

Local Development Framework for Bradford

Bradford City Centre Design Guide

Supplementary Planning Document

Supporting Documents

Statement of Consultation

Statement of Sustainability Appraisal

October 2008



City of Bradford MDC

www.bradford.gov.uk

This document is one of a number that make up the Local Development Framework for the Bradford District. If you need the contents of this document to be interpreted or translated into one of the community languages or you require it in Braille, Large Print or on tape, please contact the Local Development Framework Group on (01274) 434050, (01274) 434544 or (01274) 434606.

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

यह दस्तावेज़ उन बहुत से दस्तावेज़ों में से एक है जिनसे मिलकर ब्रैडफोर्ड डिस्ट्रिक्ट का लोकल डिवेलपमेंट फ्रेमवर्क बनता है। यदि आप इस दस्तावेज़ की जानकारी का हिन्दी अनुवाद या इसे ब्रेल, बड़े अक्षरों या टेप पर प्राप्त करना चाहते हैं , तो कृपया लोकल डिवेलपमेंट फ्रेमवर्क ग्रुप से (01274) 434050, (01274) 434544 या (01274) 434606 पर सम्पर्क करें।

બ્રાડફોર્ડ ડિસ્ટ્રિક્ટ (Bradford District) એર લોકાલ ડેવેલોપમેન્ટ ફ્રેમવર્ક (Local Development Framework – સ્થાનીય ઉন্নયન કાર્ઠામો) એર અનેકગુલો કાગજપત્ર વાં દલિલપત્રેર એકટિ હલો એઈ તથ્યપત્રટિ । એઈ તથ્યપત્રેર વિષયવસ્તુ કમિયુનિટિર લોકદેર કોનો ભાષાય રુવાતે ટાઈલે અથવા લિખિત અનુવાદ ટાઈલે નતુવા તા બ્રેઈલે (અક્ષલિપિતે), મોટા હરફે કિંવા ક્યાસેટે રેકર્ડ કરે ટાઈલે, અનુગ્રહ કરે લોકાલ ડેવેલોપમેન્ટ ફ્રેમવર્ક ગ્રુપ (Local Development Framework Group)-કે (01274) 434050, (01274) 434544 વાં (01274) 434606 નાંધારે ફોન કરણ ।

یہ دستاویز بریڈفورڈ ڈسٹرکٹ کے مقامی ترقیاتی لائحہ عمل سے متعلقہ دستاویزات میں سے ایک ہے۔ اگر آپ کو اس دستاویز کا زبانی یا تحریری ترجمہ کسی بھی کمیونٹی زبان میں درکار ہو یا آپ اسے بریل، لارج پرنٹ یا ٹیپ میں چاہتے ہیں تو براہ مہربانی لوکل ڈیولپمنٹ فریم ورک گروپ سے ٹیلی فون نمبر: 01274 434544، 01274 434050 یا 01274 434606 پر رابطہ کریں۔

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1.0 STATEMENT OF CONSULTATION

- 1.1 The Bradford City Centre Design Guide SPD provides urban design guidance for Bradford City Centre, specifically the area defined as the Bradford Centre Regeneration Area. The SPD assists the implementation of Policies UDP1, UDP3, H7, H8, CT1, CT2, CT3, CT4, CT6, TM8, TM9, TM11, TM12, D1, D2, D4, D5, D6, D8, D11, D12, D14, BH4A, BH7, BH8, BH11 and BH12 of the Replacement UDP (2005) within the Bradford Centre Regeneration Area.
- 1.2 This Statement of Consultation has been prepared in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004, and the summary of representations and the Council's response can be found in Appendix 3.
- 1.3 Prior to the Draft SPD being written, a consultation event was held on 20th January 2005 to inform the content and scope of the draft. The following organisations were invited to the workshop:

Bradford MDC	Igloo Fund
Bradford Centre Regeneration	Isis Waterside Regeneration
Bradford University	KW Lindfort plc
British Waterways	Landmark Securities
Commission for Architecture and the Built Environment (CABE)	Magellen Properties
English Heritage	Manor Property Group
Aldersgate Estates Ltd	Maple Properties
Asquith Property	Newmason Properties
Belway City Solutions	Panter Huspith
Benoy	PPG Land Ltd
Blueroom Properties	Priority Sites Ltd
Caddick Development	Prudential Properties
City Fusion	Robinson Design Group
Citygate Properties	St James Securities Ltd
City Lofts Development	Simons Estates Ltd
Countryside Properties	Stannifer
Ham Holdings Ltd	Urban Splash
Haskolls	Westfield Shoppingtown Ltd
HJ Banks and Co Ltd	West Yorkshire Properties

1.4 The draft SPD has been the subject of consultation, as resolved by Executive Committee on 11th December 2005. This consultation period ran from 6th January 2006 to 17th February 2006.

1.4 In line with the Regulations, and the Statement of Community Involvement (as submitted), the draft SPD and accompanying documents:

- were made available at the Area Planning Offices in Bradford, Shipley and Ilkley, and at the Keighley Information Centre;
- were made available at Central Bradford, Shipley, Bingley, Keighley and Ilkley libraries;
- were available to download on the Council's website;
- were posted to fifty-four statutory consultees, 90 ward councillors, and 65 individuals/bodies were notified of the consultation period.

The consultation period was advertised in Bradford's local newspaper – Telegraph and Argus on 6th January 2006. The Legal Notice as advertised in the local press can be seen in Appendix 1.

1.5 The statutory consultees who received the draft SPD are listed below:

Addingham Parish Council	Drighlington Parish Council
Borough of Pendle Council	English Heritage
Bradford Strategic Health Authority	English Nature
Bradleys Both Parish Council	Environment Agency
British Telecom	Gildersome Parish Council
Calderdale Metropolitan Borough Council	Glusburn Parish Council
City of Wakefield M D C	Government Office for Yorkshire & The Humber
Clayton Parish Council	Harrogate District Council
Cononley Parish Council	Haworth, Cross Roads & Stanbury Parish
Countryside Agency	Highways Agency
Cowling Parish Council	Ilkley Parish Council
Craven District Council	Keighley Town Council
Cullingworth Parish Council	Kirklees Metropolitan Council
Denholme Town Council	Lancashire County Council
Denton Parish Council	Laneshaw Bridge Parish Council
Draughton Parish Council	

Leeds City Council	Trawden Forest Parish Council
Middleton Parish Council	Wadsworth Parish Council
Nesfield with Langbar Parish Council	West Yorkshire Passenger Transport
Network Rail	Executive & Authority
North Yorkshire County Council	Weston Parish Council
Otley Town Council	Wilsden Parish Council
Oxenhope Parish Council	Wrose Parish Council
Sandy Lane Parish Council	Yorkshire and Humber Assembly
Silsden Town Council	Yorkshire Electricity
Steeton with Eastburn Parish Council	Yorkshire Forward Regional Development
Sutton-in-Craven Parish Council	Agency
Telewest Communications	Yorkshire Water Services Ltd
Transco (North of England)	

- 1.6 A full list of all the other consultees can be found in Appendix 4.
- 1.7 In addition a day whereby members of the city centre business community could ‘drop in’ and learn about and comment on the draft SPD was held at and organised in conjunction with Bradford and District Chamber of Commerce. A consultation event was held for the local design community in partnership with the Bradford branch of RIBA in order to inform designers of the SPD and its content and invite comment.
- 1.8 A total of twenty-seven representations were submitted to the Council; these are set out in Appendix 2 along with the Council’s response and proposed changes, if appropriate. A number of other changes have also been made for clarity and correction.
- 1.9 There was a mixed response from the representations made, reflecting the diversity of interests of those responding. The majority of respondents were in support of the document and its aims, but it was criticised for containing unclear maps, some poor photographs and factual errors. In addition many respondents commented on matters not concerned with the document such as the principle of developing particular city centre sites and the design of particular proposed schemes, or other city centre issues such as transportation and place marketing. The document has been amended to reflect the comments made. Appendix 2 shows in which sections of the amended document the changes can be found.

2.0 Statement of Sustainability Appraisal

Introduction

- 2.1 Article 9 of the European Directive (2001/42/EC), known as the Strategic Environmental Assessment (SEA) states that on adoption of a plan or programme (in this case a Supplementary Planning Document), a statement should be prepared setting out how environmental considerations have been integrated in to the Plan (the SPD). The statement should also include how the SPD has changed as a result of the appraisal process and the responses to the consultation; or why no changes were made. It should also include information on how the monitoring of the implementation of the document will be carried out.
- 2.2 This report satisfies the requirements of the European Directive and Government legislation and regulations as set out above.

Integration of Environmental Considerations

- 2.3 The Sustainability Appraisal is an iterative process, and continual appraisal of the effects of the SPD enables identification of areas where the SPD can be strengthened to ensure it achieves the sustainability objectives.
- 2.4. The Sustainability Appraisal process was undertaken during preparation of the SPD, and the representations received on the draft SPD have resulted in changes to the amended SPD (as adopted). No representations were received on the Sustainability Appraisal and therefore no changes were made to this document.

Consultations

- 2.6 Consultation on the draft SPD and Sustainability Appraisal Report was carried out for six weeks between 6th January 2006 and 17th February 2006.
- 2.8 Twenty-seven representations were received on the draft SPD. No representations were received on the Sustainability Appraisal Report.
- 2.9 All comments have been analysed and the Council has provided a response to each one, as well as indicating any changes to the SPD. This analysis and details of the consultation can be found in Appendix 3 at the end of this report.

- 2.10 Amendments were made to the SPD in response to comments made, but none were considered so great as to result in the document being reappraised. Many of the amendments related to inaccuracies, and making maps and diagrams more legible and user friendly. A significant addition to the SPD were appendices showing the Bradford Centre Regeneration Area and the Replacement UDP policies which the SPD helps to implement.

Selection of the Adopted SPD

- 2.11 During the production of the SPD and Sustainability Appraisal, two options were considered, the first was production of the SPD, and the second was the “business as usual” approach.
- 2.12 If the SPD was not prepared, those involved in the determination of planning applications, would have to rely on the generality of national, regional and local planning policy. The absence of an SPD would adversely affect the implementation of the policies in the Replacement UDP, offer less certainty of stakeholders, and potentially have adverse effects on the regeneration of Bradford city centre.
- 2.13 Adoption of the SPD would provide further information and guidance to all participants in the development control process and therefore help to implement the twenty-eight policies of the Replacement UDP which the SPD helps to implement.

Monitoring

- 2.14 Monitoring of the implementation of the SPD will be incorporated into the Annual Monitoring Report as part of the Local Development Framework. This Report will give an indication of the performance of the SPD and contains core indicators such as the amount of completed retail, office and leisure development in the city centre; however there is a need to establish monitoring arrangements for these indicators. It is anticipated that indicators/targets will be identified in the future. Effective monitoring will allow the Council to identify any issues with the SPD and will enable any work to improve the SPD to be carried out.

Conclusion

- 2.15 The Bradford City Centre Design Guide Supplementary Planning Document has been prepared and has developed simultaneously with the sustainability appraisal of the effects of implementing the SPD. It has been concluded that its implementation will, overall, have a positive impact on achieving the sustainability objectives. Monitoring of the effects of the SPD will highlight any areas where it is felt the SPD is not working properly and is resulting in negative effects, and where review of the document is needed.

CITY OF BRADFORD METROPOLITAN DISTRICT COUNCIL**PLANNING AND COMPULSORY PURCHASE ACT 2004****NOTICE OF DEPOSIT OF DRAFT SUPPLEMENTARY PLANNING DOCUMENT FOR PUBLIC COMMENT****BRADFORD CITY CENTRE DESIGN GUIDE****LOCAL DEVELOPMENT FRAMEWORK FOR THE BRADFORD DISTRICT**

The City of Bradford Metropolitan District Council has published a draft Supplementary Planning Document called *Bradford City Centre Design Guide* for public comment. The Supplementary Planning Document provides guidance on how new development can enhance the city centre and help to implement the Bradford Centre Masterplan. The document applies to the area covered by the regeneration company, Bradford Centre Regeneration.

Copies of the Draft Supplementary Planning Document are available for inspection at the Council's Planning Offices at:

- Jacobs Well, Manchester Road, Bradford BD1 5RW (Mon-Thurs 9am to 5pm, Fri 9am to 4.30pm)
- Keighley Information Centre, Town Hall, Bow Street, Keighley BD21 3PA (Mon-Thurs 9am to 5pm, Fri 9am to 4.30pm)
- Shipley Town Hall, Kirkgate, Shipley BD18 3EJ (Mon-Thurs 9am to 5pm, Fri 9am to 4.30pm)
- Ilkley Town Hall, Station Road, Ilkley (Mon-Thurs 9am to 12.30pm & 1.30pm to 5.00pm, Fri 9am to 12.30pm & 1.30pm to 4.30pm)

And at the following libraries:

- Bradford Central Library, Princess Way, Bradford BD1 1NN (Mon-Fri 9am to 7.30pm, Sat 9am to 5pm)
- Shipley Library, 2 Wellcroft, Shipley BD18 3QH (Mon-Fri 9am to 7pm, Sat 9am to 5pm)
- Keighley Library, North Street, Keighley BD21 3SX (Mon-Fri 9am to 7pm, Sat 9am to 5pm)
- Bingley Library, Myrtle Walk, Bingley BD16 1AW (Mon-Fri 9am to 7pm, Sat 9am to 5pm)
- Ilkley Library, Station Road, Ilkley LS29 8HA (Mon-Fri 9am to 7pm, Sat 9am to 5pm)

And on the Council's web site at www.bradford.gov.uk/bccdg

Also available for inspection are the Council's Sustainability Appraisal Report and Consultation Statement.

Any person may make representations about the Supplementary Planning Document. Representations must be made in writing and submitted by either email to ldf.consultation@bradford.gov.uk or by letter to Local Development Framework Group, Plans and Performance Service, 8th Floor, Jacobs Well, Manchester Road, Bradford BD1 5RW. The closing date for comments is Friday 17th February 2006. Any representations may be accompanied by a request to be notified at a specified address of the adoption of the Supplementary Planning Document.

Dated this 6th day of January 2006

Gerry A Danby, Barrister
Legal and Democratic Services Director
City of Bradford Metropolitan District Council
City Hall
Bradford

BD11HY

APPENDIX 2: SUMMARY OF REPRESENTATIONS TO DRAFT CITY CENTRE SUSTAINABLE DESIGN GUIDE SPD

Consultee	Comment(s) on Draft Sustainable Design Guide SPD	Bradford MDC Response	Change(s) to SPD
1. Nicholas Bielby	Page 18: there is an inconsistency between the direction of travel into the city along the main roads. If you are going into Bradford along Valley Road, you would be travelling south, not north.	This sentence (in the 2 nd column) is inconsistent and should be amended so that it reads clearly.	Amend the text in the 2 nd column of page 18 so that it reads clearly.
	The Odeon is the only 20 th century 'star' building to have been built in Bradford City Centre. It should be restored.	The future of any particular building is not a matter for the guide. Site-specific issues will be addressed in the Neighbourhood Development Frameworks (NDFs) or in individual development proposals. BCR will bring forward proposals in due course.	No changes to the SPD.
2. Bradford Breakthrough	The SPD is a very professional product that is easy to read, explains the principles clearly and demonstrates a clear commitment to delivery.	Bradford Breakthrough's support for the SPD is noted.	No changes to the SPD.
	Breakthrough supports the drive for city centre development and hopes to see the objectives of the City Centre Masterplan come into fruition.	Bradford Breakthrough's support for the SPD is noted.	No changes to the SPD.
	The plans for upgrading and improving the maintenance of the public realm are welcomed.	Bradford Breakthrough's support for the SPD is noted.	No changes to the SPD.
	The buildings hierarchy, restoration / repair of the city's architectural heritage and the encouragement of high quality modern design are welcomed.	Bradford Breakthrough's support for the SPD is noted.	No changes to the SPD.
	Concerned that there is no mention of the 'Secure by Design' principles. Crime and anti-social behaviour must be designed out, otherwise it will blight the renaissance of the city.	The guide includes rules to improve and encourage street activity through better building design,	Add text to Rule 2.
	The SPD is a very professional product that is easy to read, explains the principles clearly and demonstrates a clear commitment to delivery.	Bradford Breakthrough's support for the SPD is noted.	No changes to the SPD.
	Inner city traffic, parking and the inner ring road	This concern will be addressed in the City	No changes to the SPD

	acting as a barrier to permeability must be a priority for action. Improvements to the road infrastructure and out of town car parking with regular and reliable public transport must be implemented as early as possible. We look forward to the findings of the comprehensive traffic scheme.	Centre Area Action Plan. The emerging Valley Neighbourhood Development Framework intends to add clarity to the suggested Westgate / Listerhills Road link.	
3. Bradford College	The document is well structured, clear and offers the city an excellent opportunity to capitalise on the regeneration it has embarked on in recent times.	The College's support for the SPD is noted.	No changes to the SPD.
	The College's aspirations have been articulated and this is welcomed.	The College's support for the SPD is noted.	No changes to the SPD.
	P25: on the map, the 'Courtyard' area overflows onto the 'Campus Park' area. Is this an oversight or is the diagram not meant to be wholly accurate?	These are complementary.	Clarify map in final version.
	P28: the suggestion that the 'education campus should seek to re-establish the historic built form and building line' is not a welcome statement. The university and college both have developed or developing estates strategies which will significantly improve the area. The intention of these strategies is to improve links between the city and campus, and this would be potentially lost by following the above statement.	Comment is accepted. Aspects of the campus suggest it may be more accurately described as a zone of reinvention. The development of the campus will be masterplanned. However, the building line and street block approach has relevance.	Review text and map in final version.
	P34: mention of existing university buildings, but not the college's. This reference should be added for clarity.	Comment accepted.	Add a reference to Bradford College to the reference to the buildings of Bradford University to page 34 of the SPD.
	P34: reference to re-establishing the former layout of the college / university area. This is unlikely to sit well with 21 st century learning provision and seems overly restrictive. However, the college does wish to integrate better with the city centre and allow a flow of students between the two.	Comment accepted and responded to above.	Review text and map in final version.
	P58: In terms of the public realm, it may be useful to identify the concept of a learning village / quarter stretching from the university to	Comment accepted. This proposal is being investigated through the Valley NDF and should be promoted through	Review text and map in final version.

	the Alhambra / Odeon. This has been discussed with the Council before. It would include residential, retail and small business / office accommodation as well as buildings for learning.	campus masterplanning.	
	P66: 'making the university feels' should read 'making the university feel'.	Amend the text as suggested.	Amend the text on page 66 of the SPD so that 'making the university feels' reads 'makes the university feel'.
	P66: there is mention of the vitality created by the university, but not the college, which has 22,000 learners and 2,000 staff and this should be acknowledged.	Comment accepted.	Amend the text on page 66 so that it refers to the contribution Bradford College makes to the vitality of the city centre.
4. John Buffman	The SPD is most difficult to follow.		
	The red-circled areas of redevelopment do not indicate what building is intended for these areas.	The red lined areas in the SPD identify (on different plans) zones of repair and reinvention, and tall building zones. It is not the objective of the SPD to prescribe specific land uses for these sites, or to design any new development in these areas, but to establish the principles which will be used to secure high quality design in new city centre development and to ensure that new development is appropriately situated in the context provided by the city centre.	No changes to the SPD.
	The redevelopment of Broadway / Forster Square will hopefully give open space, an artistic approach to Forster Square Station, a good retail shopping area and prevent motorway passage through Forster Square.	Although the SPD does not refer to the design of specific new developments, its principles will be applied to all new development and public realm in the city centre, and these principles have been applied to the redevelopment of Broadway as far as possible.	No changes to the SPD.
	In support of the demolition of the current Police Headquarters, opening up the possibility of using this space as an open area with trees and seating.	Noted	No changes to the SPD.
	The Odeon should be retained, with some modification to the exterior. It has the potential to complement the Alhambra and NMPFT. It could become a Winter Gardens centre for conferences and concerts.	The future of any particular building is not a matter for the guide. Site-specific issues will be addressed in the Neighbourhood Development Frameworks (NDFs) or in individual development proposals. BCR will bring forward proposals in due course.	No changes to the SPD.

	Hope that more enlarged and detailed plans will be offered for the public to view.		A more permanent display of the guide will be considered.
	Hope the Council Planning Committee will also be included in any decisions to be made.	As part of the consultation, every member of the Council was informed of the deposit of the Draft SPD and were offered a copy of the document on request. The SPD has been commented on by the Regulatory and Appeals Committee. The decision whether to adopt the guide rests with the Executive.	No changes to the SPD.
5. English Heritage	The SPD and the analysis which informs it is welcomed.	English Heritage's support for the SPD is noted.	No changes to the SPD.
	The principle of Zones of Repair and Reinvention is endorsed, however, there will be some overlap between these zones.	Accepted that there are building groups in Zones of Reinvention which are as good as those in Zones of Repair and whose context should be acknowledged in development.	Clarity will be reviewed in the final version.
	Reservations about the need for and location of star buildings. The city centre already contains a number of fine buildings. These should be prioritised for a portion of the available resources to secure their refurbishment before funds are directed elsewhere.	The Guide sets out rules for the location and procurement of new 'star' buildings. It is not about the availability of resources for building refurbishment.	No changes to the SPD.
	Bradford's topography is a critical component of its character. This would be obliterated by filling-in the valley with tall buildings, therefore the principle of siting tall buildings in the valley bottom is not supported.	The brief to consultants was to advise on an approach to tall buildings. There has been a careful analysis of views and identification of zones where tall buildings may be considered which has led to the general siting to be in valley bottoms.. The guide sets out rules for the assessment of tall buildings which includes reference to English Heritage guidance.	Carry out a final review of tall building zone boundaries for the final version.
	The acceptance of the need for high quality in the design of the public realm should extend to all aspects of the Council's work, especially highway engineering.	A Streetscape Manual is in preparation by BCR to extend the Public Realm Guidelines in this guide.	No changes to the SPD.
6. English Nature	No Comments on the SPD	English Nature's acknowledgement is noted.	No changes to the SPD
7. Government Office for Yorkshire and the Humber	No Comments on the SPD	The Government Office's acknowledgement is noted.	No changes to the SPD
8. Grovebank Properties	The SPD is welcomed.	Grovebank Properties' support for the SPD is noted.	No changes to the SPD
	Jacob's Well is in a Zone of Repair on one map and on page 47 the site of the building is part of	Jacob's well is in a Zone of Reinvention. Any discrepancies within the guide will be corrected.	Make any necessary changes to the final version.

	the Business Forest in a Zone of Reinvention. This is a contradiction.		
	There is no clear clarification as to the rationale for creating the boundaries of the Tall Building Zones and Zones of Repair and Reinvention. In particular, a tall building on the site of Jacob's Well would not adversely impact views into the city centre and of City Hall. Such a building could form a high quality gateway to The Bowl and City Hall.	The gateway to the city centre at this point is Croft Street. The future of any particular building or site is not a matter for the guide. Site-specific issues will be addressed in the Neighbourhood Development Frameworks (NDFs) or in individual development proposals.	Carry out a final review of tall building zone boundaries for the final version.
	There are no clear references as to how the thought processes behind the emerging NDFs will be incorporated into the Design Guide in terms of their implications for city centre design. The height and massing of buildings will have a clear impact upon the outcomes and potential for delivery of the NDFs.	The guide comes before the NDFs. The briefing for NDFs requires their drafting to take their lead from the rules for development in the Guide.	No changes to the SPD
	Grovebank Properties reserves its right to further comment on the Design Guide until the NDF has been publicly available for consultation.	To consider amendments within the generality of the guide in the absence of development proposals is inappropriate.	No changes to the SPD
	The text should acknowledge that there is not necessarily an assumption that no tall buildings will be allowed outside of the Tall Building Zones if a detailed urban design justification, based on the CABE / English Heritage strategy on tall buildings, can be successfully address the issues raised by tall buildings.	The text is clear on the process for assessment of tall buildings.	No changes to the SPD
9. Highways Agency	SPD should promote non-car modes of transport.	The SPD focuses on urban design issues. The UDP provides the headline planning policies for the District, including policies in support of non-car modes of transport. The City Centre Area Action Plan will address this issue.	No changes to the SPD
10. Ilkley Civic Society	The SPD is difficult to read in terms of the size of the font and diagrams and plans.	The shape of the document is a 'house style' for city centre documents promoted by BCR.	Clarity will be reviewed in the final version.
	Many of the photographs are too small to illustrate the points being made, and not all of them are captioned.	Noted	Clarity will be reviewed in the final version.

	Not sure of the significance of red text – are they recommendations? Similarly, do the blue square bullet points indicate significance?	Blue boxes are aspirations. Red text is headline or highlights.	Clarity will be reviewed in the final version.
	No reference to shopfront SPD and Conservation Area guidance. Will the shopfront SPD be of more importance than the City Centre Design Guide SPD? This is not clear.	The policies of the adopted UDP and its replacement will carry the most weight. Any adopted SPD will be a material consideration in determining planning applications. It is unlikely that the content of SPDs will contradict each other as they are all linked to policies of the UDP and cover different topic areas. The Conservation Area Assessments do not carry the same weight as SPDs, but do provide further information which supports the implementation of the Built Heritage policies of the UDP.	No changes to the SPD.
	There is no discussion as to how to attract quality businesses to the city centre or any strategy for reducing the amount of short term lease premises occupied by bargain and discount stores. Short term businesses do not make substantial investment in their premises.	This not an issue that the guide can address.	No changes to the SPD.
	Small flats at high densities do not create sustainable communities. They attract a young, transient population which moves out when it comes to the stage of settling down and having a family. It is right to encourage people to live in the city centre, but a balanced 'village' society must be created.	This not an issue that the guide can address but studies have been carried out into a Balanced housing market from which recommendations will emerge in due course. The City Centre Area Action Plan will address this issue.	No changes to the SPD.
	There is no mention of the need for ongoing maintenance in terms of public art and the street scene, which is critical to their future, e.g. the art at Forster Square station is deteriorating and is coated with chewing gum.	This is not an issue for the guide itself but other city centre documents are addressing the issue.	No changes to the SPD.
	The paving section points out various important factors, but does not mention that paving should look good!	Noted. Response as above.	No changes to the SPD.
	Bradford City Hall was designed to be seen at the end of a vista down several streets and not stand in isolation, therefore the creation of a lake is a contentious issue. The lake will require a lot of maintenance. Will it serve a	The SPD is concerned with the design of new buildings and spaces and not the nature or design of specific developments. Site-specific issues will be addressed in the relevant Neighbourhood Development Framework.	No changes to the SPD.

	function (boating? wildlife?) and will it serve different functions over the year?	BCR has carried out detailed practical investigation in water design and management in the city centre and will reveal the outcome at the appropriate time.	
	Bradford needs to re-assert its position in the region and attract employment, higher education, retail and leisure activities away from Leeds and Huddersfield.	The Bradford Centre Regeneration Masterplan acknowledges that Bradford must establish a unique role for itself in the wider region and sets out how the city could retain, capture and expand economic activity and other beneficial investment.	No changes to the SPD
11. Lancashire County Council	No comments on the SPD.	The County Council's acknowledgement is noted.	No changes to the SPD
12. Julie and Norman Littlewood	The Odeon building should be kept in situ as per your own recommendation 3.3 on the document. It is important in its own right and as part of Bradford's heritage.	A 'recommendation 3.3' is not in the SPD. The future of any particular building is not a matter for the guide. Site-specific issues will be addressed in the Neighbourhood Development Frameworks (NDFs) or in individual development proposals. BCR will bring forward proposals for the Odeon in due course.	No changes to the SPD
	The reintroduction of the canal link from Shipley to the centre of Bradford is an excellent idea in principle, provided the water is clean and unpolluted.	The principal of seeking the delivery of the canal was agreed by the Council's Executive on 28 February. BCR has carried out detailed practical investigation in water design and management in the city centre and will reveal the outcome at the appropriate time.	No changes to the SPD.
	The Lake at City Hall is not a viable idea. Grassed parkland with vertical contours – covered seating, rose beds, rockeries, flowering trees, small water features and keeping Centenary Square as it is is preferable.	The Bowl Neighbourhood Development Framework will report on the appropriate way to design, manage and deliver new public realm proposed in the Master plan. BCR has carried out detailed practical investigation in water design and management in the city centre and will reveal the outcome at the appropriate time.	No changes to the SPD.
	There should be a cross rail link paid for by the Government, as it would be nationally advantageous and would reduce road traffic.	The Council's Executive has recently confirmed its policy not to protect a route for a cross rail link.	No changes to the SPD
13. Audrey Livett	The Odeon should not be demolished. No case for its demolition has been made, but there is strong support for its retention.	The future of any particular building is not a matter for the guide. Site-specific issues will be addressed in the Neighbourhood Development Frameworks (NDFs) or in individual development proposals. BCR will bring forward proposals for the Odeon in due course.	No changes to the SPD

14. Gwyn James LLewellyn	Support the extension of the Bradford Canal.	The principal of seeking the delivery of the canal was agreed by the Council's Executive on 28 February.	No changes to the SPD
	The SPD is generally questionable due to the lack of detailed consideration for maintenance (eg shelters for the guided busway) the water feature outside the Courts shows the consequences of this lack of attention to present assets. Leeds and Halifax have a relative lack of squalor and are more attractive to people in Odsal than Bradford. The issue of maintenance needs to be the priority.	This is not an issue for the guide itself but other city centre documents are addressing the issue	No changes to the SPD
	Bradford needs a better rail link to encourage people into it	The Council works with Metro and other partners to encourage the rail industry to provide the Bradford destination with better services.	No changes to the SPD
15. Mark Nicholson	Grand or bold visions for Bradford should be limited to the Forster Square / Broadway area, as any new development will improve this area.	The Master plan has been prepared for the whole city centre's regeneration. Broadway is only part of the regeneration that is required.	No changes to the SPD
	Objects to the demolition of the Odeon.	The future of any particular building is not a matter for the guide. Site-specific issues will be addressed in the Neighbourhood Development Frameworks (NDFs) or in individual development proposals. BCR will bring forward proposals for the Odeon in due course.	No changes to the SPD
	The Lake proposal should be smaller and relate to the design of Centenary Square in terms of pedestrian walkways and gardens.	The Bowl Neighbourhood Development Framework will report on the appropriate way to design, manage and deliver new public realm proposed in the Master plan. BCR has carried out detailed practical investigation in water design and management in the city centre and will reveal the outcome at the appropriate time.	No changes to the SPD
16. David Park	As the city centre is hilly, it makes it difficult to get from a to b. Plans should make the centre more compact.	The SPD promotes the efficient use of buildings and sites by promoting a high density of development, particularly at the heart of the city centre. This is intended to help create a vital, mixed use city centre which makes full use of its ease of access by a range of public transport modes. While the issue of the topography cannot be tackled, a higher density	No changes to the SPD

		of development in the city centre should result in a greater mix of land uses in a small area.	
	Do not knock any more of Bradford down.	There are sites and buildings in the city centre which are not presently in beneficial use. If no viable use for them can be found, it would be impractical and undesirable to allow sites and buildings to remain vacant or otherwise be an inefficient use of space. Therefore in some instances, demolition and the redevelopment of sites or buildings is the most appropriate course of action.	No changes to the SPD
	Do not demolish the Odeon. Either use the present four units for entertainment; or remove the walls put in c.25 years ago; or use it as a theatre, concert hall, or conference centre; or allow it to be used by the National Museum of Photography.	The future of any particular building is not a matter for the guide. Site-specific issues will be addressed in the Neighbourhood Development Frameworks (NDFs) or in individual development proposals. BCR will bring forward proposals for the Odeon in due course.	No changes to the SPD
17. John Pashley	Object to the SPD on the following bases: The SPD is an example of 'credibility creep', seeking to legitimise unqualified acceptance of the Alsop Masterplan, when many aspects of it do not accord with the wishes of Bradfordians.	Whilst public opinion is rarely unanimous, Bradford Centre Regeneration carried out consultation to gauge support for the Masterplan when it was unveiled. Most of the respondents who took part were in favour of the Masterplan. However, the guide is a valuable assessment of planning policy for the city centre regardless of the Masterplan.	No changes to the SPD
	Pages 4 and 32 imply that the decision to demolish the Odeon has already been made. I and many other Bradfordians do not wish to see the Odeon demolished.	BCR will bring forward proposals for the Odeon in due course.	No changes to the SPD
	The lake and pier are incongruous to the character of Bradford. I and many other Bradfordians do not want this expanse of dead water.	The Bowl Neighbourhood Development Framework will report on the appropriate way to design, manage and deliver new public realm proposed in the Master plan. BCR has carried out detailed practical investigation in water design and management in the city centre and will reveal the outcome at the appropriate time.	No changes to the SPD
	The Magistrates Court should be retained and surrounded by structured gardens for reflection.	The Bowl Neighbourhood Development Framework will report on the appropriate way to design, manage and deliver new public realm proposed in the Master plan which includes the	No changes to the SPD

		site of the Magistrates' courts.	
	The SPD accepts that financial pressure dictates from developers and should be given precedence over the benefit of Bradfordians by the reduction of the envisaged parkland environment. This should be redressed.	The Bowl Neighbourhood Development Framework will report on the appropriate way to design, manage and deliver new public realm proposed in the Master plan.	No changes to the SPD
	The clearance of the Broadway site (paid for with public funds) should remain open and become a central park and not shops. Once Tesco have permission for a larger megastore on an enlarged Canal Road site, Broadway shopping will not be viable.	Planning permission has already been given for the redevelopment of the Broadway site owing to its benefits for the city and district. It would be unreasonable and unjustifiable for the Council to revoke this permission and successfully defend this decision. Any new retail development at Canal Road will need to be assessed as to its impact on existing retail centres, in accordance with planning policy.	No changes to the SPD
	Residential development is not taking place in accordance with the Masterplan, but wherever developers can find an available site or building to convert. In this context the SPD is superfluous.	The Masterplan does not set out in detail where residential development should occur, this will be addressed by the Neighbourhood Development. The policies of the Unitary Development Plan are the overriding factor which determines the location of new housing in the district. Housing development on sites or buildings not allocated for housing is taken on its own merits in terms of the policies of the UDP.	No changes to the SPD
	Present vehicular access to the Cathedral is circuitous and dangerous. Church Bank should be permanently re-opened and the Cathedral's integration with the city enhanced by the removal or lowering of St Peter's House.	The highway network in this part of the city centre has been altered to remove through traffic and to access to the Broadway redevelopment. Local traffic patterns are being monitored. The future of any particular building is not a matter for the guide. Comments are noted.	No changes to the SPD
	Why is the development of the city centre being shaped prior to the establishment of a comprehensive traffic scheme? Surely traffic flow would be the prime requirement in advance of any other developmental proposals.	The Masterplan suggested changes to the city centre highway network. The impacts of these have been identified. The Neighbourhood Development Frameworks will promote proposals. The City Centre Area Action Plan will also address movement in the city centre.	No changes to the SPD
	The developer-led re-opening of the Bradford Canal together with residential development in	Noted.	No changes to the SPD

	the Channel will be successful, as new residents will have a proprietorial interest in the maintenance and exploitation of the waterside features. This should be supported.		
	The SPD is aimed at the planning authority, yet is written by a Manchester consultancy. Surely Bradford has its own architects and planners who would adopt an approach which would be both pragmatic and sympathetic to the underlying ethos of our city.	Noted.	No changes to the SPD
	The SPD contains no original thought or reality. It is padded with historical and topographical details giving information already known. The contents are not specific to Bradford, are theoretical and conceptual, being based on the theory of town planning apparently culled from architectural and planning textbooks.	The guide follows a comprehensive analysis of the origins, assets and issues facing design of the city centre. This was necessary to arrive at a coherent Urban Design Code.	No changes to the SPD
	The SPD probably cost more than it is worth.	Noted.	No changes to the SPD
18. John Poltorak / Edna Woodhouse	The Odeon must be refurbished as a major concert hall rather than be demolished; it would help regenerate Bradford.	BCR will bring forward proposals for the Odeon in due course.	No changes to the SPD
	The Lake idea should be scrapped as it is impractical. An open public space would be preferable.	The Bowl Neighbourhood Development Framework will report on the appropriate way to design, manage and deliver new public realm proposed in the Master plan. BCR has carried out detailed practical investigation in water design and management in the city centre and will reveal the outcome at the appropriate time.	No changes to the SPD
	There is no provision for a rail link. The two stations should be linked, cutting down on cross-town traffic.	The Council's Executive has recently confirmed its policy not to protect a route for a cross rail link.	No changes to the SPD
19. Terry Sullivan	Are there plans to reopen and improve the Bradford Canal as part of regeneration? Canals are popular.	The principal of seeking the delivery of the canal was agreed by the Council's Executive on 28 February.	No changes to the SPD
20. Sanderson Weatherall	The image on the back of the guide looks like riots more than anything else.	This was a public arts event.	Review in final version.
	The Guide contains possibly too much information.	The guide follows a comprehensive analysis of the origins, assets and issues facing design of the city centre. This was necessary to arrive at a coherent Urban Design Code.	Clarity will be reviewed in the final version.
21. Susan Stead	The Odeon should be a Star Building, like the	The Odeon is not a star building under the	No changes to the SPD

	Alhambra (one of the Star Buildings in the Draft), it faced demolition 20 years ago.	criteria in the guide.	
	The Draft Sustainable Design Guide SPD says that the demolition of buildings should be the last resort as it is the least sustainable option. The demolition of the Odeon would oppose this Sustainable Design Guide.	The Sustainable Design Guide SPD accepts demolition if a viable use cannot be found for a building. BCR will bring forward proposals for the Odeon in due course.	No changes to the SPD
22. Alec Suchi	The Draft Guide does not make clear the future of the Odeon site (which is mentioned on pages 58 and 60). Retaining and refurbishing the Odeon would demonstrate civic pride, as the building is part of Bradford's identity. I support the retention of the Odeon.	BCR will bring forward proposals for the Odeon in due course.	No changes to the SPD
23. The Theatres Trust	Pleased that the SPD recognises the 'cultural quarter' value of the Alhambra. Cultural activity aids regeneration.	The Trust's support for the SPD is welcomed.	No changes to the SPD
	Surprised that the disused Odeon building does not get the same recognition as the Alhambra. It forms part of the streetscape with the adjoining Alhambra. The ODPM's <i>Sustainable Communities: People Places and Prosperity</i> (2005) advocates a sense of place, good quality community facilities and a strong local culture as part of sustainable communities, the Odeon would contribute to this if re-used.	BCR will bring forward proposals for the Odeon in due course.	No changes to the SPD
	Electronic documents (such as the SPD) should be simplified by using black text only and by having all parts of the document in a single file.	Noted.	Clarity will be reviewed in the final version.
24. Mr R Watson	Centenary Square should not be altered and a lake or other water feature would be out of place.	The Bowl Neighbourhood Development Framework will report on the appropriate way to design, manage and deliver new public realm proposed in the Master plan. BCR has carried out detailed practical investigation in water design and management in the city centre and will reveal the outcome at the appropriate time.	No changes to the SPD
	The Odeon (or at least its exterior) should be retained.	BCR will bring forward proposals for the Odeon in due course.	No changes to the SPD
	The priority should be an extension of the inner ring road to link Chester Street with Drewton Road / Westgate, allowing Godwin Street and Princes Way to be closed to traffic	The Masterplan suggested changes to the city centre highway network. The impacts of these have been identified. The Neighbourhood Development Frameworks will promote	No changes to the SPD

		proposals. The City Centre Area Action Plan will also address movement in the city centre.	
	There has been no proper consultation on any of the above matters.	Consultation has been carried out beyond the requirements of Government regulations for Supplementary Planning Documents. The draft Guide has been placed on deposit on the internet and at City Hall, the main libraries and all planning offices. The SPD was also subject to press coverage(including the front page of the Telegraph and Argus) in addition to the statutory advertisement.	No changes to the SPD
25. Kenneth Webster	The SPD has been given woefully inadequate publicity – only an ‘announcement’ in the back pages of the Telegraph and Argus. It should have been available in all libraries, council offices and tourist information centres.	Consultation has been carried out beyond the requirements of Government regulations for Supplementary Planning Documents. The draft Guide has been placed on deposit on the internet and at City Hall, the main libraries and all planning offices. The SPD was also subject to press coverage(including the front page of the Telegraph and Argus) in addition to the statutory advertisement.	No changes to the SPD
	The Bradford Canal venture is disproportionately expensive compared to what is intended elsewhere, as is the New Broadway.	Comment noted. The SPD is concerned with the design of new buildings and spaces and not the nature or design of specific developments.	No changes to the SPD
	In favour of the opening up of Well Street, which I trust will become pedestrianised.	Well Street remains as a street and will be reconstructed as part of the Broadway development public works as a part pedestrianised / shared surface.	No changes to the SPD
	Centenary Square is attractive, but is too often taken over by any major activity (usually profit-making and not community-based). Sheffield is a much better example.	The Bowl Neighbourhood Development Framework will report on the appropriate way to design, manage and deliver new public realm proposed in the Master plan	No changes to the SPD
	If the Police HQ and Magistrates’ Court are to go, Channing Way could be pedestrianised up to the junction with Thornton Road / Princes Way, doing away with the subways under Manchester Road, improving access.	The Bowl Neighbourhood Development Framework will report on the appropriate way to design, manage and deliver new public realm proposed in the Master plan	No changes to the SPD
	‘Boulevard-isation’ of Princes Way seems a good idea, as does the creation of more space and greenery in the city centre.	The Bowl Neighbourhood Development Framework will report on the appropriate way to design, manage and deliver new public realm proposed in the Master plan	No changes to the SPD

	The Odeon should be reused as a concert /conference hall, complementing the Alhambra and NMPFT. This would be in line with Appendix 1 of the Sustainability Appraisal: <i>'preserve...historic buildings of local importance'</i> .	BCR will bring forward proposals for the Odeon in due course.	No changes to the SPD
	Object to the creation of a lake by City Hall.	The Bowl Neighbourhood Development Framework will report on the appropriate way to design, manage and deliver new public realm proposed in the Master plan. BCR has carried out detailed practical investigation in water design and management in the city centre and will reveal the outcome at the appropriate time.	No changes to the SPD
26. Yorkshire Forward	No comments on the SPD.	Yorkshire Forward's acknowledgement is noted.	No changes to the SPD.
27. Yorkshire Water	In order to make full and effective use of land and buildings in urban area, the SPD should promote Sustainable Urban Drainage Systems (SUDS). Yorkshire Water would support policy that: requires all developers to demonstrate that the feasibility of using SUDS has been explored in the design of their development; requires developers to incorporate SUDS into the design of their development where a feasibility study indicates that it would be appropriate; requires the developer to ensure that there is a maintenance plan in place for SUDS where such a scheme is to be implemented as part of a planning permission.	The use of SUDS is acknowledged in the Public Realm section of the SPD, although it would be inappropriate for the guidance to go into the detailed requirements of a SUDS. The Sustainable Design Guide SPD promotes the use of SUDS as a component of sustainable design in support of the policy NR16 of the UDP.	No changes to the SPD

APPENDIX 3: LIST OF OTHER CONSULTEES

Bradford Councilors	Garbe Real Estate Ltd
Bradford MP's	George Wimpey Northern Yorkshire Ltd
	Gregory Properties
Age Concern	Ham Holdings Ltd
Mr Aggarwai	HJ Banks & Co Ltd
Aldersgate Estates Ltd	Ms Joan Honey
Asquith Properties	Igloo Fund
Barton Willmore Planning	Isis Waterside Regeneration
Benoy	Mr Philip Jackson
Blueroom Properties	Keyland Developments
Mr Michael Bottomley	KW Linfort PLC
Bradford & District Chamber of Trade	Landmark Securities
Bradford Access Action	Landtask
Bradford Breakthrough	Littman Robeson
Bradford Business Link	Maple Properties
Bradford Cathedral	Mr Dave McConnell
Bradford Centre Regeneration	Manor Property Group
Bradford Chamber of Commerce & Industry	Mi7 Developments
Bradford College	Mobility Planning Group
Bradford Community Housing Trust	National Museum of Photography, Film & Television
Bradford University	Newmason Properties
Bradford Vision	Newsquest Bradford
British Waterways	North Country Homes Group Ltd
British Wind Energy Association	Panter Hudspith
Caddick Development	Paul & Co
Campaign For Real Ale	Peacock and Smith
CB Richard Ellis Ltd	Penny Trepka
City Fusion	Plot of Gold Ltd
City Lofts Development	Mr John Polterak
Citygate Properties	PPG Land Ltd
Commission for Architecture and the Built Environment	Prince's Foundation
Countryside Properties (Northern) Ltd	Priority Sites Ltd
Dialogue Communicating Planning	RIBA (Bradford)
DPDS Consulting Group	Robinson Design Group

Royal Mail Property Holdings
St James Securities Ltd
Simons Estates Ltd
Mr C Sutton
The Emerson Group
The Mall Corporation
The Theatres Trust
Trident
Urban Splash Ltd
Vijay Associates
Walton & Co
West Yorkshire Police (Crime Prevention
Dept)
West Yorkshire Properties
Westfield Shoppingtown Ltd
Wildwood Developments

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District Council

Local Development
Framework Group

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