

Local Development Framework for Bradford

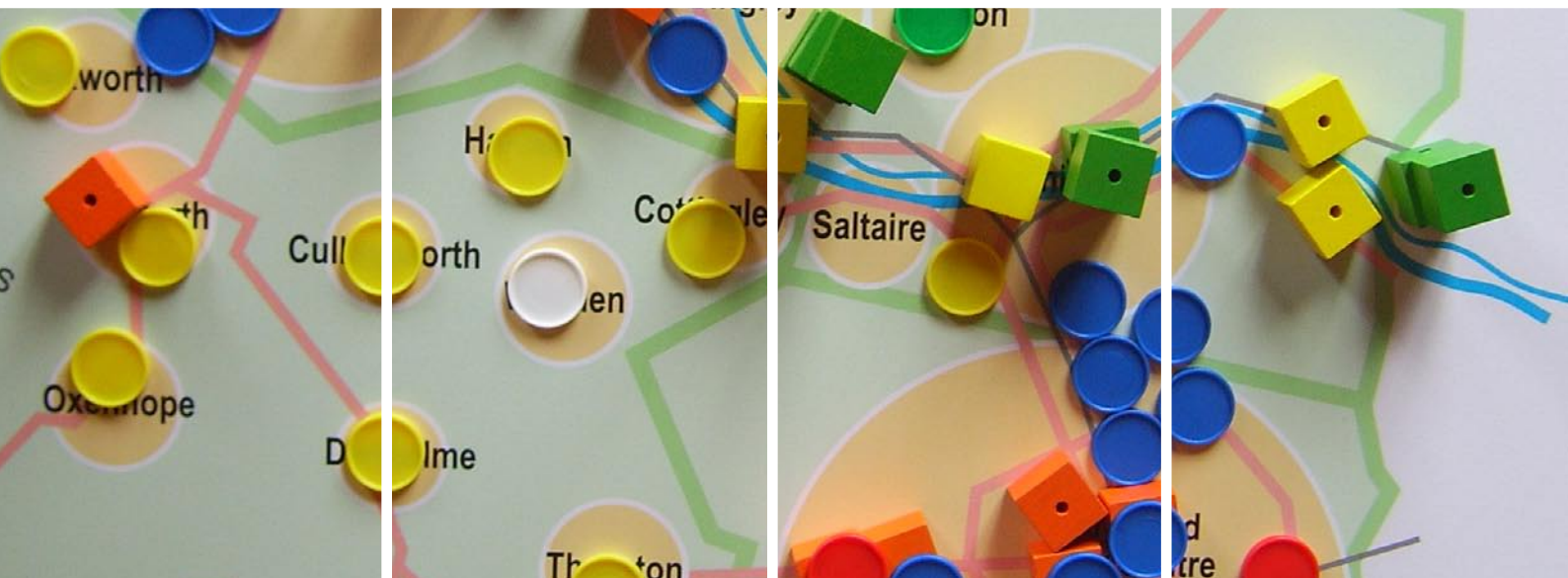
Core Strategy

Issues and Options

Consultation Event Log

Stakeholder Event : HOUSING
Velocity Centre, Bradford

22 March 2007



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

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।

ਇਹ ਦਸਤਾਵੇਜ਼ ਅਜਿਹੇ ਬਹੁਤ ਸਾਰੇ ਦਸਤਾਵੇਜ਼ਾਂ ਵਿਚੋਂ ਇਕ ਹੈ ਜਿਨ੍ਹਾਂ ਨਾਲ ਬਰੈਡਫੋਰਡ ਡਿਸਟ੍ਰਿਕਟ ਦਾ ਲੋਕਲ ਡਿਵੈਲਪਮੈਂਟ ਫਰੇਮਵਰਕ ਬਣਦਾ ਹੈ। ਜੇਕਰ ਤੁਸੀਂ ਇਸ ਦਸਤਾਵੇਜ਼ ਵਿਚ ਦਿੱਤੀ ਗਈ ਜਾਣਕਾਰੀ ਦਾ ਪੰਜਾਬੀ ਅਨੁਵਾਦ ਜਾਂ ਇਸਨੂੰ ਬ੍ਰੇਲ, ਵੱਡੇ ਅੱਖਰਾਂ ਜਾਂ ਟੇਪ 'ਤੇ ਪ੍ਰਾਪਤ ਕਰਨਾ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ, ਕ੍ਰਿਪਾ ਕਰਕੇ ਲੋਕਲ ਡਿਵੈਲਪਮੈਂਟ ਫਰੇਮਵਰਕ ਗਰੁੱਪ ਨਾਲ (01274) 434050, (01274) 434544 ਜਾਂ (01274) 434606 'ਤੇ ਸੰਪਰਕ ਕਰੋ।

ब्राडफोर्ड डिस्ट्रिक्ट (Bradford District) এর লোক্যাল ডেভেলপমেন্ট ফ্রেইমওয়ার্ক (Local Development Framework – স্থানীয় উন্নয়ন কাঠামো) এর অনেকগুলো কাগজপত্র বা দলিলপত্রের একটি হলো এই তথ্যপত্রটি। এই তথ্যপত্রের বিষয়বস্তু কমিউনিটির লোকদের কোনো ভাষায় বুঝতে চাইলে অথবা লিখিত অনুবাদ চাইলে নতুবা তা ব্রইলে (অক্ষলিপিতে), মোটা হরফে কিংবা ক্যাসেটে রেকর্ড করে চাইলে, অনুগ্রহ করে লোক্যাল ডেভেলপমেন্ট ফ্রেইমওয়ার্ক গ্রুপ (Local Development Framework Group)-কে (01274) 434050, (01274) 434544 বা (01274) 434606 নাম্বারে ফোন করুন।

ਆ ਦਸਤਾਵੇਜ਼ ਬਹੁਮਾਂ ਨੋ ਐਕ ਓ ਕੇ ਜੇ ਐਂਡ ਡਿਸਟ੍ਰਿਕਟ ਨਾਂ ਸਥਾਨਿਕ ਵਿਕਾਸ ਨੀ ਰੂਪਰੇਖਾ ਅਨਾਵੇ ਓ. ਜੋ ਤਮਨੇ ਆ ਦਸਤਾਵੇਜ਼ਾਂ ਬਾਹਾਬਾਨੁ ਪ੍ਰਾਇਮਰੀ ਆਬਓਮਾਂ ਆਪਨਰ ਕਰਾਵਾਨੀ ਅਥਵਾ ਤੇਨੋ ਅਰਥ ਸਮਝਵਾਨੀ ਜੜ੍ਹਰ ਜਫਾਯ, ਅਥਵਾ ਤਮਨੇ ਤੇਨੀ ਜੜ੍ਹਰ ਐਠਲ, ਆਰਜ਼ ਮਿ-ਟ ਕੇ ਪਠੀ ਟੇਪ ਓਪਰ ਡੋਯ, ਜੋ ਮਠੇਰਆਨੀ ਕਰੀ ਲੋਕਲ ਡਿਵੇਲਪਮੇ-ਟ ਫ਼ੇਮਵਰਕ ਗ੍ਰੁਪਨੋ (01274) 434050, (01274) 434544 ਅਥਵਾ (01274) 434606 ਪਰ ਸੰਪਰਕ ਕਰੋ।

یہ دستاویز بریڈفورڈ ڈسٹریکٹ 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 434050، 01274 434544 یا 01274 434606 پر رابطہ کریں۔

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1.0 EVENT OVERVIEW

OBJECTIVES

- 1.1 The Event had two broad objectives:
- Raise awareness of the Core Strategy Issues and options for Bradford with a focus on housing.
 - Engage with key stakeholders with an interest in housing provision and management in exploring the key issues and possible options for addressing them in the Core Strategy.

The event focused on the issue and options papers in particular Topic Papers 2 & 3.

PARTICIPANTSThe Council targeted invites to those with an interest in housing issues – local groups, social housing providers, developers and agents. Extensive use was made of existing contact networks such as the Bradford Housing Partnership and the Bradford Housing Association Liaison Group (BHALG). The timetable and running of the event was done in conjunction with the Council's Housing Service. Appendix 1 sets out those who were invited to the event and a sample invite letters and e-mails.

- 1.3 A total of 30 delegates plus 8 organisers and facilitators attended the event. A number of invitees booked but did not turn up on the day. The letter of invite and booking form are set out in Appendix 2 The details of all those who attended can be found in Appendix 3.

PROGRAMME

- 1.4 The event took the form of a half-day, which was kicked off with scene setting presentations followed by break out groups, which looked two key areas. The event programme is set out Appendix 4.

DOCUMENTATION

- 1.5 Copies of the Issues and Options Reports were available on registration as well as the LDF Leaflet No2 on the Core Strategy. A delegate pack was produced which contained:
- Programme
 - Delegate list
 - Copies of each of the presentations (see Appendix 5)
 - Gant chart extract from the Local Development Scheme
 - Bradford District Housing Profile
 - Feedback form

BREAK OUT GROUPS

- 1.6 There were four break out groups in each session. Each had a dedicated facilitator (see copy of facilitators notes in Appendix 6) as well as a scribe to record the discussions. Short notes setting out the key points in summary can be found in Appendix 7.

EVENT EVALUATION AND FEEDBACK

- 1.7 Each delegate pack included an event evaluation form (see Appendix 8). A total of 14 delegates completed a form. These have been analysed (see Appendix 9) and used to inform later events.

2.0 LIST OF GROUPS AND ORGANISATIONS INVITED

Alex Brown – District Tenant & Residents Federation (BCHT)
Amanda Nicholson – The William Sutton Housing Association
Andrew Hemming – Bradford Vision
Andrew Toft/Will Jennings – Accent Homes Ltd
Andy Taylor – Airedale Partnership
Anil Singh/Kemi Ilroy – Manningham Housing Association
Barry Anderson/Rebecca Grew – Hanover Housing Association
Bradford Older People's Alliance
Bradford Racial Equality Council
C P Holland – George Wimpey Northern Yorkshire Ltd
Chris Bielby - BDCT
Chris Creighton – Peacock & Smith
Chris Martin – Yorkshire & Humber Assembly
Clement Katalushi – COMEO & ABCD
Colin Western – Bradford MDC
Darren DeSouza – Bradford NHS
Ed Griffin – Go Regions
Elaine Appelbee – Bradford Vision
Frank Henley - Bradford MDC
Geraldine Howley – Bradford Community Housing Trust Group
Gina Bourne – Home Builders Federation
Gordon Hargrave – The Abbeyfield Bradford Society Ltd
Graham Moore – Bradford NHS
Harold Robinson – Robinson Architects
Housing Corporation, NE Region
Ian Moore – Inland Waterways Association
Jamie Pyper Land & Development Practice
Jez Lester
Jill Stephenson – Railtrack Property
Jim Smith – Bradford Community Housing Trust Group
John Pilgrim – Yorkshire Forward Regional Development Agency
Judith Atkinson – Trident
Julie Rhodes – Bradford MDC
Kate Anderson/Nichola Sewell – Indigo Planning Ltd
Lisa Jones – The Housing Corporation
Mary Fraser Hay – CPRE West Yorkshire
Matt Olley – Countryside Properties (Northern) Ltd
Maud Marshall – Bradford Centre Regeneration
Michael Brooke/Paul Corah – West Yorkshire Police Crime Prevention

Michael Patchett – Private Landlords Forum
Mike Cartwright – Bradford Chamber of Commerce & Industry
Mike Whitehouse – Bradford Vision
Mohammed Shabir – Bradford MDC
Nahdia Hussain/Joe Bvumburai – Yorkshire Housing Ltd
Nathan Smith/Dan Mitchell – Barton Willmore Planning Partnership
Neil Fell – Bradford Strategic Health Authority
Old People's Focus Group
Paul Common/Jane Dunn – Headrow Housing Group
Paul Roberts – West Yorkshire Passenger Transport Executive & Authority
Paul Stock – North Country Homes Group Ltd
Peter Crawshaw/Carol Stenner – Government Office for Yorkshire & The Humber
Peter Kay – Bradford MDC
Rachel Pierce – Sanderson Weatherall
Regen 2000
Richard Burnham – Home Housing
Rob Edmunds – Ben Bailey Homes
Rod Pegg – Bradford Northern Housing Association
Rosemary Hollins
Rupert Pometsey – Firebird (JVC) Ltd
Russell Baker – Asquith Properties Ltd
Sam Kilping – Environment Agency
Sandy Needham – Bradford Chamber of Commerce
Sarah Possingham – Bradford Metropolitan District Council
Sheila Bamford – Horton Housing
Steve Hartley – Bradford MDC
Steven Short – Bradford West City Community Housing Trust
Stewart Ross – DevPlan UK
Sue Walters Thompson – Carter Jonas
Tal Singh – Housing 21
Transport 2000
Ulfat Hussain – Nashayman Housing Association (part of Home Group)
Val Summerscales – Bradford & District Chamber of Trade
Veronica Carrapiett/Nilam Buchanan – North British Housing Association
Wayne Noteman – Bradford MDC
Wendy Banks/Rob Harbourne/Richard Hargrave – Sanctuary Housing Association
Zamir Hussain – Service Development Manager

3.0 LETTER OF INVITE

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www.bradford.gov.uk

Plans and Performance Service

8th Floor Jacob's Well
Manchester Road
BRADFORD
West Yorkshire BD1 5RW

Tel: (01274) 434050
Fax: (01274) 433767
Minicom: (01274) 392613
E-Mail: ldf.consultation@bradford.gov.uk
My Ref: TDP/P&P/LDF/CS/I&O
Your Ref:

1st March 2007

Dear

Bradford District Local Development Framework – Core Strategy Issues and Options Consultation – Housing Stakeholder Conference

As you will probably be aware from recent correspondence, the Council is currently carrying out an informal consultation on the Core Strategy Issues and Options Topic Papers for a period of six weeks concluding the 30th March 2007.

The Core Strategy is one of the key documents that form part of Bradford District's emerging Development Plan under the new Local Development Framework (LDF).

As well as publishing a series of topic papers for comment and arranging a number of area conferences, the Council is also holding a number of half day workshops, to discuss with stakeholders in more detail, issues relating to specific topics. One such event will look at the housing issues and options and will be held at the Velocity Centre next to Bradford University from 9.30 to 12.30 on Thursday the 22nd March. Refreshments and lunch will be provided free of charge.

The event will include a number of short presentations to set the background to the new LDF Core Strategy and recent work by the Housing Strategy team on a Local Housing Assessment for the district. There will then be a number of break out discussions where a range of issues can be debated including:

- The scale and location of new housing development across the district;
- The role of different settlements within the district;
- Issues relating to the needs of special groups for example the elderly / BME and Gypsy and Traveller communities;
- Affordable housing policies and issues;
- Making effective use of land – density, phasing and brownfield land policies etc.

Above all, however, this is an opportunity for those involved in the housing industry and housing provision to let us know what issues and policies you think the Core Strategy should be including and addressing.

If you wish to attend this event please fill in and return the enclosed booking form by **Friday the 9th March 2007**. Places are limited by the capacity of the venue so please book as soon as possible to avoid disappointment! For those of you who have already registered an interest in attending on the of the area conferences, there is no problem in also attending this housing focused event as well.

Further information on the Local Development Framework is available on the Council's website at www.bradford.gov.uk/planning. Hard paper copies of the topic papers are also available in the Council's planning offices at: Jacob's Well, Bradford, and the Town Halls at Ilkley, Keighley and Shipley. Or in the main libraries at: Shipley, Bingley, Keighley and Bradford Central Library.

Should you require clarification on any of the above or further information please contact Andrew Marshall on the number above or my colleague Simon Latimer on (01274) 434606.

Yours sincerely,



Andrew Marshall
Group Planning Manager

4.0 BOOKING FORM

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**CORE STRATEGY
HOUSING STAKEHOLDER CONSULTATION EVENT**

Do you have an interest or role in the provision of housing and accommodation for the people of Bradford? If so then read on....

Bradford Council is producing a new strategic planning document – a Core Strategy – which will form part of its Local Development Framework. This crucial document will influence the scale, location and type of new housing to be provided and identify the needs of specific groups such as the elderly and BME communities.

You are cordially invited to attend the following ½ day event to discuss the issues and give us your views:

**Thursday 22nd March 2007
9.30am – 1.00pm
Velocity Bradford, Angel Way, Bradford**

Refreshments and lunch will be provided.....

BOOKING FORM

1. Your Details

Name:	
Address:	

Organisation:	
Telephone:	
Email:	

3. Dietary needs (Please tell us if you have any special dietary needs)

4. Any special requirements. Please list below anything else you may need. We will try our best to meet your needs so that you can fully participate on the day.

5. How to book.

To book a place please fill in this form and return to:
 Local Development Framework Group
 8th Floor Jacob's Well
 Manchester Road
 Bradford
 BD1 5RW

Or Fax: (01274) 433767

Or Email: ldf.consultation@bradford.gov.uk. Please head your email 'Core Strategy Waste Conference'

Alternatively, please ring Shirley Brown on (01274) 432253

Please let us know if you can attend by Friday 9th March 2007, as places are limited.

Further details of the conference and a map will be sent to you if you with your booking confirmation.

5.0 DELEGATE LIST

Andrew Marshall	Group Manager, Bradford M.D.C
Simon Latimer	Team Leader, Bradford M.D.C
Leah Midgley	Planning Officer, Bradford M.D.C
William Cartwright	Planning Assistant, Bradford M.D.C
Helen Breen	Planning Assistant, Bradford M.D.C
Ali Abed	Planning Assistant, Bradford M.D.C
Yusuf Karolia	Housing, Bradford M.D.C
Morgan Marshall	Housing, Bradford M.D.C
David Stuttard	Housing, Bradford M.D.C
Gerry McGuckin	Senior Planning Officer, Bradford M.D.C
Alex Brown	Bradford & District Tenants & Residents Federation
Andrew Coates	Robinson Architects Ltd
Andrew Hemming	Bradford Vision
Andrew Toft	Accent Group
Anil Singh	Manningham Housing Association
Charles Patchett	Patchett Homes
Charlie Webb	Redrow Homes
Chris Bielby	Bradford District care Trust
David Stuttard	Housing BMDC
Dillon Butters	Hallam Land Management
Eve Fawcett	GVA Grimley LLP
George Wright	
Harold Robinson	Robinson Architects / Chairman Magellan Properties Ltd
Helen King	Rural Affordable Housing Enablement - Ilkley
Jenny Cropper	DTZ Consulting & Research
Jez Lester	Bradford Community Housing Trust
Julie Rhodes	Private Sector Housing, Bradford M.D.C
Mark Johnson	Dacre, Son & Hartley
Matt Olley	Regional Planner, Countryside Properties Ltd
Michael Brooke	West Yorkshire Police
Mohammed Shabir	Housing BMDC
Nazrul Meah	Policy Development BMDC
Nina Mewse	SERCO Bradford
Paul Common	Headrow Ltd
Paul Corah	West Yorkshire Police
Rachael Pierce	Sanderson Weatherall
Robert Brough	Airedale Partnership
Ruth Hardingham	Regional Assembly
Sheila Bamford	Horton Housing Association
Tim Williams	Miller Homes

6.0 EVENT PROGRAMME

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**LDF CORE STRATEGY – ISSUES AND OPTIONS
HOUSING STAKEHOLDER CONFERENCE 2007
PROGRAMME
22nd MARCH 2007
VELOCITY CENTRE BRADFORD**

9.00	Registration and refreshments.
9.30	Welcome and Introduction: Andrew Marshall (Group Planning manager) setting out the aims of the event and proceedings
9.35	What is a Core Strategy Andrew Marshall (Group Planning manager) Short presentation introducing LDF and Core Strategy.
9.50	Housing issues : Simon Latimer (Team Leader) short presentation on the key housing issues and options for dealing with them in Bradford.
10.05	Housing picture: Morgan Marshall (Research Officer) short presentation on the key issues coming out of the LHA and their spatial implications.
10.20	Introduction to workshops:
10.30	<p>Workshop Session 1: Your chance to discuss the key housing issues facing the district and potential approaches to them. This workshop will be based around the 2 priority themes in the issues and options paper:</p> <ol style="list-style-type: none"> 1. Location of development - roles of different settlements in meeting housing needs and making effective use of land 2. Housing need - balanced communities (affordability, mix, special needs and types of housing)
11.15	Refreshments break.
11.30	<p>Workshop Session 2: Your chance to discuss the key housing issues facing the district and potential approaches to them. This workshop will be based around the 2 priority themes in the issues and options paper:</p> <ol style="list-style-type: none"> 1. Location of development - roles of different settlements in meeting housing needs and making effective use of land 2. Housing need - balanced communities (affordability, Mix, special needs and types of housing)
12.15	Summary and where next: Summarise key issues. Set out next steps in developing LDF Core Strategy.
12.30	Lunch.

7.0 POWERPOINT PRESENTATION

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BRADFORD LOCAL DEVELOPMENT FRAMEWORK

CORE STRATEGY – ISSUES & OPTIONS

Housing Stakeholder Event

22 March 2007

Velocity Centre, Bradford

Department of Regeneration

City of Bradford Metropolitan District Council

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Welcome & Event Outline

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- 9.30 Welcome and Introduction: Andrew Marshall (Group Planning manager)
- 9.35 What is a Core Strategy Andrew Marshall (Group Planning Manager)
- 9.50 Housing issues: Simon Latimer (Team Leader)
- 10.05 Housing picture: Morgan Marshall (Research Officer)
- 10.20 Introduction to workshops:
- 10.30 Workshop Session 1
- 11.15 Refreshments break.
- 11.30 Workshop Session 2
- 12.15 Summary and where next
- 12.30 Lunch.

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Event Aims and Objectives

Participation and engagement which ensures as far as practical the Core Strategy:

- Reflects the needs of the District and its communities
- Is technically robust and based on sound information
- Enjoys broad consensus
-

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Event Aims and Objectives

- Raise awareness of the Core Strategy Issues and options for Bradford with a focus on Housing
- Engage with key stakeholders with an interest in housing provision and management in exploring the key issues and possible options for addressing them in the Core Strategy

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Presentation Themes

- Local Development Framework for Bradford
- LDF Process
- Core Strategy
- Issues and Options Consultation

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What is the Core Strategy?

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Local Development Framework For Bradford

- Adopted Replacement Unitary Development Plan (October 2005)
- Local Development Scheme for Bradford (Revised March 2007))
- Key documents
 - Core Strategy
 - Allocations (housing, employment & safeguarded land)
 - Open Space
 - City Centre Area Action Plan
 - Shipley & Canal Road Corridor Area Action Plan
 - Waste

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Local Development Framework for Bradford

- Supplementary Planning Documents:
 - Sustainable Design
 - Affordable Housing
- Statement of Community Involvement (Submitted to S of S November 2006)

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Core Strategy

- First DPD sets spatial picture & Vision
- Other LDF documents deliver detailed approach in line with Vision, Strategy and Core Policies.
- Not site specific but needs to guide broad locations of development, change and restraint etc
- Succinct written statement with spatial policies supported by a key diagram

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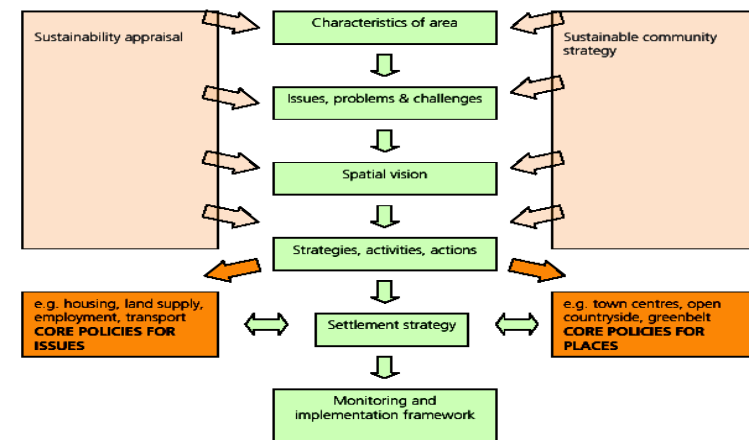
LDF Process

- Key stages of LDF preparation:
- Pre production
 - Issues and options
 - Preferred options
 - Submission
 - Examination
 - Binding Report
 - Adoption

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figure 1: core strategy key elements



Core Strategy

- Executive Report 6 February 2007
- Set of 8 Topic papers:
 1. Introduction and Background
 2. The Spatial Vision and Strategy for Bradford
 3. Meeting The Need for Dwellings in the District
 4. Economy and Jobs
 5. Transport and Accessibility
 6. Community Facilities
 7. Environment
 8. Waste Management
- Engagement Plan
- Initial Sustainability Appraisal

Vision (Part 2)

- A Well connected District where everyone has access to decent affordable housing, jobs, health and community facilities.
- Continued protection and enhancement of its natural environment, heritage and diversity through high quality development and land management
- High quality new development, which contributes to the renaissance of the District which reinforces and builds on the existing character and promotes sustainable design.

Vision (Part 1)

A sustainable District which ensures the well being of its residents and visitors through:

- A vibrant high skill economy fully integrated with the wider city region and northern economy focused on delivering the potential of the City of Bradford and Airedale and spreading those benefits to the whole District
- Enhanced role of Bradford City as the key regional centre with the city centre a thriving sub-regional shopping, commercial and transport hub within a balanced and strong district wide economy

Consultation Process

- 6 weeks from 16 February to 30 March
- Targeted consultees
- Partnerships and networks
- Difficult to reach groups

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Consultation Process

- **Area Stakeholder conferences (May/June)**
 - Airedale
 - Bradford
 - Wharfedale
- **Topic Stakeholder conferences**
 - Housing (22 March)
 - Transport
 - Waste (30 March)
 - Economy and jobs (linked to Economic Strategy)

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Where Next?

- Record and consider consultation feedback
- Consider new evidence
 - Local Housing Assessment
 - Urban Potential Study
 - Flood Risk Assessment
 - Employment Needs Assessment
- RSS Panel Report and Modifications

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Where Next?

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Where Next?

- Feedback workshops (late summer)
- Preferred Options (January 2008)
 - Identify chosen approach
 - Set out reasons for discounting other options
 -
- Allocations DPD
 - Issues and Options Spring 2008

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Information

- Council web site: www.bradford.gov.uk/planning
 - Interactive RUDP
 - LDF documents
- DCLG and PAS
- Local Development Framework Group
 - ldf.consultation@bradford.gov.uk
 - 01274 434050

8.0 PROMPTING SHEET

LOCATION - DISTRIBUTION OF HOUSING, ROLE OF SETTLEMENTS AND MAKING THE BEST USE OF LAND

INTRODUCTION

Your chance to debate the issues and options relating to housing you think are important –don't just restrict yourself to issues we have raised so far;

We will put the most significant points on the flipcharts but we also have someone taking more detailed notes. And remember to send us your detailed comments in writing if you have not already done so.

This session is looking at the distribution of housing and ensuring efficient use of land – the other session which you will also attend will look at how the core strategy should look to meet the needs of the current and future population – type, mix, special needs groups, affordability etc. Obviously there is some overlap between these issues but we have to divide the sessions up somewhere!

So:

- Have the published topic papers identified the right issues and which are most important?
- What options with regards to the distribution of housing development do you favour?
- What policies should be included to promote efficient use of land?

We'll divide into 2 – 15 mins on location / 15 mins on efficient use of land / 15 mins on summing up and concluding.

We will report back to the plenary session with the 3 or 4 most important issues or points you wish to raise.

DISTRIBUTION OF NEW HOUSING

The new RSS is likely to produce much higher house building requirements for Bradford – however the existing RSS targets are as yet not being met – so how do we ensure we meet the Government's overriding aim to deliver more housing & reduce affordability problems ? Is part of the answer in ensuring the right distribution of development opportunities / allocations?

So - what is the correct spatial distribution & appropriate settlement hierarchy that will help achieve – sustainable communities, regeneration, delivery (no good just allocating in low market confidence areas?), protecting the environment, reflecting transport infrastructure etc.

To what extent should development be concentrated e.g. – in Bradford City Centre / E Bradford / the main urban areas/ Shipley / Airedale or should it be spread / dispersed as in the current plan?

Should the Core Strategy set out a Settlement Hierarchy – lots of approaches and categorisation – which approach should we follow:

UDP	NEW RSS	TOPIC PAPER 2
Main urban area – Bradford / Shipley Baildon	Sub Regional Centre – Bradford / Shipley / Baildon	MAIN FOCUS Bradford partic city centre, Canal Rd & Shipley
Other urban areas – Keighley Ilkley Bingley Queensbury	Principal Service Centres – Keighley, Ilkley	AIREDALE Keighley, Bingley, Silsden Economic development with limited residential development
Well located settlements – Menston Burley Steeton Thornton	Local Service Centres – Bingley, Queensbury, Steeton	WHARFEDALE Ilkley, Burley, Menston Ltd economic and housing development
Smaller settlements incl. Silsden Addingham Haworth Wilsden etc	Growth areas – West Leeds East Bradford and Airedale	LARGER WELL LOCATED SETTLEMENTS ON URBAN FRINGE Queensbury, Thornton Ltd economic and housing development
		SMALLER LESS WELL LOCATED VILLAGES Only local needs housing

The above approach would suggest:

- The majority of development in Bradford Shipley
- Some housing development but less than at present to Airedale – Keighley, Bingley
- Only limited housing development in Wharfedale – Ilkley / Burley / Menston
- Less development on urban edge settlements such as Queensbury
- Restricted development in all other villages.

Topic paper 2 sets out other options:

- Regeneration and Selected Growth – more of the cake to larger settlements outside Bradford incl. Keighley, Ilkley, Silsden, Menston
- Dispersal of growth – all settlements

- Growth poles – but where?

Do the Issues and Options papers adequately reflect other strategies and documents e.g.:

- Government aims / policy / new PPS3?
- The emerging new RSS and its settlement hierarchy and focus on main urban areas and growth areas in east Bradford and Airedale;
- Regional / sub regional strategies – the Northern Way / the Leeds City Region Development Programme;
- Regional Housing and Economic Strategies;
- The Local Transport Plan and other investment programmes;
- The District's 2020 Vision & Community Strategy?
- Regeneration strategies – city centre, Airedale, Manningham, Bradford Canal;

Should the Core Strategy set numbers targets for specific parts of the district and if so in how much detail? If not how will the subsequent DPDs gauge the right level of development?

What is the right approach to the smaller settlements in rural areas – do they still need development to meet local needs and provide affordable housing opportunities and if so how much?

MAKING EFFICIENT USE OF LAND

As well as influencing the geographical spread of housing development the Core Strategy will also need to set out principles with regards what type of sites will be identified to meet the district's needs – should the search for sites be geared towards urban sites, brown field land, or urban extensions or should green belt be looked at in sustainable locations?

What policy approach should be taken to density – higher densities reduce the amount of land needed but can this be counter productive – i.e. not producing the right type of housing – e.g. too many flats?

Should phasing be used to promote the most sustainable sites first?

Other potential issues:

To what extent should the proposed supply of housing reflect **existing opportunities** – existing allocations, committed sites, windfall etc – or will this lead to too much land in areas with low market interest? Some phase 1 sites are still undeveloped and windfalls are providing a higher than expected proportion of recent housing development.

Better use of the existing stock – reducing **vacancy rates**

The sequential approach – the new PPS3 has omitted this established approach – the government still wants priority for previously developed land so is a sequential policy still valid?

Should the plan look to re-designate existing **employment land**?

Are **mixed use areas** useful or should specific sites be identified – i.e. be more proactive

What about allocating **mixed use sites**?

PROMPTING SHEET

HOUSING NEED - BALANCED COMMUNITIES - THE RANGE AND TYPE OF DWELLINGS, MEETING SPECIAL NEEDS, AFFORDABILITY

INTRODUCTION

This is your chance to debate the issues and options relating to housing you think are important – don't just restrict yourself to issues we have raised so far!

We will put the most significant points on the flipcharts but we also have someone taking more detailed notes. And remember to send us your detailed comments in writing if you have not already done so.

This session is looking at what issues and options should be addressed with regards to the range and type of housing need across the district and in particular how to respond to demographic and social change, and meet the need of particular groups such as the elderly, BME, young families, executives, & gypsies and travellers. Also what approach should the Core Strategy take to addressing affordability issues.

The other session which you will also attend will look at how the core strategy should address the distribution of housing.

We'll try to divide up our time into 3 parts – we'll look at affordability issues first then look at the range and type of housing need such and finish off by summarising at the end.

We will report back to the plenary session with the 3 most important issues or points you wish to raise.

AFFORDABILITY

What are the main issues with regards to ensuring that a greater proportion of the district's population can get on the home ownership ladder? What policies should the Core Strategy include?

Geographically where are the areas of greatest need for affordable housing and how have these areas changed since the RUDP was adopted?

What should the Core Strategy say with regards to :

- Setting overall **targets** for the development of affordable homes
- **Site thresholds**
- **Percentage** contributions – is the current housing market area approach appropriate?
- Should targets be applied specifically on a **site by site** basis as in some plans
- What **forms of affordable** housing are most needed – social rent, shared equity etc?
- How can affordable housing be maximised in **smaller settlements** which do not have many allocations – increase allocations, allocate sites for 100% affordable etc?
- **Rural exceptions** – should there be a criteria based policy similar to the existing RUDP or should exception sites be identified and allocated?

SPECIFIC HOUSING NEEDS

How should the core strategy address the need for housing for the **elderly**?

Should there be specific policies or objectives related to the **BME community** – for example different approaches to density?

What should the Core Strategy say about the needs of **gypsy's and travellers** – a criteria based policy for site selection, requirement targets,

Any size and tenure issues?

What should the core strategy say, if anything about standards of **design** and encouraging environmentally friendly construction?

Key Questions From Topic Paper 3 - Housing

- How should the needs of all sections of the community for a decent affordable dwelling be met?
- How can the correct balance of house building and creation of new dwellings in the District in terms of type and size be achieved?

Additional questions

- What role do the smaller settlements have in delivering housing growth?
- Should the LDF intervene in areas of significant affordability problems?
- What approach should the LDF adopt in areas of low demand or low market confidence?

9.0 FACILITATORS NOTES

WORKSHOP SESSION:	LOCATION OF HOUSING
TIME:	10.30 to 11.15
GROUP:	A
FACILITATOR:	SIMON LATIMER
NOTE TAKER:	WILL CARTWRIGHT

Introduction

The facilitator introduced the workshop and stated that he intends to spend approximately

- 10 minutes looking at the location of housing
- 10 minutes looking at the use of land
- 10 minutes summarising and picking out the key points highlighted during the session

The facilitator continued to highlight the current categorisation of the settlements in with reference to wall posters. The current RUDP Locational Strategy Maps were handed out to aid the delegates.

Discussion was then opened up to the floor and the following points were made (although not necessarily in this order):

Deliverability

It was highlighted by a delegate that the authority has over the past few years failed to meet the current annual target of 1390 dwellings. Questions were asked over how this back-log would be dealt with. The facilitator replied by saying he expected they would be taken into account when setting future targets and allocations. A wider range of delegates were concerned with how the more ambitious targets likely to be set by the Regional Spatial Strategy could be delivered.

Regeneration Areas/ City Centres

It was questioned how much housing could be delivered in the regeneration areas. One delegate was concerned that the net increases (after demolition) may not be that high. The facilitator responded saying that the net increase would vary from area to area but that in many of the areas such as the city centre and the canal there was potential for very significant net increases.

There was some concern amongst the group that the majority of development in these areas would be flats that are generally not suitable for families. The housing assessment of Leeds Council was highlighted which the delegate said showed a very significant shortage of three bedroom family houses. Within the group there was a wider consensus that the housing mix delivered in Leeds did not match with housing need and that this was something Bradford must avoid.

Airedale and Growth Areas

One delegate questioned the rationale behind allowing only 'limited' development in some of the settlements within the Airedale corridor when it had been earmarked for

economic growth. The delegate did not, however, think Airedale was a particularly good area for growth. This view was shared by others who thought that the transport infrastructure in Airedale and along Canal Road was already stretched. One delegate thought that a more appropriate area for growth would be to the south of the city nearer to the motorway network.

Social Housing

Several questions were raised by delegates regarding affordable housing. Most of these prompted responses from Mohammed Shabir (The Authorities Housing Enabling Officer). The following points were made:

- Why the required level of social new builds were not being delivered? Mohammed responded.
- How can the demand for affordable housing be met in high demand areas such as Wharfedale? Mohammed answered, referring to developer contributions via S.106 agreements with reference to the new PPS3 but pointed out that these alone are not nearly enough. This was a point which was raised more than once and by more than one delegate during the session.
- It was suggested that 'exception sites' for affordable housing maybe required
- The accuracy of the needs data relating to affordable housing was questioned and Mohammed answered pointing out that the Council now had what he believed was a robust needs assessment.
- Some delegates were concerned that there were very limited facilities for people with specialised care needs (e.g. mental health) in the smaller settlements and more rural parts of the District.

Existing Housing Stock

One delegate highlighted that new development would only represent a small percentage of the existing housing stock and thought the LDF should seek to diversify the existing stock if possible.

Rural Areas

Some delegates thought that more than 'limited development' was required in rural settlements to meet the housing and employment needs of the population. It was suggested that mixed-use areas ought to be identified in rural areas to allow for both development and flexibility.

One delegate highlighted an employment allocation in Addingham that he thought ought to be reclassified and developed to deliver affordable housing for young people.

Density, Phasing and Brownfield Policy

- One of the delegates expressed concern that stringent density policy hampered the delivery of affordable large family housing and thought that a more flexible approach was required.
- One delegate thought that brownfield targets had essentially created a competition between local authorities. The prevailing view of the group was

that a more pragmatic approach should be taken that gives more weight to the needs and demands of the population.

- Nobody though phasing policy was negative, however one delegate thought that it ought to be more responsive to undersupply.

WORKSHOP SESSION:	LOCATION OF HOUSING
TIME:	10.30 – 11.15
GROUP:	B
FACILITATOR:	SIMON LATIMER
NOTE TAKER:	HELEN BREEN

General Location

- There should be a focus for new housing in existing settlements within the Airedale Corridor – Keighley, Bingley and Shipley. It is important to support the economic regeneration of the area with new housing – if there is no additional housing, people will be forced to commute.
- Transport is a key issue in this area, links to the motorway network are poor which is a constraint to further housing development in this area.
- We need to look at population growth and where do people actually want to live, as this may influence housing densities in those areas. But where people want to live often conflicts with environmental issues.
- Should there be a focus on the city centre? – there is already a high density of children in the city centre but services need to be increased to cater for this.

RSS hierarchy

The RSS hierarchy of settlement is flawed – Ilkley does not really serve a particular area – it is a subsidiary part of Leeds and Bradford. Need to deviate from the RSS to show local distinctiveness.

Wharfedale should be the subject to a joint DPD with Leeds to cover Otley, Mentson, Guisley and Ilkley. This is not beyond impossibility and would provide a better approach. We need to always consider what is happening at our boundaries. PPS3 and PPS12 already allow for joint working.

Villages at bottom of the RSS hierarchy

1. Need to heavily restrain development in villages. Need urban concentration. People do not work in villages so more housing here will result in more commuting.
 2. Need small scale development – social, LCHO, shared housing to accommodate local people. Those on high incomes have moved into the villages and pushed prices up, but commute to Bradford/Leeds. Need to help those that work and live locally.

Also need to develop employment opportunities in the villages also.

Do we need more flexibility? More sites for a variety of uses?

Need to provide for employment and housing but these are not everything, need medical services also.

There is a problem with flexibility in terms of land use – the value of land for one use can be significantly higher than for another use. The land owner will keep the land for the higher value use. Need firm policies if land uses are to be kept for employment uses.

Role of Settlements

Too much emphasis on the city centre – too many units which is an issue for affordable housing. The City Centre Affordable Housing SPD will help. The Masterplans have bold numbers of housing. Over development in the city centre will result in less housing in other parts (RSS housing numbers). This would affect the provision of affordable housing elsewhere in the District.

There is a need to provide larger housing with gardens. This is a real problem in the inner suburbs and these areas should be the focus for the next phase of redevelopment. In the social sector a lot of family accommodation has been lost since the Stock Transfer; there is an acute shortage of family housing in the social sector.

PDL/Phasing Policies

Density in terms of unit numbers is not appropriate. Ft² per hectare is much better.

Phasing – needs to make housing delivery easy. It needs to be more flexible than the RUDP. The phasing policies aim to encourage the use of the most sustainable sites first but does it matter? Need to have a greater commercial understanding of sites. Need attractive policies in terms of S106, should place heavier weights on prime sites, such as those in Ilkley. PPS3 requires more background understanding of sites.

There is a conflict between the delivery of housing and the use of PDL.

How information will there be in the Urban Potential Study? Will it show how deliverable and available sites will be? Will the results show in the Allocations DPD? It is an important project.

Frontloading

Important to deal with different stakeholders. During the preparation of the RSS, consultation groups were formed and this may be useful to do for housing for the Core Strategy to produce something more reliable for the Allocations DPD.

Sustainable Communities

Need to involve local communities. Need to provide for local communities in terms of local services. Commuters tend to shop away from where they live on the way home from work. But it does depend on where they travel – need sustainable transport measures to reduce dependency on the car.

Planning/transport/economic policies need to be integrated.

There should be a move to pool funding for local services so that decisions can be made at the local level.

WORKSHOP SESSION:	LOCATION OF HOUSING
TIME:	10.30 to 11.15
GROUP:	C
FACILITATOR:	ANDREW MARSHALL
NOTE TAKER:	ALI ABED

The main points raised and issues discussed in the workshop are as follows-

- The group generally agrees with the growth centre hierarchy as proposed in topic paper 2.
- Need to follow a forward-looking approach. Focus must be in Bradford- not only in the City Centre but anywhere that is 'attached' to Bradford.
- On going regenerations are the right thing to do in Bradford but it should not give a sense that other initiatives are not allowed.
- Housing development on sustainable sites/location is as crucial as creating regeneration opportunities within the City Centre.
- Improved transport link between centres is an important issue, particularly towards Bradford West to facilitate further investment interests in that area.
- Existing inner city housing stock is not attractive to potential stakeholders as it lacks quality and affordability. Policies should facilitate initiatives that will create more choices to stay in (i.e. regeneration, redevelopment) and provide easily accessible community facilities.
- Old housing units (terraced houses in Keighley was particularly mentioned) with poor living condition and limited local amenities should be replaced with new housings with increased density.
- Sites for potential housing development should be allocated prior to setting a specific target. A flexible approach should also be taken to set the number of houses and required density for any particular site.
- The issues of employment opportunities and commuting pattern of people in out of centre areas (e.g. Wharf dale) are very important and should be taken into account to make any housing development sustainable in those areas.
- New housing developments in village areas should go through a check to assess whether it would be sustainable in the future or not.
- There should be a balance between regeneration and developments on Brownfield sites.
- Preference should be given to developing Brownfield sites first before permitting development on Greenfield sites. In certain cases a kind of 'phasing' approach could be taken, as has been done in Newcastle, to allow some (or a percentage) of Greenfield sites to be developed before all the potential Brownfield sites have been developed.
- LDF policies should consider utilizing the potentials for mixed use development on all available sites before allocating specific sites for employment uses.
- The socio-economic and demographic characteristics of the surrounding areas / centres should play an important part in setting the density criteria for a potential housing site.
- In order to allow more room for better community facilities (i.e. green space etc) and to make it more attractive to prospective stakeholders the density requirement should be lowered/dropped particularly in inner city areas like Bradford City Centre and Keighley Town Centre.
- A density driven approach might not be appropriate to ensure a range and balance of quality housing in all part of Bradford. The approach should be as flexible as possible to allow the market to define the demand for housing and then set the appropriate density requirement. A prescriptive approach to achieve a set density target might not produce the desired outcome and may result in unexpected amount and incompatible types of housing stocks.

WORKSHOP SESSION: **LOCATION OF HOUSING**
TIME: **11.30 to 12.15**
GROUP: **D**
FACILITATOR: **ANDREW MARSHALL**
NOTE TAKER: **ALI ABED**

The main points raised and issues discussed in the workshop are as follows-

- The group generally recognises that the growth centre hierarchy as proposed in the topic paper 2 is the emerging option.
- There is a concern over some of the wording of the hierarchy which may cause a constraint in the approach of delivering the required number, mix and type of housing across the district.
- The LDF policies should encourage housing development not only in the city centre but also in it's periphery as well as across the district.
- The policies could focus on planned growth in dispersed areas rather than promoting one big growth in a particular area. But a good transport and communication link between all those potential areas is important and should be ensured.
- In broad terms new housing developments towards Menston and Ilkley (i.e. westwards) would be a good approach where provision for social housing should get somewhat importance. However the extent of green belt over that area appears to be a major constraint.
- There are areas within Bradford city which has been saturated and do not have scopes for further development. Most of the houses there are owner-occupied and hence the issue of providing a mix of housings (i.e. social housing, shared ownership, rented housing etc) could be a big challenge for the planning authority.
- The planning policy regarding development in the green belt appears to be very inflexible. Could there be any 'exception' to allow development in the green belt according to the local housing needs?
- Areas of Outstanding Natural Beauty should be properly assessed and duly protected.
- The current approach has a significant reliance on windfall sites. But there is a risk of double counting those sites during the Urban Capacity Survey works.
- More houses should be allowed to be built irrespective of the market trend.
- A market driven approach (where the market will decide the demand for housing) could be a better approach rather than defining a density requirement that will dictate the type and size of new housing developments.

WORKSHOP SESSION: **Housing Needs**
TIME: **11.30 to 12.15**
GROUP: **A**
FACILITATOR: **LEAH MIDGLEY**
NOTE TAKER: **MORGAN MARSHALL**

- Developers should be further encouraged to deliver affordable housing
- The threshold triggering the provision of affordable housing should be lowered in areas where affordability is more of a problem. The 15 units+ trigger should be a minimum requirement only, reducing to 6 or 7 in areas like Wharfedale.

- Many developers of fairly small schemes intentionally prepare schemes for 14 units and below to avoid the need to contribute toward affordable housing – strategic allocations are the best way to ensure that affordable housing is delivered which can make a valid contribution to local needs and create a mixed community. Smaller sites have little impact.
- By allocating sites for specific end users, there needs to be a guarantee that the site will come forward. Identifying specific sites for affordable housing will not work as RSL's often offer less than market value, which could mean landowners will not sell. Larger Greenfield sites are more advisable and developers are more willing to set areas aside for non market price homes although lack of school places has to be factored in. Large sites ensure a more efficient use of land to generate mixed tenures and house type variety
- A large site in Wharfedale may create a need for a new secondary school.
- A planned mechanism of delivering windfall sites to the market is a challenge for the city centre. More certainty is needed with regard the availability of urban opportunities, but this has to be factored in with an improvement in local services, education and improvements to the availability of good open space and play areas to encourage families into the area. Do not follow Leeds example where only 1% of the city centre population area families
- More mixed type development should be promoted in the city/inner areas as per neighbourhood development frameworks.
- Apartment living in the city centres offer lifestyles for young professionals. Office spaces could be converted into bed space, but this will only take place if other amenities are there. Environment first families will follow
- Better located smaller settlements like Haworth with good local amenities should be included in the settlement hierarchy.
- Housing needs should be forecast ahead. Not too much smaller housing should be built when future demand will be for 2/3 bedroomed market homes instead
- Housing discounted for sale is the most popular approach to delivering affordable housing as most people aspire to be owners but only on sites large enough to accommodate other types to allow future life choices to be made
- Migrant workforce may skew private sector markets for affordable housing in the city /town centres and will have a significant impact on the present availability of social housing. Homehunter priority is given to those in most housing need irrespective of background. There is existing high demand for social housing, fuelled by limited amount of Local Authority stock. Pressure for school places.

WORKSHOP SESSION: **Housing Needs**
TIME: **11.30 – 12.15**
GROUP: **B**
FACILITATOR: **Leah Midgley**
NOTE TAKER: **Morgan Marshall**

- Housing needs should be centered around the need to create balanced communities and aspired need ie; lifetime homes, retirement/sheltered accommodation, homes for larger families aside of the myth that only smaller homes are needed
- 1 bedroomed properties are being built predominantly to drive up densities but are not addressing actual need. Current planning policy is too

prescriptive. The right sorts of homes need to be delivered in the right locations.

- Owner occupation is still the preferred option irrespective of income, but this needs to be made more affordable.
- High densities are compromising the ability to deliver quality communities, enable family gardens to be offered. One solution could be to set an overall density target across the District but allow flexibility within this, to allow family homes in centres which will allow more mixed communities to flourish. Bed spaces/amount of useable floorspace which could be adapted for future needs should be given priority over density targets.
- Homes which offer quality of life/lifestyle choices should be promoted to drive forward the concept of lifetime homes i.e; playrooms, offices. The public realm needs to be enhanced and good local services particularly schools should be delivered to encourage long term living in the city and town centres to retain diversity.
- RSS is likely to suggest even higher housing figures for Bradford than in draft RSS. Economic information is needed to underpin the delivery of housing. The delivery of good transport links in the Aire valley are essential to this otherwise new business will not be attracted to those areas expected to grow. ie; Hard Ings Road link to Keighley bypass, link from Bingley to Shipley and Shipley eastern link need to be in place. Airedale Masterplan emphasises the need to allow existing small businesses units to expand into.
- Current affordable housing thresholds do not always deliver. Harrogate's approach would not work in Bradford as the financial viability would make it unworkable, but recognise the contribution that smaller PDL infill sites could make to delivering affordable homes
- Policies should recognise the distinctiveness of areas and small allocations solely for affordable housing should be considered in rural areas. Larger allocations could be considered in better located villages which already have good local services particularly schools and where transport links can be upgraded despite this being against the thrust of RSS. Settlement Hierarchy needs to better reflect sustainable development and could include an additional layer.
- Large phase 2 sites on edge of larger well located settlements such as Menston/Ilkley should be brought forward to help deliver affordable housing in areas where market prices are already high.
- Families move to gain access to good schools. Many such schools are now full and their campuses limit further expansion. New development in areas where there is no further school capacity such as Bingley/Gilstead/Ilkley should be avoided. Development in areas close to the jurisdictional boundary exacerbates the problem as children have to be schooled outside of the District. Where capacity or the school site allows, new development in an area should help fund new facilities. City centre schemes also need to make a contribution toward education- no school currently exists.
- Unlet stock

WORKSHOP SESSION:	HOUSING NEED
TIME:	11.30 to 12.15
GROUP:	C
FACILITATOR:	YUSUF KAROLIA
NOTE TAKER:	WILL CARTWRIGHT

Introduction

The facilitator introduced the workshop and stated that he intends to cover:

- The need of all section of the community
- Mixed and balanced communities
- How the LDF can intervene
- The Authorities approach to low demand housing

Discussion was then opened up to the floor and the following points were made (although not necessarily in this order).

The Needs of Single Vulnerable People

Two delegates in particular were concerned that the needs of young single vulnerable people (e.g the homeless) were being overlooked when it came to affordable housing provision – a view shared by others in the group. Concern was also expressed that the regeneration of the city centre was to many of these people an alienating experience. Some delegates were frustrated that new housing in the city centre was being bough by investors and left vacant in many cases.

It was questioned how planning could try to address these issues. One delegate asked if it were possible to allocate land for a specific purpose, such as providing housing for homeless people.

How can needs be met?

The facilitator was asked who's need were not being met and it was explain that needs were not being met right across the board.

The delegates were keen to try and explore how planning could meet the needs of all the community. The group were quite unified in their belief that more large allocations were needed since as they could seek more demanding contributions from developers. The group were concerned that smaller developments collectively strain community infrastructure without making a contribution to it.

One delegate (a developer) explained that he believed affordability problems were on the whole created by planning. The problem was that not enough houses were being built per se and as a consequence more and more people were requiring an affordable house. This was a view which was on the whole was supported by most of the group. The entire group seemed to agree that more housing was needed for all sections of the community.

Affordable Housing Thresholds

Only one member of the group (a developer) made a significant contribution to this debate. His opinion was that thresholds significantly lower than 25 were perfectly reasonable and did not pose a problem to developers especially in areas such as Wharfedale. It was explained that it was the percentage of affordable housing required that effected the viability of the site - not the threshold. Lower thresholds and lower targets would be better for developers in his view.

Crime and Social Mix

One delegate was keen to know if crime was lower in areas with a diverse social mix and if there were any examples of this in Bradford. Two of the group members (both police officers) believed that it made no difference whatsoever. In their view, reducing crime was all about design and they gave a few examples of where design improvements that had vastly reduced crime. They felt that the Core Strategy must give a stronger emphasis to designing out crime.

Car Parking Standards

The police were concerned that restrictive on site car parking standards were not reducing car ownership but creating car parking problems and opportunities for criminals.

Another delegate spoke of her frustration at the inappropriately high level of on site car parking they were required to provide at a homeless persons hostel.

The group seemed to agree that car parking standards ought to be more flexible.

Density

Many of the delegates did not like the current inflexible density policies. They thought that development ought to relate better to the character of the area.

Open Space/ Parks

The police complained that open space frequently created problems especially if it cannot be properly maintained. Where housing provided adequate private space by way of gardens further open space was not in their opinion necessary. Other members in the group thought that the problem was primarily one of maintenance.

Regeneration

The delegates thought that the Authority ought to take a more proactive approach to the Districts regeneration by assembling land and where necessary using Compulsory Purchase powers.

One delegate thought that clearance of substandard housing was a 'good thing' but that alternative housing needed to be built/ made available for displaced tenants within the surrounding area first.

Key Points

- Housing needs to be provided for single vulnerable people such as the homeless.
- Large allocations which deliver a substantial amount of affordable housing through S.106 were seen as the best way of meeting housing need (both affordable and market)
- Car parking and density standards ought to be more flexible
- The Council should take a more pro-active and positive approach to regeneration and development

WORKSHOP SESSION: HOUSING NEED
TIME: 10.30 – 11.15
GROUP: D
FACILITATOR: YUSUF KAROLIA
NOTE TAKER: HELEN BREEN

Need fewer restrictions so that more houses can be built which will result in cheaper housing overall.

Need to build for purpose – need flexibility if there is an over-supply of one type of housing (e.g. 1-bed).

The Council is not giving the right type of consents and buy to let is driving the market. We need an analysis of what people want and need. Planning has the power to influence type, need and density. Density should be habitable rooms per hectare.

There should be an exceptions policy for rural housing – this is in the RUDP but not well-known. Developers tend to be supportive for the provision of affordable housing in rural areas and the planning officers in these areas only support applications if they include affordable housing.

There has been no replacement of affordable housing – Section 106 is key. But if developers are over-burdened with S106 it becomes unattractive. Need rented and shared ownership and not discount for sale. Should allow private developers to retain some units to rent out socially. The Housing Corporation already allow private developers to enter shared equity agreements. But developers just want to get rid of units once there are complete.

The main issue – is the property affordable in perpetuity?

The quotas of affordable housing policy keep people away. In high areas, the % should be kept low. Confidence is reduced as tighter margins to get a profit.

Housing associations should be encouraged to retain 30% for shared ownership to allow more households on lower incomes to access housing. In rural areas people aspire more to shared ownership. In rural areas needs to be a balance between aspiration and need. Can everyone own their own property?

Should there be an over release of land? Would it be a problem if developers started to cherry pick? Why should we worry about cherry picking if we are not meeting the target anyway?

Bradford needs to retain the population - key to economic success. Need to provide a decent home in a decent neighbourhood. But how do we deliver what the market is not? What is a mixed and sustainable community? Should housing association housing be the last choice for tenure? – it is now becoming aspirational.

Need to take a more holistic view of need. Need does not always have to relate to affordability. Have to use planning to deliver the supply. Do not want Bradford to end up like Leeds with 40% buy to let units which are empty. Need to tell the market what is needed and what is sustainable.

A broader problem is the transient population.

Old Council estates are now becoming mixed communities as private developers are moving in and building new houses. Should affordable housing be required in these areas? - need to look at demographics, if the developer is going in and trying to raise the value in an area it is crazy to require affordable housing. Should place affordable housing where there is a demand for it.

Affordable Housing Policy

At the moment, the RUPD uses fixed %. Should we move to bands? This would offer more flexibility, better approach. It all needs to be transparent. Social tenants are staying longer in an area. Should we look at Harrogate's affordable housing policy?

In PPS3, the affordable housing thresholds are lower at 15%. Should it be lower? Need a more consistent across Planning. Need evidence to prove there is a need. Developers shouldn't have to contribute education, infrastructure etc.

As a nation, we tend to be anti-development, there is nimbyism, especially in areas like Ilkley but we have to be brave.

Development on Brownfield is reactive rather than proactive. There is no/little infrastructure in place. There will need to be some Greenfield encroachment, but need a sensible policy. We also need to convince politicians.

KEY ISSUES

1. **Should not prevent but encourage house building. Does the market always supply the need?**
2. **Need Section 106 clarity and flexibility.**
3. **Density – planning should influence the type and size....but not too much**
4. **Need to take a holistic view of need – other than affordable housing, for market housing also.**

10.0 FEEDBACK FORM

LDf CORE STRATEGY – ISSUES AND OPTIONS WASTE STAKEHOLDER CONFERENCE 30th MARCH 2007 THE VELOCITY CENTRE

Please spend sometime to fill in the form below. Your feedback will help us to improve future events. Thank you.

Presentations/ Speakers

Was the level of detail provided appropriate?

1 = not enough detail and 5 = too much detail (please circle)

1 2 3 4 5

Were the presentations an appropriate length?

1 = too short and 5 = too long (please circle)

1 2 3 4 5

Please rate the overall quality of the presentations and speakers

1 = poor and 5 = excellent (please circle)

Speaker 1	1	2	3	4	5
Speaker 2	1	2	3	4	5
Speaker 3	1	2	3	4	5
Speaker 4	1	2	3	4	5

Workshop Sessions

Were the workshops an appropriate length?

1 = too short and 5 = too long (please circle)

1 2 3 4 5

Please rate the overall quality of the facilitators

1 = poor and 5 = excellent (please circle)

1 2 3 4 5

Organisation

Please rate the overall organisation and management of the event on the day

1 = poor and 5 = excellent (please circle)

1 2 3 4 5

Please rate the communication and background material provided leading up to the event

1 = poor and 5 = excellent (please circle)

1 2 3 4 5

Venue

Was the venue convenient and easy to get to?

1 = poor and 5 = excellent (please circle)

1 2 3 4 5

Please rate the overall quality of the venue?

1 = poor and 5 = excellent (please circle)

1 2 3 4 5

Please identify the best features of the event

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Please identify any areas for improvement

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Thank you once again for your time, please hand this sheet in

11.0 FEEDBACK ANALYSIS

**LDF CORE STRATEGY – ISSUES AND OPTIONS
WASTE STAKEHOLDER CONFERENCE
30th MARCH 2007
THE VELOCITY CENTRE**

RESULTS

Fourteen feedback forms were completed.

QUESTION	RESULTS				
	1	2	3	4	5
Presentations/ Speakers					
Q1) Was the level of detail provided appropriate? (1 = not enough, 5 = too much)	0	1	11	2	0
Q2) Were the presentations an appropriate length? (1 = not enough, 5 = too much)	0	1	11	2	0
Q3) Please rate the overall quality of the presentations and speakers (1= poor, 5 = Excellent)	0	1	7	6	0
Workshop Sessions					
Q4) Were the workshops an appropriate length? (1 = too short, 5 = too long)	0	3	7	4	0
Q5) Please rate the overall quality of the facilitators (1= poor, 5 = Excellent)	0	0	5	8	1
Organisation					
Q6) Please rate the overall organisation and management of the event on the day (1= poor, 5 = Excellent)	0	1	3	9	1
Q7) Please rate the communication and background material provided leading up to the event (1= poor, 5 = Excellent)	1	4	5	4	0
Venue					
Q8) Was the venue convenient and easy to get to? (1= poor, 5 = Excellent)	1	2	3	7	1
Q9) Please rate the overall quality of the venue? (1= poor, 5 = Excellent)	0	0	5	8	1

ANALYSIS**Presentations/ Speakers**

The results indicate that the level of detail and the length of the presentations were appropriate.

Workshop Sessions

The length of the workshops (45 minutes) was deemed to be appropriate by the delegates. The facilitators received very good feedback.

Organisation

The organisation of the event on the day was overall judged to be very good/excellent.

The communication and provision of background material leading up to the event deemed to be satisfactory.

Venue

Most of the delegates found the venue very convenient and easy to get to.

Overall the quality of the venue was deemed to be excellent.

BEST FEATURES OF THE EVENT

The best feature was deemed to be the workshops, allowing different stakeholders to enter into debate covering a wide range of issues.

AREAS FOR IMPROVEMENT

Improvements could have been made at the venue, relating to presentations and poor acoustics.

CONCLUSIONS/ LEARNING POINTS

- That the general format and length of the presentations and workshops serve as a good template for future events
- The venue is easy to get to and of an excellent standard

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