opportunity to introduce a safe and high quality cycle and pedestrian route along the Corridor.

Key issues:

- The Bradford Canal
- Improving pedestrian and cycle links
- Impact on the road network
- Delivering more sustainable transport patterns

Mitigating and adapting to climate change along the Corridor

The AAP will aim to deliver sustainable development through policies which reduce energy use and emissions and take climate change impacts into account in the location and design of new development.

There are areas of flood risk within in the Corridor. A key issue for the AAP will be to adopt a strategic approach to managing flood risk along the Corridor.

Key issues:

- Managing and mitigating flood risk
- Conserving energy and resources

Protecting and enhancing the natural and built environment of the Corridor

The AAP offers an opportunity to enhance biodiversity and habitats along the Corridor. This includes improving the water quality of the Bradford Beck, so that it can provide an enhanced habitat and recreational asset for the Corridor in the future.

It will be important that a strong approach to design is embedded throughout the AAP to ensure the Corridor develops as a functional and legible area and is able to develop its own unique character and sense of place. Future development in the Corridor will need to protect and enhance the setting of Saltaire.

Key issues:

- Protecting and enhancing biodiversity, heritage and landscape character
- Saltaire World Heritage Site
- Securing high quality design

Promoting healthy, strong and inclusive communities along the Corridor

Future development within the Corridor offers the potential to provide new and enhanced community facilities. A key issue will be ensuring that the regeneration benefits of the AAP contribute to reducing social exclusion and deprivation for communities within and surrounding the Corridor.

The Corridor is identified as a key opportunity area to improve green infrastructure. Through the regeneration of the Corridor there is the opportunity to provide an enhanced network of high quality open spaces.

Key issues:

- Ensuring regeneration benefits communities
- Improving health, wellbeing and quality of life
- Creating a high quality open space network
- Community infrastructure

AREAS OF OPPORTUNITY AND EMERGING DEVELOPMENT OPTIONS

Three areas of opportunity have been identified in the Corridor:

- Shipley
- The Centre Section
- The City Centre Fringe

Shipley

Emerging development options for Shipley include the enhancement of the town centre, residential led mixed use development in the Dockfield Road area and on land east of the station. As well as enhanced physical linkages between the town centre, the station and Saltaire to support the vision of Shipley as a 21st century retail, leisure and service hub.

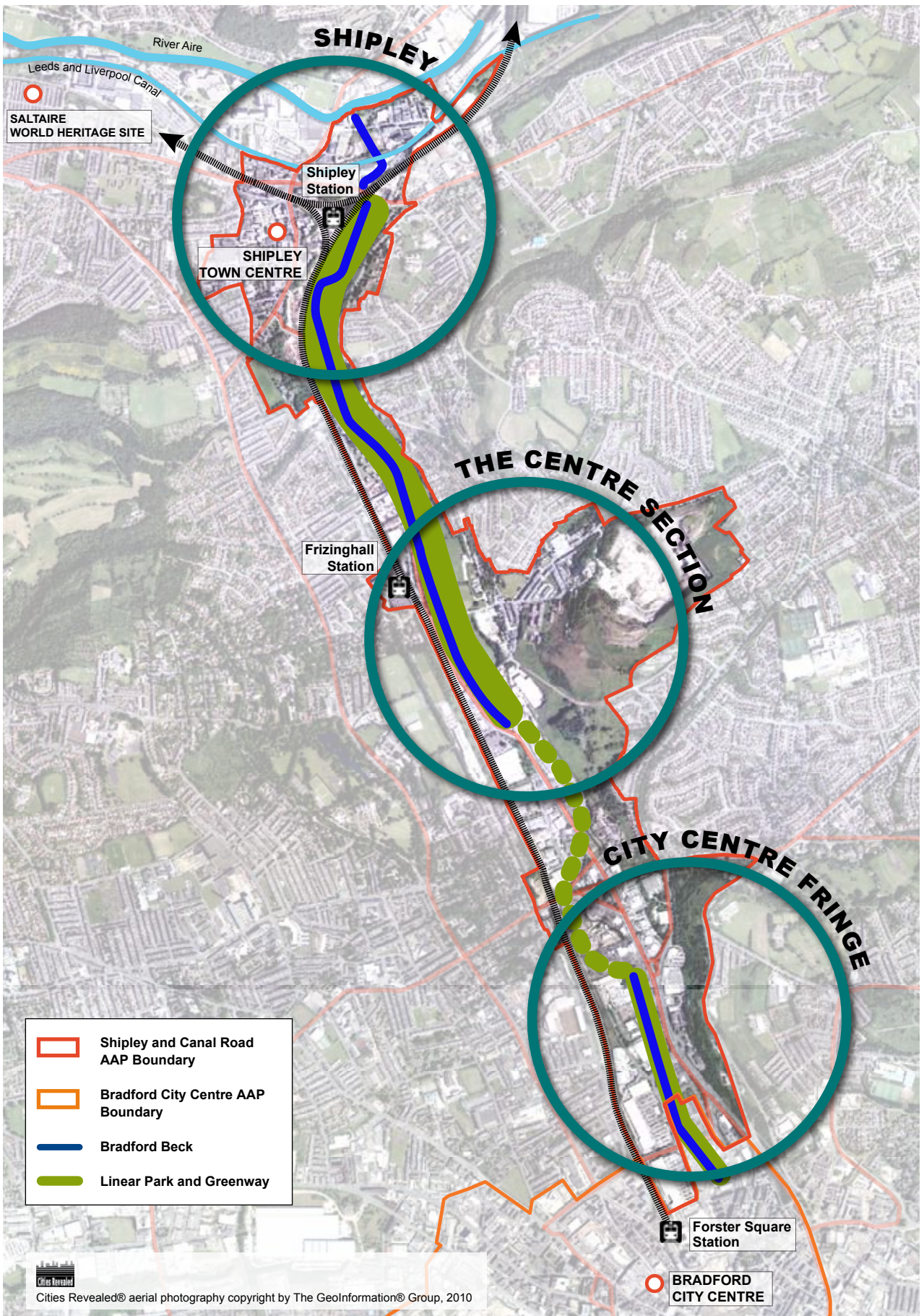
The Centre Section

The development proposals for the Centre Section are focused on the vision of creating an Urban Eco Settlement within the Corridor, with a diverse and unique housing offer, supported by the necessary infrastructure and facilities required to deliver a sustainable development.

The City Centre Fringe

The vision for the City Centre Fringe is for a sustainable edge of centre location, which is well linked to Bradford city centre. The strategy for the area is based around a continuation and of its present function.

Areas of Opportunity



EMERGING STRATEGIC INFRASTRUCTURE OPTIONS

Linear Park and Canal Road Greenway

The proposed approach for the AAP is to achieve the aims of a re-opened canal through a linear park and high quality cycleway.

The linear park will form a unified spine and high quality environment of linked green spaces along the Corridor. This will include the enhancement and creation of new and existing green spaces and water features linked to the Canal Road Greenway and Bradford Beck.

Strategic Transport Infrastructure

Given the Corridor's role as a key transport corridor, directing future investment for supporting transport infrastructure will be an important part of the AAP. This will involve a range of improvements to existing highways, including measures to increase the capacity of Canal Road and reduce congestion along the Corridor. Future development will also need to provide a catalyst for improvements to highways and local public transport services.

The emerging approach for mitigating future traffic impacts is related to the location of land uses proposed in the Areas of Opportunity, which aim to minimise journey lengths and maximise the use of sustainable transport options (walking, cycling and public transport) to reduce the need to travel by car.

Strategic Green Infrastructure and Flood Risk

The emerging approach for the AAP is based on restoring the natural character of the Bradford Beck, retaining areas of natural floodplain, introducing new areas and improving existing greenspace and incorporating sustainable drainage within new development.

The emerging approach aims to reduce flood risk and create an attractive green and natural setting, forming a linear park along the Corridor. The aim is to introduce walking and cycling routes along the linear park and to improve the environment of the Bradford Beck, so that the Beck sits within a linked network of green environments.

VIEWS AND COMMENTS

The Issues and Options Report together with all supporting documents and online comment form are available to view and download on the Council's web site at www.bradford.gov.uk/ldf

Hard copies will be made available for reference at the main planning offices and libraries as set out in the Engagement Plan.

Bradford Council fully welcomes your views, comments and your ideas regarding the Vision, Key Themes and Issues and Emerging Options put forward in the Issues and Options Report.

Comments should be returned to the Council by using the online comment form, or email:

Email: ldf.consultation@bradford.gov.uk

Where it is not possible to comment using electronic means, representations can be sent via mail to:

Bradford District Local Plan
City of Bradford MDC
Development Plans Team
2nd Floor (South)
Jacobs Well
Manchester Road
Bradford
BD1 5RW

Hand Delivered to the following planning office:

Jacobs Well
Ground Floor reception
Bradford
BD1 5RW

(Mon-Thurs 9am to 5pm and Fri 9am to 4.30pm)

If you have any queries regarding the Area Action Plan or the consultation process please contact the Development Plans Team on:

Tel: 01274 437471

Email: ldf.consultation@bradford.gov.uk

The wording in this publication
can be made available in other
formats such as large print.
Please call 01274 437471.