

BRADFORD STRATEGIC HOUSING MARKET ASSESSMENT (SHMA)

Stakeholder Event

20th March 2019

Department of Place



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL

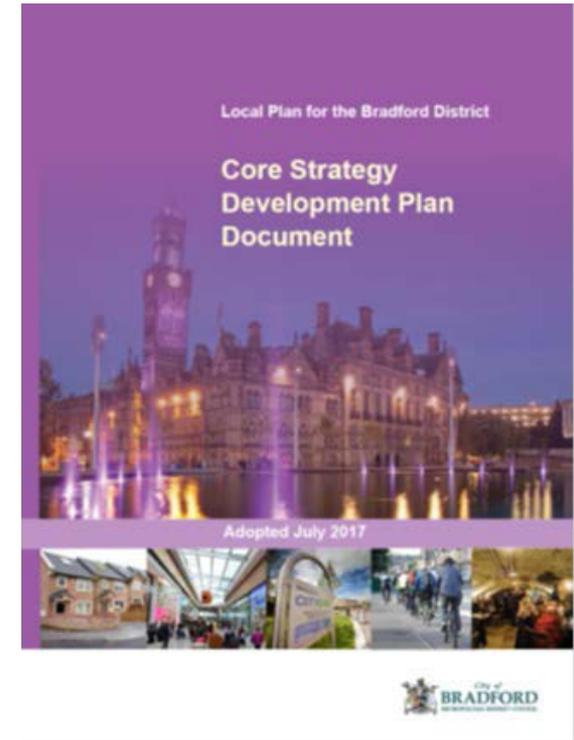
Agenda

- Welcome and Introductions (CBMDC)
- Local Plan – Overview (CBMDC)
- SHMA – Context, Methodology and Purpose (Arc4)
- Emerging Findings / Issues (Arc4)
- Q & A Session
- Roundup, Next Steps and Close (Arc4 / CBMDC)



Local Plan Update

- Adopted Core Strategy (2017), City Centre and Shipley and Canal Road Corridor AAPs (2017) & Waste Management Plan (2017).
- Core Strategy: An essential part of the Local Plan including strategic housing, economic, infrastructure and environmental policies.
- National Planning Policy Context: Updated NPPF/G (July 2018 & Feb 2019) – housing and standardised methodology, reinforcing Green Belt protection, strong focus upon delivery and viability.

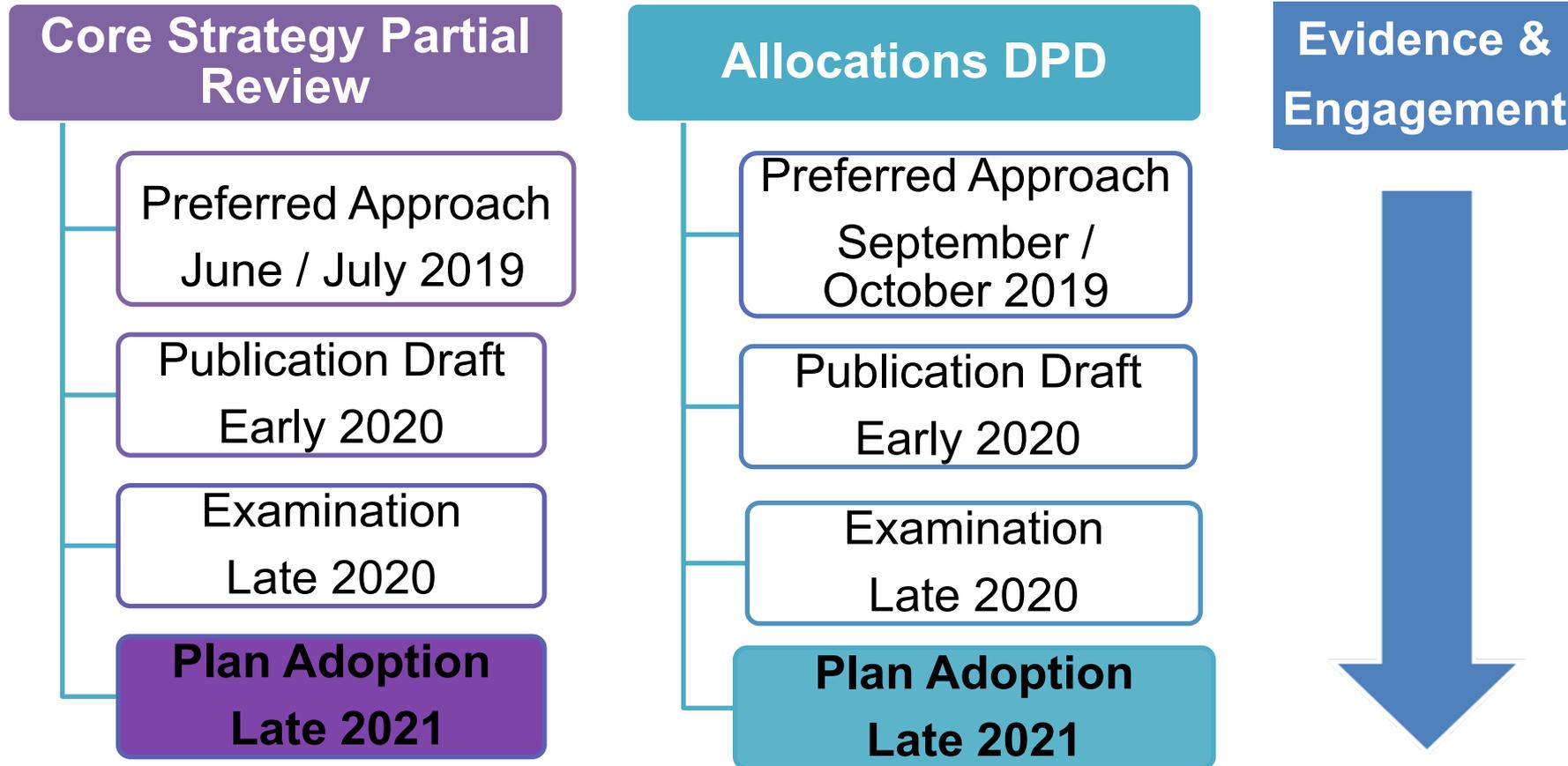


Local Plan Update

- New Bradford Economic Growth Strategy – Pioneering, Confident & Connected
- Early scoping stage work on Partial Review of the Core Strategy: 11th January to 22nd February 2019 – focused upon the plan period, strategic housing and economic policies, Green Belt and exceptional circumstances and viability.
- Currently reviewing representations – circa 158 parties submitted comments – 65% through the on-line survey.
- Substantial updates to evidence base in progress or subject to tendering – housing, employment, retail, leisure, open space, play pitches, sustainability appraisal, Habitats Regulations Assessment, viability / CIL, Green Belt...



Local Plan Preparation



SHMA Study Context

- Local Plan policies should be underpinned by relevant and proportionate **up-to-date evidence**.
- Ensure planning and housing policies are **sound and justified** and based on up to date information.
- Strategic policies should be informed by a **local housing need assessment** ... (NPPF para. 60).
- Inform policies for the housing needs of **different groups** and **affordable housing** (NPPF paras 61 & 62).

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SHMA & Local Plan Policy Review

At a practical level, the SHMA will provide evidence to inform the review Core Strategy policies:

- Policy HO1: The District's Housing Requirement
- Policy HO8: Housing Mix
- Policy HO9: Housing Quality
- Policy HO11: Affordable Housing
- Policy HO12: Sites For Travellers and Travelling Showpeople



SHMA – Context, Methodology and Purpose



➤ NPPF 2018

Stage 1:

- Published data and literature
- Qualitative research
- Household survey
- Stakeholder survey
- Stakeholder interviews
- Data analysis and modelling (City plus 7 sub areas)



SHMA – Context, Methodology and Purpose



Stage 1 Outputs:

- Housing market overview
- Particular groups (older people disabilities students, equalities etc)
- Market Drivers (particularly demographic change and affordability)
- House prices and affordability
- Affordable need and mix
- Market need and mix





SHMA: Expected Outputs

Stage 1 Outputs:

- Housing market overview
- Particular groups (older people, disability groups, students, equalities etc.)
- Market Drivers (particularly demographic change and affordability)
- House prices and affordability
- Affordable need and mix
- Market need and mix



SHMA: Emerging issues



Work in progress:

- Household survey
- Stakeholder survey
- Data analysis

Stage 1 Findings to date:

- Industrial legacy, urban, suburban and villages
- Stunning re-purposing of buildings
- Flows of people
- Weak city centre housing market



SHMA: Stage 2



Stage 2: NPPF 'Standard Method'

- Demographic Starting point
- Uplifts and supporting evidence
- Relationship to the assessment of affordable need (stage 1)
- Relationship to the housing requirement (stage 1)



Feedback and Next steps

Q & A Session:

- Who is in the room?
- Key issues?
- Key messages to the Council?

Roundup:

- Summary
- Next Steps
- Close



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