

SUSTAINABILITY APPRAISAL

**DRAFT SUPPLEMENTARY PLANNING DOCUMENT: SHOPFRONT
DESIGN GUIDE**

April 2007

1.0 INTRODUCTION

Bradford District Local Development Framework

- 1.1** The Planning and Compulsory Purchase Act reformed the English planning system in September 2004. The current Replacement Unitary Development Plan (UDPs) for Bradford and associated Supplementary Planning Guidance (SPGs) will be replaced over time by a range of documents that will form the Bradford District Local Development Framework (LDF).
- 1.2** The LDF will be made up of different types of planning document known as Local Development Documents (LDDs), which will include Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs), and will set out the guidelines for spatial development in the Bradford District in conformity with the Regional Spatial Strategy. The LDF must also seek to implement the spatial aspects of the Community Strategy prepared by Bradford Vision. The Council's programme for producing the LDF is set out in the Local Development Scheme (LDS).

Supplementary Planning Documents

- 1.3** Supplementary Planning Documents (SPD) form part of the planning framework for Bradford. However, they are not subject to independent examination and do not have statutory development plan status. However, their preparation is subject to statutory procedures and will be informed by community involvement and sustainability appraisal.
- 1.4** Supplementary Planning Documents may cover a range of issues, which expand policy or provide further detail to policies in a Development Plan Document. They may take the form of issue based documents, design guides or area development briefs.
- 1.5** The Shopfront Design Guide SPD provides additional guidance to assist the implementation of policies UDP3, UR3, CT3, CT4, D1, D3, D4, D9, D10, D11, D13, D15, BH4, BH4A, BH5, BH6, BH7, BH8 and BH13 of the adopted Replacement UDP (as saved). The guidance was prepared in 2006 by the Council's Conservation and Design Team.

Sustainability Appraisal and Strategic Environmental Appraisal

- 1.6** Sustainable development is the core principle underpinning planning and PPS1 Delivering Sustainable Development (2005) has as one of its key objectives that planning should facilitate and promote sustainable and inclusive patterns of development. The plan led system is central to the delivery and integrating sustainable objectives. Planning authorities are required to demonstrate how their plans are integrating the various elements of sustainable development.
- 1.7** The Planning and Compulsory Purchase Act (2004) requires Sustainability Appraisals (SA) to be carried out on Regional Spatial Strategies (RSS), Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).
- 1.8** Sustainability Appraisal is an iterative process that identifies and reports on the likely significant effects of the plan and the extent to which implementation of the plan will achieve the social, environmental and economic objectives by which sustainable development can be defined. Sustainability Appraisal aims to promote better integration of sustainability objectives in the preparation and adoption of local development documents¹.
- 1.9** In preparing the LDF for Bradford there is a requirement on the Council to comply with European Directive 2001/42/EC which requires formal strategic environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
- 1.10** The Directive will apply to local development documents where formal preparation begins after 21 July 2004.
- 1.11** The Government published 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks' in November 2005.

¹ ODPM (2004) Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: consultation paper

2.0 SUSTAINABILITY APPRAISAL METHODOLOGY

Sustainability Appraisal for the Unitary Development Plan

- 2.1 The Sustainability Appraisal for the Replacement Unitary Development Plan for the Bradford District was published in June 2001, as set out in the Background Document: No.2 Sustainability Appraisal. The process, in line with Government guidance highlighted the importance of implementing national and regional policies at the local level; *A Better Quality of Life – A Strategy for Sustainable Development* (1999) sets out four national sustainable development objectives:
- Social progress which recognises the needs of everyone;
 - Effective protection of the environment;
 - Prudent use of natural resources; and
 - Maintenance of high and stable levels of economic growth and employment.
- 2.2 The Department for Environment, Food and Rural Affairs (DEFRA) recently published a further strategy for sustainable development with five new objectives; ‘living within environmental limits, ensuring a strong, healthy and just society, achieving a sustainable economy, promoting good governance and using sound science responsibly’².
- 2.3 The Sustainability Appraisal for the Replacement UDP was carried out in order to ensure that all policies allowed for a move to a more sustainable District in line with the initial four sustainable development objectives. Although the Council acknowledges the recent strategy, the underlying principles of sustainable development remain the same. The Sustainability Appraisal identified both positive and negative impacts that these policies would have on reaching the four sustainable development objectives as established by the Government. It also looked at the RUDP’s impact on all aspects of the environment as well as economic and social considerations.
- 2.4 This Sustainability Appraisal document has been created in line with national planning policy – PPS12 Local Development Frameworks, along with the

² DEFRA (2005) Securing the Future: delivering UK sustainable development strategy

Companion Guide to PPS12; and the draft guidance on the Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks, along with the Interim Advice Note On Frequently Asked Questions.

Methodology for the Sustainability Appraisal of the UDP

- 2.5 The methodology for the Sustainability Appraisal of the RUDP used the following criteria based on the sustainable development objectives with a number of components that were based on guidance from the Department of Environment, but also included further components added by the Council.

Effective Protection of the Environment

- Built environment and urban land use
- Cultural heritage
- Open space
- Health and safety
- Countryside/rural areas
- Water quality, resource and supply
- Air quality

Prudent Use of Natural Resources

- Agriculture, forestry and soil
- Biodiversity
- Minerals
- Waste
- Energy
- Transport – movement
- Transport – mode

Social Progress Which Recognises the Needs of Everyone

- Access
- Equity and equality of opportunity
- Housing

Maintenance of High and Stable Levels of Economic Growth and Employment

- Employment/local economy

- 2.5 The full objectives together with the indicators and measures are shown in Appendix 1.
- 2.6 Each policy in the RUDP was assessed against all of the above criteria to establish whether the policy would help move towards or further from the objectives of sustainable development, and whether the impact was likely to be marginal or significant.
- 2.7 Public consultation was carried out and further amendments were made based on the representations made. Further appraisals of these were made 'in house' by the planning officers who drafted the Plan and published as Background Document No.2A: Sustainability Appraisal with the Revised Deposit UDP in July 2002.

3.0 Supplementary Planning Document: Shopfront Design Guide

- 3.1 In 1992 the Council adopted a Shopfront Security Policy in response to the increased numbers of shops installing solid external roller shutters, and the resultant negative visual impact on the environment. Following some revisions the amended document was adopted in 1997 as Supplementary Planning Guidance to the Unitary Development Plan (adopted 1998). This document was always primarily concerned with security and the design of the shopfront itself received little attention. Retail centres on various scales form some of the primary foci of human activity across the District and the visual appearance of these areas provides an immediate and lasting impression on both occasional and regular visitors. In the main centres it is imperative that the visual quality of the environment is improved to encourage both investment and consumer spending. Concern over poor quality design and a lack of guidance has been expressed during the consultation exercise on the Conservation Area Appraisals and in response to proposals submitted to the Planning Service. One of the eight objectives of the newly adopted RUDP is to 'improve the quality of the built environment through a high standard of design in buildings, streets, public spaces and neighbourhoods, which respects local distinctiveness', in line with national and regional policy, which seeks to raise the quality of new design, whilst retaining the character of towns and cities. The resultant Draft Shopfront Design Guide provides further

elaboration of the design and security considerations as they relate to the policies of the RUDP.

3.2 The Shopfront Design Guide SPD aims to support the policies of the RUDP by providing those designing retail developments and developers undertaking alterations to retail premises including signage and security measures, with guidance concerning:

- The sustainability and heritage benefits of re-using good quality existing features.
- The contribution good design and attractive appearance of retail properties can make towards the vitality and regeneration of the District.
- The maintenance and improvement of the appearance and character of both historic and other retail centres by the use of good design.
- The attention to detail required to achieve both property security and also an environment which is attractive and safe.
- The continued progression towards a District accessible to all.

The SPD is aimed at developers but will also be used by planning officers and elected members in their work in determining planning applications, as well as informing the wider public.

3.3 The SPD is being produced to support 17 saved policies of the adopted RUDP, which are listed in Appendix 2 of this document.

National, Regional and Local Policy Context

3.4 An important part of the sustainability appraisal is the identification of relevant national, regional and local plans and programmes or strategies which have something to say on the subject being considered. The table in Appendix 3 highlights those which are most relevant to the Shopfront Design Guide SPD.

4.0 Sustainability Appraisal of the Supplementary Planning Document

4.1 The Shopfront Design Guide Supplementary Planning Document aims to provide guidelines for commercial development, by both private and public organisations across the whole Bradford District. Policies UDP3, UR3, CT3, CT4, D1, D3, D4, D9, D10, D11, D13, D15, BH4, BH5, BH6, BH7, BH8 and BH13 of the RUDP have already been subject to a sustainability appraisal as part of the appraisal for the RUDP as published. Tables showing the likely

impacts of the implementation of these policies can be found in Appendix 2 of this document.

- 4.2 In line with Government guidance in Planning Policy Statement 12: Local Development Frameworks, the Sustainability Appraisal for the UDP can act as the Sustainability Appraisal for the Supplementary Planning Document.
- 4.3 The tables in Appendix 2 show that the policies which are relevant to the Shopfront Design Guide are all positive and promote sustainable development by helping to encourage the re-use of existing historic fabric, regenerate and improve the attraction of existing retail centres, which are inherently sustainable locations due to the existing buildings, infrastructure and ease of access by different modes of transport. The guidance also recognises the importance of cultural heritage and the related sustainability impacts. The policies of the RUDP which are relevant to the Design Guide are variously summarised in the Background Document as 'generally positive', 'positive', 'good' and 'very positive'.
- 4.4 The Shopfront Design Guide Supplementary Planning Document conforms to the sustainability criteria and the sustainable development objectives outlined in national planning policy³.
- 4.5 The Sustainability Appraisal below highlights the contribution that the SPD makes towards the sustainability objectives as set out in Appendix 1. The SPD does not contain additional policies or objectives, which can easily be assessed. The broad thrust of the document has therefore been appraised in general against the SA objectives.

Effective Protection of the Environment

- 4.6 The SPD will stimulate good design in retail areas and assist in the broader uplift of urban areas. It will also promote the re-use and maintenance of existing buildings resulting in more effective use of infrastructure. The Guidance will assist in the preservation and enhancement of Listed Buildings and Conservation Areas by ensuring the continued use of the historic environment and protection of traditional features. Therefore the unique

³ ODPM (2005) Planning Policy Statement 1: Delivering Sustainable Development

character and cultural identity of the District will be maintained and enhanced. The SPD sets out how new development can help create a more attractive urban environment which will improve safety for pedestrians and assist the security of premises by creating a more active urban environment.

Prudent Use of Natural Resources

- 4.7 By encouraging development in the retail centres of the District, the Design Guide helps to alleviate pressure to build on Greenfield land. The SPD recommends the use of natural materials which should be obtained from renewable sources whenever possible, thus reducing the use of non-sustainable materials and the creation of waste. The SPD encourages the improvement and development of the existing retail centres which in the main are well served by a range of transport modes and close to areas of population, therefore reducing the number of new or additional journeys.

Social Progress Which Recognises the Needs of Everyone

- 4.8 The Shopfront Design Guide promotes good design and improvements to the appearance of retail areas. This will reinforce the vitality and attraction of these locations, ensuring their continued viability. Existing established access to these areas can be maintained and developed to benefit all sections of the local population, particularly non-car users. The SPD also recognises and suggests ways of affording inclusive design providing access for all to premises whenever this is reasonably achievable.

Maintenance of High and Stable Levels of Economic Growth and Employment

- 4.9 The underpinning aim of the SPD is to help strengthen Bradford's role as the main centre within the district and a key centre within the north of England by providing guidance which will help to secure a high quality and locally distinctive environment which will encourage further investment into the city and local centres. This will help to expand and diversify the city centre economy, promote job creation, and create long-term sustainable growth of the city centre's economy. By facilitating the creation of new employment in areas which are highly accessible by a range of transport modes within the

District, the Design Guide promotes employment and training opportunities for a large proportion of the economically active population of the District.

5.0 Strategic Environmental Assessment (SEA) of the SPD

Baseline

- 5.1 The SEA Directive and good practice guide require baseline information on which to assess the impacts and effectiveness of policies and plans. Comprehensive baseline information has been developed as part of the Sustainability Appraisal Framework for the LDF. This scoping report was published for consultation in October 2006.
- 5.2 The Shopfront Design Guide SPD applies to the whole District which encompasses 59 conservation areas. Between 2003 and 2006 each has undergone a review to provide a more complete understanding of their importance. The appraisal includes historic analysis of the development of each area, its special character and measures to ensure protection and enhancement of this character. Most of the established retail centres in the District are within conservation areas so a good understanding of their development and significance is available. Each appraisal underwent a public consultation to ensure accuracy and acceptance. In a number of areas comments were made regarding the loss of local character resulting from poor quality shopfront alterations, signage and security, and the need for guidance: this SPD seeks to address that need.
- 5.3 The appraisal document for each conservation area has been reviewed to reflect public feedback and this, together with any boundary revisions has been approved at the relevant Area Committee. Further analysis of each area will involve identifying incremental change and the impact of planning approvals, highway works and other environmental change. Each area will be kept under review every 4 years. Thus the impact of incremental change to retail units can be assessed, and the success of the Shopfront Design Guide will start to become apparent and capable of quantification.

Consideration of Options

5.4 The SEA Directive and good practice guide require the consideration of Options as part of the Appraisal process. Two options are considered below:

(i) Produce SPD

The production of the SPD will support the effective implementation of the development plan policies. The detailed guidance will make for a better level of information to support planning decisions and stimulate a better standard of retail development.

(ii) 'Business as usual' - No SPD

Business as usual would rely on national, regional and local planning policy to guide retail development in the District. The absence of an SPD would adversely affect the implementation of those policies, as all participants in the development control process and those undertaking development would not benefit from the guidance and further information provided by the SPD. Without the guidance provided by the SPD, a higher standard of retail development would be much less likely to occur and considerably more difficult to achieve.

6.0 Consultation

6.1 The preparation of the draft Shopfront Design Guide has developed from the previous Shopfront Security Guide and the findings of the Conservation Area Appraisals programme and its public consultation exercise.

6.2 Consultation will take place for a period of six weeks in line with the emerging Statement of Community Involvement (SCI) and the relevant regulations. Representations will be invited on the content of the Shopfront Design Guide SPD and the supporting Sustainability Appraisal, rather than the effects of implementing Policies UDP3, UR3, CT3, CT4, D1, D3, D4, D9, D10, D11, D13, D15, BH4, BH4A, BH5, BH6, BH7, BH8 and BH13 of the adopted Replacement Unitary Development Plan. Both documents will also be sent to statutory bodies, as advised in government guidance - the Regional Development Agency, English Heritage, and the Environment Agency⁴. Other interested parties and stakeholders with an interest in the documents'

⁴ ODPM (2005) Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks – Interim advice note on frequently asked questions

content will also be targeted. In line with government guidance⁵, local advertisement will raise local awareness about the location of the documents in suitable places within the District for inspection by the local community, including the internet, local Council offices and the main libraries.

⁵ ODPM (2004) Planning Policy Statement 12: Local Development Frameworks

APPENDIX 1

Sustainability Objectives and Indicators

A. EFFECTIVE PROTECTION OF THE ENVIRONMENT

| | Sustainability Criteria | Objectives | Application to UDP | Key Indicators of Impact for Development Proposals |
|---|---------------------------------------|--|---|--|
| 1 | Built Environment and Urban Land use. | <ul style="list-style-type: none"> • Make Urban areas more attractive through good design. • Make full and effective use of land and building in urban areas. | <ul style="list-style-type: none"> • Promote use of previously developed sites. • Promote reuse and maintenance of existing buildings. • Promote effective use of existing infrastructure. • Promote good quality design/enhance appearance of places. | <ul style="list-style-type: none"> <input type="checkbox"/> Is the site greenfield or brownfield? <input type="checkbox"/> Is the site vacant or underused? <input type="checkbox"/> Would it potentially create an attractive environment for living and working? <input type="checkbox"/> Would development on the site increase the potential for existing buildings and structures (whether listed or not) to be refurbished and reused? <input type="checkbox"/> Is it close to existing built form and infrastructure (eg services such as water, sewers, education and health)? Would it make use of spare capacity or help pay for its renewal? |
| 2 | Cultural Heritage | <ul style="list-style-type: none"> • Enhance townscape value and add to the cultural legacy of the District, through quality new development. • Safeguard buildings, areas, landscapes and features of historic and archaeological importance. | <ul style="list-style-type: none"> ◆ Conserve the character of cities, town and villages. ◆ Protect Features and promote development of a higher townscape quality. ◆ Preserve listed buildings, other historic buildings of local importance, and preserve and enhance conservation areas and historic parks and gardens. ◆ Preserve ancient monuments and other archaeological sites. | <ul style="list-style-type: none"> <input type="checkbox"/> Would the setting or character of archaeological sites(including potential sites), listed buildings, conservation areas, Registered Parks and gardens and Registered Battlefields, within or adjacent to the site, be safeguarded? <input type="checkbox"/> Would any historic or townscape features be safeguarded? <input type="checkbox"/> Is the site unsightly now and would its development enhance the townscape value and general character of the area? |

| | Sustainability Criteria | Objectives | Application to UDP | Key Indicators of Impact for Development Proposals |
|---|--------------------------------|---|---|--|
| 3 | Open Space | <ul style="list-style-type: none"> Improving cultural, recreation and leisure facilities. Protect and enhance existing areas of open space. Promote additional open space Provision and expanded green networks. | <ul style="list-style-type: none"> Promote the development of cultural, recreation and leisure facilities. Protect and improve the quality of existing open space. Promote new provision of open space and improved green networks and linkages which area accessible. | <ul style="list-style-type: none"> <input type="checkbox"/> Is the site of recreation or open space value? <input type="checkbox"/> Is the site within an area of deficiency? (see open space audit 1998). <input type="checkbox"/> Is there existing open space provision within reasonable access? Appropriate thresholds are: <ul style="list-style-type: none"> - Allotments/shared external space 200 m - Playground and local green space 400 m - Park 600 m - Natural green space (20Ha +) 2Km/25Min walk - Open country or green lung (200Ha +) 5Km/20 mins by bike. (LGMB 1995) <input type="checkbox"/> Does the site provide the opportunity to make a contribution to open space or green network provision? |
| 4 | Health and Safety | <ul style="list-style-type: none"> Increase safety and sense of security, and reduce nuisance from noise and odour. Improve road safety and design of cycling and walking facilities. | <ul style="list-style-type: none"> Increase Pedestrian and personal safety. Guide noise sensitive development, noisy development , and noisy sports to appropriate locations. Reduce nuisance from noise and | <ul style="list-style-type: none"> <input type="checkbox"/> Is the site close to sources of excessive noise or smell? <input type="checkbox"/> Is the development likely to cause excessive levels of noise or smell, through the nature of the activity? <input type="checkbox"/> Does the site provide the opportunity to promote increased safety and security through design? <input type="checkbox"/> Does the site protect and add to recreational open |

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| | | | <p>odour.</p> <ul style="list-style-type: none"> ♦ Conserve and promote recreational facilities. ♦ Improve local air quality. ♦ Promote design measures on security and sense of security. ♦ Promote road safety, in particular the design of cycling and walking facilities. | <p>space provision? (See 3 above).</p> |
| 5 | Countryside/Rural Areas | <ul style="list-style-type: none"> ♦ Protect and enhance designated areas, enhance general landscape quality, retain countryside and open land. | <ul style="list-style-type: none"> ♦ Protect/enhance the open Countryside, open land and Green Belt. ♦ Conserve/promote improved landscape quality and character. ♦ Conserve/enhance key habitats including wet grasslands, meadows, upland heaths, blanket bogs and woodland and hedge cover. ♦ Conserve/protect designated areas. | <ul style="list-style-type: none"> <input type="checkbox"/> Is it part of the open countryside? <input type="checkbox"/> Is the site within or adjacent to valued landscapes, either designated nationally or locally defined such as Special Landscape Area? <input type="checkbox"/> Are there any significant landscape features within or adjacent to the site, such as trees and hedges etc? <input type="checkbox"/> Which Landscape area and type does the site fall into in the landscape Assessment? Is the proposed development compatible with the landscape? From the assessment can the landscape absorb the proposed development? <input type="checkbox"/> Does the development of the site safeguard a reasonable level of access to open countryside for people of the neighbourhood? |
| 6 | Water Quality, Resource and Supply | <ul style="list-style-type: none"> ♦ Promote the efficient use of water, and safeguard water | <ul style="list-style-type: none"> ♦ Promote the re-use/resource efficient recycling of water. | <ul style="list-style-type: none"> <input type="checkbox"/> Does the site avoid areas susceptible to flooding, and avoid exacerbating problems of excessive surface |

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| | | resources from damage or disruption. | <ul style="list-style-type: none"> ♦ Protect the chemical and biological quality of watercourses and canals. ♦ Conserve/protect natural river systems and flood plains. ♦ Maintain groundwater quality and quantity and river levels. | <p>water runoff?</p> <ul style="list-style-type: none"> ❑ Is it located where there is spare capacity in the water supply system? ❑ Is it located where there is spare capacity in the surface and foul water drainage system? |
| 7 | Air Quality | <ul style="list-style-type: none"> ♦ Safeguarding the air from and reducing pollution in the air. | <ul style="list-style-type: none"> ♦ Limit or reduce global and local pollutants including CO₂, SO₂, methane and nitrogenoxide. | <ul style="list-style-type: none"> ❑ Is the site subject to excessive levels of air pollution, beyond that which can be solved by good design? ❑ Is the development liable to cause excessive levels of air pollution, or danger for people in the vicinity, either directly through the nature of its activity or indirectly because of traffic generated? |

B. PRUDENT USE OF NATURAL RESOURCES

| | Sustainability Criteria | Objectives | Application to UDP | Key Indicators of Impact for Development Proposals |
|----|---------------------------------|--|---|--|
| 8. | Agriculture, Forestry and soil. | <ul style="list-style-type: none"> ♦ Safeguard soil and best and most versatile agricultural land, reduce contamination and dereliction, and safeguard/promote new woodland cover. ♦ Safeguard the Districts potential or local food production. | <ul style="list-style-type: none"> ♦ Conserve the quality of the land, soil and agricultural land in particular the best and most versatile, but also lower grade agricultural land eg in hill and upland area where agricultural practices make a contribution to the environment. ♦ Promote the remediation of contaminated land and the reduction of dereliction. ♦ Promote effective use of urban land resources (eg increasing densities) so reducing need for greenfield sites. ♦ Promote good quality mineral extraction restoration. ♦ Protect existing tree cover and promote appropriately located new tree planting. ♦ Conserve geological sites. ♦ Protect allotments. | <ul style="list-style-type: none"> <input type="checkbox"/> Does the site reuse/reclaim derelict or contaminated land? <input type="checkbox"/> Is the land of agricultural, or forestry value? <input type="checkbox"/> Does it avoid areas of high intensity local food production (including allotments) and land which is being farmed/cultivated organically? <input type="checkbox"/> Does it avoid the best and most versatile soil? <input type="checkbox"/> Is it a site of geological value? <input type="checkbox"/> Will the development contribute to extending Woodland/Tree cover in an appropriate location? |

| | Sustainability Criteria | Objectives | Application to UDP | Key Indicators of Impact for Development Proposals |
|----|-------------------------|--|--|---|
| 9 | Biodiversity | <ul style="list-style-type: none"> Value and protect the diversity of nature while increasing general wildlife potential. | <ul style="list-style-type: none"> Protect designated nature Conservation sites and protected species. Conserve important wildlife habitats. Enhance wildlife potential with habitat retention and protection. Promote diversity of wildlife and ecosystems. | <ul style="list-style-type: none"> <input type="checkbox"/> Does the proposed development impact on protected wildlife areas or other rare, vulnerable or locally valued habitats or species? <input type="checkbox"/> Are woods and copses conserved, especially those that may have a role as wildlife habitats? <input type="checkbox"/> Does the site contain any other wildlife features eg ponds? <input type="checkbox"/> Could the development promote wildlife diversity by enhancing green corridors or creating new habitats? <input type="checkbox"/> Would the development process enable the conservation of existing sites of ecological value? |
| 10 | Minerals | <ul style="list-style-type: none"> Reduce consumption of minerals and increase the re-use and recycling of minerals. | <ul style="list-style-type: none"> Manage the extraction of minerals in appropriate locations. Reduce consumption of minerals. Promote re-use/resource efficient re-cycling of materials. Promote recycling facilities. | <ul style="list-style-type: none"> ◆ Are potentially recyclable or virgin mineral resources safeguarded? |

| | Sustainability Criteria | Objectives | Application to UDP | Key Indicators of Impact for Development Proposals |
|----|-------------------------|---|---|---|
| 11 | Waste | <ul style="list-style-type: none"> ♦ Promote a move up through the waste management hierarchy to minimise waste, reuse or recover through recycling, composting or energy recovery and sustainably dispose of what is left at a Local level. | <ul style="list-style-type: none"> ♦ Promote re-use/resource efficient recycling of materials. ♦ Reduce waste arising. ♦ Promote recycling facilities. | <ul style="list-style-type: none"> ♦ Is the site needed for waste disposal? |
| 12 | Energy | <ul style="list-style-type: none"> ♦ Reduce energy consumption and encourage the use of renewable sources of energy. | <ul style="list-style-type: none"> ♦ Promote renewable energy generation eg wind, water, solar and biomass. ♦ Encourage energy efficient urban forms. ♦ Increase energy efficiency of buildings (eg materials, insulation, CHP etc). ♦ Promote sustainable design principles in site location and layout, which utilise solar gain. | <ul style="list-style-type: none"> <input type="checkbox"/> Is the site in a sheltered location and does it avoid 'frost pockets' and exposed hillcrests? <input type="checkbox"/> Is the site in the vicinity of existing development so as to benefit from 'heat island' effects and facilities later introduction of CHP/district heating? <input type="checkbox"/> Is the site flat or gently sloping to the south, so as to maximise solar gain and does it avoid north facing slopes or locations which have strong potential for other forms of renewable energy? |

| | Sustainability Criteria | Objectives | Application to UDP | Key Indicators of Impact for Development Proposals |
|----|--------------------------------|---|---|---|
| 13 | Transport-Movement | <ul style="list-style-type: none"> ♦ Minimising the total amount of motorised travel required (number of trips/distance). | <ul style="list-style-type: none"> ♦ Minimise the need to travel by appropriate location of significant trip generator to facilitate multi purpose trips or in close proximity to users. | <ul style="list-style-type: none"> <input type="checkbox"/> Will the development generate significant trips? <input type="checkbox"/> If for service or employment, is the development embedded within (or at least close to) residential areas? In order that a good proportion of users are within walking distance, and a major proportion within cycling distance. <input type="checkbox"/> If a local facility, is it located on the main local bus route and clustered with other local facilities? <input type="checkbox"/> If a district facility is it located at a public transport node affording easy access from all the nearby areas? <input type="checkbox"/> If for warehousing/or manufacturing is it located close to the main road system and with existing/potential access by rail or water? <input type="checkbox"/> Is there reasonable road access to the site without exceeding the physical or environmental capacity of the network? |
| 14 | Transport-Mode | <ul style="list-style-type: none"> ♦ Increase the proportion of all journeys made by non-vehicular modes (walking, cycling and public transport) and promote the provision of an integrated transport network. | <ul style="list-style-type: none"> ♦ Encourage the use of non-vehicular transport through the location, scale and design of new development. ♦ Conserve and promote the provision of quality facilities for public transport, cyclists and walkers. | <ul style="list-style-type: none"> <input type="checkbox"/> Is the development well served by existing/potential walking and cycling routes to local facilities? <input type="checkbox"/> Is it within easy walking distance of public transport routes, which give direct access to a good range of local and regional facilities? (Bus stop within 400 m of each home/railway station within 800 m). |

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| | | | <ul style="list-style-type: none"> ♦ Reduce private non-residential car parking. | <ul style="list-style-type: none"> <input type="checkbox"/> Would the development allow for the improvement or upgrading of public transport services? <input type="checkbox"/> Is the site within walking or cycling distance of facilities? (See criteria 5). |
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C. SOCIAL PROGRESS WHICH MEETS THE NEEDS OF EVERYONE

| | Sustainability Criteria | Objectives | Application to UDP | Key Indicators of Impact for Development Proposals |
|----|-------------------------|---|---|--|
| 15 | Access | <ul style="list-style-type: none"> Improving access to facilities, services, buildings, open space and other people, not just those with cars. | <ul style="list-style-type: none"> Conserve and promote accessibility in both urban and rural areas to a range of facilities and services, including local shops and financial services (banks & post offices), health facilities, open space and countryside. Promote access to a range of job opportunities, training and education. Improve access to public transport. Promote cycle and walking facilities. Reduce severance by roads and other development. Enhance, maintain and promote the 'rights of way' networks. | <ul style="list-style-type: none"> How close is the development to major employment centres by comparison with recommended accessibility thresholds? (Potential thresholds are 5 Km from centre for cycling and 1.5 Km from centre for walking (LGMB1995)). Is the site within an area with a reasonable job ratio? (Job Ratio is the number of jobs in an area by number of people working/seeking work, calculated for several wards within an urban area or on a ward in other areas. Desirable job ratio $\rightarrow 0.7$). How close is the site to local and district facilities and will it improve their viability/range/quality? Shopping: -District centre 1.5 Km walking distance -Local centre 400 m walking distance (Recognising barriers to movement). Education: -Primary school 400 m walking distance -Secondary school 1.5 Km walking distance/good access by public transport. Open space (See criteria 3 above). Is there a right of way on the site? |

| | Sustainability Criteria | Objectives | Application to UDP | Key Indicators of Impact for Development Proposals |
|----|------------------------------------|--|--|---|
| 16 | Equity and Equality of opportunity | <ul style="list-style-type: none"> ♦ Planning to meet the needs of the whole community and promote greater social equity. | <ul style="list-style-type: none"> ♦ Promote equality in use and accessibility of facilities. ♦ Take account of and provide for the needs of ethnic minorities, disabled, elderly and young people. ♦ Reduce disadvantages to different groups. ♦ Promote local needs. | <p><input type="checkbox"/> Does the site have the potential to meet local needs for affordable housing?</p> <p><input type="checkbox"/> Does the site provide potential job opportunities to disadvantaged? Is it accessible to disadvantaged areas by public transport?</p> |
| 17 | Housing | <ul style="list-style-type: none"> ♦ Facilitate provision of a range of good quality housing to meet all needs, at a reasonable cost. | <ul style="list-style-type: none"> ♦ Promote affordable housing. ♦ Promote a mix of housing to meet a range of needs. ♦ Promote housing, which meets local needs. ♦ Promote housing for local workforce. | <p><input type="checkbox"/> Would the development meet a need for housing (is the site allocated for housing or would it include an element of housing, on mixed developments)?</p> |

D. MAINTENANCE OF HIGH AND STABLE LEVELS OF ECONOMIC GROWTH AND EMPLOYMENT

| | Sustainability Criteria | Objectives | Application to UDP | Key Indicators of Impact for Development Proposals |
|----|--------------------------------|---|---|---|
| 18 | Employment/Local Economy | <ul style="list-style-type: none"> Increases job opportunities throughout the District and provide opportunities for economic regeneration and growth. | <ul style="list-style-type: none"> Promote job creation by facilitating employment generating development. Promoting diversity of economy. Promote employment and training opportunities for all. Protect and enhance of employment in local centres. | <ul style="list-style-type: none"> Is the site proposed for an employment use? Would the development result in a loss of employment land or building? |

APPENDIX 2

Sustainability Appraisals of relevant policies of the Unitary Development Plan

Sustainability Appraisal of policies UDP3, UR3, CT3, CT4, D1, D3, D9, D10, D11, D13, D15, BH4, BH5, BH6, BH7, BH8 and BH13 of the adopted Unitary Development Plan⁶

| Policy UDP3 Built & Natural Environment Sustainability Criteria | |
|--|---|
| Built environment and land use | ✓ |
| Cultural heritage | ✓ |
| Open space/recreation | • |
| Health and safety | • |
| Countryside/rural areas | • |
| Water | ✓ |
| Air | ✓ |
| Agriculture, forestry and soil | ✓ |
| Biodiversity | ✓ |
| Minerals | • |
| Waste | • |
| Energy | • |
| Travel – movement | • |
| Travel – mode | • |
| Access | • |
| Equity and equality | • |
| Housing | • |
| Employment | • |

- ✓ Significant beneficial impact
- No relationship or significant impact

Summary: Generally positive sustainable impacts.

| Policy UR3 Local impact of Development Sustainability Criteria | |
|---|----|
| Built environment and land use | • |
| Cultural heritage | • |
| Open space/recreation | • |
| Health and safety | ✓ |
| Countryside/rural areas | ✓? |
| Water | • |
| Air | ✓ |
| Agriculture, forestry and soil | • |
| Biodiversity | ✓ |
| Minerals | • |
| Waste | x |
| Energy | • |
| Travel – movement | • |
| Travel – mode | • |
| Access | • |
| Equity and equality | • |
| Housing | • |
| Employment | x |

- ✓ Significant beneficial impact
- No relationship or significant impact
- ✓? Likely, but unpredictable beneficial impact
- ✓x Both significant adverse and beneficial impacts
- x Significant adverse impact

Summary: Generally positive impacts but could restrict economic activity particularly small companies and the recycling industry.

⁶ City of Bradford MDC (June 2001) Replacement Unitary Development Plan for the Bradford District: Background Document No.2: Sustainability Appraisal (First Deposit);
City of Bradford MDC (July 2002) Replacement Unitary Development Plan for the Bradford District: Background Document No.2a: Sustainability Appraisal (Revised Deposit)

| Policy CT3 City and Town Centre Living Sustainability Criteria | |
|---|----|
| Built environment and land use | ✓ |
| Cultural heritage | • |
| Open space/recreation | • |
| Health and safety | • |
| Countryside/rural areas | ✓? |
| Water | • |
| Air | ✓? |
| Agriculture, forestry and soil | ✓? |
| Biodiversity | • |
| Minerals | • |
| Waste | • |
| Energy | • |
| Travel – movement | ✓ |
| Travel – mode | ✓ |
| Access | ✓? |
| Equity and equality | ✓? |
| Housing | ✓ |
| Employment | x? |

- ✓ Significant beneficial impact
- No relationship or significant impact
- ✓? Likely, but unpredictable beneficial impact
- ✓x Both significant adverse and beneficial impacts

Summary: Sustainable as promotes living in centres which are in themselves the most sustainable locations.

| Policy CT4 Facilitating Pedestrian Movement Sustainability Criteria | |
|--|----|
| Built environment and land use | ✓ |
| Cultural heritage | ✓ |
| Open space/recreation | • |
| Health and safety | ✓? |
| Countryside/rural areas | • |
| Water | • |
| Air | • |
| Agriculture, forestry and soil | • |
| Biodiversity | • |
| Minerals | • |
| Waste | • |
| Energy | • |
| Travel – movement | • |
| Travel – mode | • |
| Access | • |
| Equity and equality | • |
| Housing | • |
| Employment | • |

- ✓ Significant beneficial impact
- No relationship or significant impact
- ✓? Likely, but unpredictable beneficial impact

Summary: Sustainable as promotes living in centres which are in themselves the most sustainable locations.

| Policy D1 General Sustainability Criteria | |
|--|---|
| Built environment and land use | ✓ |
| Cultural heritage | ✓ |
| Open space/recreation | ✓ |
| Health and safety | ✓ |
| Countryside/rural areas | ✓ |
| Water | ✓ |
| Air | • |
| Agriculture, forestry and soil | ✓ |
| Biodiversity | ✓ |
| Minerals | • |
| Waste | ✓ |
| Energy | • |
| Travel – movement | • |
| Travel – mode | • |
| Access | • |
| Equity and equality | ✓ |
| Housing | ✓ |
| Employment | • |

- ✓ Significant beneficial impact
- No relationship or significant impact

Summary: Good all round policy which seeks to secure good quality development.

| Policy D3 Disabled Access Sustainability Criteria | |
|--|----|
| Built environment and land use | ✓ |
| Cultural heritage | × |
| Open space/recreation | ✓ |
| Health and safety | ✓ |
| Countryside/rural areas | • |
| Water | • |
| Air | • |
| Agriculture, forestry and soil | • |
| Biodiversity | • |
| Minerals | • |
| Waste | • |
| Energy | • |
| Travel – movement | • |
| Travel – mode | • |
| Access | ✓ |
| Equity and equality | ✓ |
| Housing | ✓? |
| Employment | ✓ |

- ✓ Significant beneficial impact
- No relationship or significant impact
- × Significant adverse impact
- ✓? Likely, but unpredictable beneficial impact

Summary: Policy seeks to improve the quality of the built environment, health and safety, as well as equality.

| Policy D4 Designing Out Crime Sustainability Criteria | |
|--|---|
| Built environment and land use | ✓ |
| Cultural heritage | • |
| Open space/recreation | ✓ |
| Health and safety | ✓ |
| Countryside/rural areas | • |
| Water | • |
| Air | • |
| Agriculture, forestry and soil | • |
| Biodiversity | • |
| Minerals | • |
| Waste | • |
| Energy | • |
| Travel – movement | • |
| Travel – mode | ✓ |
| Access | ✓ |
| Equity and equality | ✓ |
| Housing | ✓ |
| Employment | ✓ |

- ✓ Significant beneficial impact
- No relationship or significant impact

Summary: Policy is very positive

| Policy D9 City & Town Centre Design Sustainability Criteria | |
|--|---|
| Built environment and land use | ✓ |
| Cultural heritage | ✓ |
| Open space/recreation | ✓ |
| Health and safety | • |
| Countryside/rural areas | • |
| Water | • |
| Air | • |
| Agriculture, forestry and soil | • |
| Biodiversity | ✓ |
| Minerals | • |
| Waste | • |
| Energy | ✓ |
| Travel – movement | ✓ |
| Travel – mode | ✓ |
| Access | ✓ |
| Equity and equality | • |
| Housing | • |
| Employment | ✓ |

- ✓ Significant beneficial impact
- No relationship or significant impact

Summary: A very sustainable policy which has a number of positive impacts in particular strengthening centres.

| Policy D10 Transport Corridors Sustainability Criteria | |
|---|----|
| Built environment and land use | √? |
| Cultural heritage | √ |
| Open space/recreation | • |
| Health and safety | ? |
| Countryside/rural areas | • |
| Water | • |
| Air | • |
| Agriculture, forestry and soil | √ |
| Biodiversity | √ |
| Minerals | • |
| Waste | √? |
| Energy | • |
| Travel – movement | • |
| Travel – mode | • |
| Access | • |
| Equity and equality | • |
| Housing | • |
| Employment | √ |

√ Significant beneficial impact

• No relationship or significant impact

√? Likely, but unpredictable beneficial impact

Summary: Positive policy which seeks to improve the quality of the urban environment through design of schemes.

| Policy D11 Gateways Sustainability Criteria | |
|--|---|
| Built environment and land use | √ |
| Cultural heritage | • |
| Open space/recreation | • |
| Health and safety | • |
| Countryside/rural areas | • |
| Water | • |
| Air | • |
| Agriculture, forestry and soil | • |
| Biodiversity | √ |
| Minerals | • |
| Waste | • |
| Energy | • |
| Travel – movement | • |
| Travel – mode | • |
| Access | • |
| Equity and equality | • |
| Housing | • |
| Employment | √ |

√ Significant beneficial impact

• No relationship or significant impact

Summary: Positive policy which supports improvements to the quality of the urban environment and supports economic regeneration.

| Policy D13 Shop Front Design Sustainability Criteria | |
|---|---|
| Built environment and land use | ✓ |
| Cultural heritage | ✓ |
| Open space/recreation | • |
| Health and safety | ✓ |
| Countryside/rural areas | • |
| Water | • |
| Air | • |
| Agriculture, forestry and soil | • |
| Biodiversity | • |
| Minerals | • |
| Waste | • |
| Energy | • |
| Travel – movement | ✓ |
| Travel – mode | ✓ |
| Access | • |
| Equity and equality | • |
| Housing | • |
| Employment | ✓ |

- ✓ Significant beneficial impact
- No relationship or significant impact

Summary: A positive policy which promotes quality design which contributes to the attractiveness of the important main centres and their vitality and viability.

| Policy D15 Advertisements Sustainability Criteria | |
|--|---|
| Built environment and land use | ✓ |
| Cultural heritage | ✓ |
| Open space/recreation | • |
| Health and safety | ✓ |
| Countryside/rural areas | ✓ |
| Water | • |
| Air | • |
| Agriculture, forestry and soil | • |
| Biodiversity | • |
| Minerals | • |
| Waste | • |
| Energy | × |
| Travel – movement | • |
| Travel – mode | • |
| Access | • |
| Equity and equality | • |
| Housing | • |
| Employment | ✓ |

- ✓ Significant beneficial impact
- No relationship or significant impact
- × Significant adverse impact

Summary: Positive policy aimed at improving the appearance of the district and minimise negative impact on amenity. Supported by additional policies on lighting and the built heritage.

| Policy BH4 Conversion of Listed Buildings Sustainability Criteria | |
|--|----|
| Built environment and land use | ✓ |
| Cultural heritage | ✓ |
| Open space/recreation | ✓x |
| Health and safety | • |
| Countryside/rural areas | • |
| Water | • |
| Air | • |
| Agriculture, forestry and soil | • |
| Biodiversity | • |
| Minerals | • |
| Waste | ✓x |
| Energy | ✓x |
| Travel – movement | • |
| Travel – mode | • |
| Access | • |
| Equity and equality | • |
| Housing | • |
| Employment | • |

✓ Significant beneficial impact

• No relationship or significant impact

✓x Both significant adverse and beneficial impacts

Summary: Conversion and alteration of listed buildings will be allowed if certain requirements of character, historic fabric retention, scale of development and details are retained.

| Policy BH4A Setting of Listed Buildings Sustainability Criteria | |
|--|----|
| Built environment and land use | ✓? |
| Cultural heritage | ✓ |
| Open space/recreation | • |
| Health and safety | • |
| Countryside/rural areas | • |
| Water | • |
| Air | • |
| Agriculture, forestry and soil | • |
| Biodiversity | • |
| Minerals | • |
| Waste | • |
| Energy | • |
| Travel – movement | • |
| Travel – mode | • |
| Access | • |
| Equity and equality | • |
| Housing | • |
| Employment | • |

✓ Significant beneficial impact

✓? Likely, but unpredictable beneficial impact

• No relationship or significant impact

Summary: New development is required to show that it will respect the setting of listed buildings.

| Policy BH5 Listed Building Shop Fronts Sustainability Criteria | |
|---|----|
| Built environment and land use | ✓ |
| Cultural heritage | ✓ |
| Open space/recreation | • |
| Health and safety | x? |
| Countryside/rural areas | • |
| Water | • |
| Air | • |
| Agriculture, forestry and soil | • |
| Biodiversity | • |
| Minerals | • |
| Waste | • |
| Energy | • |
| Travel – movement | • |
| Travel – mode | • |
| Access | • |
| Equity and equality | • |
| Housing | • |
| Employment | • |

- ✓ Significant beneficial impact
- No relationship or significant impact
- x? Likely, but unpredictable adverse impact

Summary: Positive policy which seeks to protect listed shop fronts which are an important feature of many areas. Policy could have a negative impact on crime with restrictions on security shutters.

| Policy BH6 Advertisements on Listed Buildings Sustainability Criteria | |
|--|----|
| Built environment and land use | ✓ |
| Cultural heritage | ✓x |
| Open space/recreation | • |
| Health and safety | • |
| Countryside/rural areas | • |
| Water | • |
| Air | • |
| Agriculture, forestry and soil | • |
| Biodiversity | • |
| Minerals | • |
| Waste | • |
| Energy | • |
| Travel – movement | • |
| Travel – mode | • |
| Access | • |
| Equity and equality | • |
| Housing | • |
| Employment | • |

- ✓ Significant beneficial impact
- No relationship or significant impact
- ✓x Both significant adverse and beneficial impacts

Summary: Advertisements on listed buildings are required to respect the character, detailing and scale of buildings and be of appropriate design and materials.

| Policy BH7 Development in Conservation Areas Sustainability Criteria | |
|---|----|
| Built environment and land use | √? |
| Cultural heritage | √? |
| Open space/recreation | √x |
| Health and safety | • |
| Countryside/rural areas | • |
| Water | • |
| Air | • |
| Agriculture, forestry and soil | • |
| Biodiversity | • |
| Minerals | • |
| Waste | • |
| Energy | • |
| Travel – movement | √ |
| Travel – mode | √ |
| Access | √ |
| Equity and equality | • |
| Housing | • |
| Employment | • |

- √ Significant beneficial impact
- No relationship or significant impact
- √? Likely, but unpredictable beneficial impact
- √x Both significant adverse and beneficial impacts

Summary: New development is required to show that it will preserve and enhance the specific conservation area by virtue of its design, siting and materials.

| Policy BH8 Shopfronts in Conservation Areas Sustainability Criteria | |
|--|----|
| Built environment and land use | √? |
| Cultural heritage | √ |
| Open space/recreation | • |
| Health and safety | • |
| Countryside/rural areas | • |
| Water | • |
| Air | • |
| Agriculture, forestry and soil | • |
| Biodiversity | • |
| Minerals | • |
| Waste | • |
| Energy | • |
| Travel – movement | • |
| Travel – mode | • |
| Access | • |
| Equity and equality | • |
| Housing | • |
| Employment | • |

- √ Significant beneficial impact
- √? Likely, but unpredictable beneficial impact
- No relationship or significant impact

Summary: Policy protects the cultural heritage and contributes to the quality of the built environment. Historic shopfronts should be retained and new should demonstrate a high standard of design.

| Policy BH13 Advertisements Sustainability Criteria | |
|---|---|
| Built environment and land use | ✓ |
| Cultural heritage | ✓ |
| Open space/recreation | • |
| Health and safety | • |
| Countryside/rural areas | • |
| Water | • |
| Air | • |
| Agriculture, forestry and soil | • |
| Biodiversity | • |
| Minerals | • |
| Waste | • |
| Energy | • |
| Travel – movement | • |
| Travel – mode | • |
| Access | • |
| Equity and equality | • |
| Housing | • |
| Employment | • |

- ✓ Significant beneficial impact
- No relationship or significant impact

Summary: Positive policy which seeks to protect the built environment.

Appendix 3

Scoping of Other Relevant Strategies and Plans

| Relevant Plan or Programme | Key Objectives or requirements of relevant plan and SA | Implications for the SPD | Implications for SA |
|--|--|--|---|
| Planning Policy Statement 1 – Creating Sustainable Communities | ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community; sustainable economic development. | Guidance should outline how new development can improve the environmental quality of the city centre, to create a safe, accessible, inclusive environment which will support the sustainable growth of the city centre's economy. | Include quality of design, accessibility, safety, inclusion and sustainable economic growth in the SA Framework. |
| Planning Policy Statement 6 – Planning for Town Centres | Continued growth and development of existing centres; high density, mixed use development; improve quality of public realm and open spaces; protect and enhance architectural and historic heritage of centres; provide a sense of focus for the community; attractive, accessible and safe environment for all users. | Guidance should protect and enhance the architectural and historic importance of the city centre, while allowing for further growth and new activity. The guidance should reinforce the city centre as a destination and a focus for the district. The guidance should promote a high quality public realm with well-designed open spaces. | Include objectives for protecting heritage assets and local distinctiveness in the SA Framework, as well as objectives which support high quality public realm and open spaces. |
| Planning for Town Centres – Guidance on Design and Implementation Tools (January 2005) | Development should face street; active frontages; respect building lines; good pedestrian access; high quality public realm. | Guidance should promote lively streets, and a high quality public realm. | Include objectives for quality design of buildings, and public realm in SA Framework |
| Planning Policy Guidance Note 13 – Transport | Focus development in existing towns and cities in areas which are well served by sustainable modes of transport; give priority to pedestrians, cyclists and public transport. | Guidance should support more development in the city centre to capitalise on its accessibility by a range of transport modes. Guidance should advocate a pedestrian friendly environment. | Include objectives that support accessibility by a range of transport modes in the SA Framework. |

| Relevant Plan or Programme | Key Objectives or requirements of relevant plan and SA | Implications for the SPD | Implications for SA |
|--|---|---|---|
| Planning Policy Guidance Note 15 – Planning and the Historic Environment | Protect and enhance built and cultural heritage; sustain local distinctiveness | Guidance should seek to protect and enhance the heritage of the city centre and its distinct character. | Include objectives of heritage protection and enhancement in the SA Framework. |
| Planning Policy Guidance Note 19 – Outdoor Advertisement Control | Achieve an attractive and cared-for environment whilst still stimulating commercial activity in a free and diverse economy. | The appearance of buildings is of the greatest importance in developed areas, the guidance must ensure advertisements are well designed and located in a coordinated manner to protect the built environment. | Include objectives of heritage protection and quality design in the SA Framework. |
| Regional Spatial Strategy for Yorkshire and the Humber to 2016 (December 2004) | Foster urban renaissance (Policy S3), promote high quality design in sustainable places (Policy S4), support existing centres and urban areas (Policy P1). | Guidance should help to encourage investment in the city centre and promote high quality design. | Include objectives that support urban regeneration and design in the SA Framework. |
| Regional Sustainable Development Framework. | Essentially to ensure that sustainable development is at the centre of policy and decision-making at all levels throughout the region. | Guidance can be used to encourage more efficient use of resources, sustainable use of materials and improving the quality of life for all. | Include objectives that promote use of natural and sustainable materials and good design in the SA Framework. |
| Bradford District Replacement UDP | Provides the current planning framework for the Bradford District | The higher level policy for the SPD is set out in the RUDP and has already been subject to a Sustainability Appraisal. | Refer to saved Policies and develop the principles contained. |
| Bradford District Draft Corporate Plan 2006/2008 | The priorities are: educating and supporting children, creating a more prosperous District, creating safer and stronger communities, improving the environment, | The Guidance can assist in improving the environment and creating a more prosperous District. | Include objectives that promote good design and encourage business development. |

| | | | |
|--|---|---|--|
| | improving the health of communities and enhancing choice for older people, and improving customer services. | . | |
|--|---|---|--|