

Appendix 1

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Appendix 1: Bradford Housing Requirements Study

September Workshop Event - Notes

5th September 2012

City of Bradford MDC

www.bradford.gov.uk

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Appendices

- Appendix A Written responses received from Stakeholders following the Workshop Event
- Appendix B Stakeholder attendee list

Prepared By .Matthew Spilsbury Status..PrincipalDate September 2012

Reviewed By Antony Pollard Status..AssociateDate September 2012

For and on behalf of GVA Grimley Ltd

1. Introduction

- 1.1 As part of the research process a Stakeholder Workshop event was convened on the 5th September 2012. The purpose of this event was to present stakeholders with an opportunity to comment on the proposed methodology to the research and respond to a presentation of the initial outputs of the research examining the strategic drivers of the housing market.
- 1.2 The event included a short presentation by the consultancy team followed by workshop discussions. Five workshop groups were held on the day with each facilitated by either a member of the consultancy team or a City Council representative from the project steering group.
- 1.3 Following the event stakeholders were provided with the presentation material used at the workshop and invited to send additional written comments to the Council / Consultancy team by the 21st September 2012. These responses are replicated at Appendix A.
- 1.4 A full list of stakeholder attending the event is provided at Appendix B.
- 1.5 This note sets out the key points raised through the workshop discussion groups. This is not intended to represent a full note of all conversations.

2. Workshop A

- Discussion around robustness of the employment forecasts produced through the Regional Econometric Model. Important to recognise that these forecasts represent a starting point but in reality will be influenced by a number of factors including the wider national economy, availability of employment land and the confidence of businesses to invest. Noted that it is important that levels of self-employment, which are currently high, are recognised in the alignment of jobs and housing;
- Suggested that international migration levels are likely to be sustained. This has been a characteristic of Bradford's make-up for many years and has an important role to play in the areas evolution. Over recent years international migration has involved both Eastern European communities and South East Asian communities. The different household make-up of these communities has an important bearing in terms of household sizes which are specific to Bradford;

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- Important to recognise that Bradford is not a homogenous area. In reality the market is polarised with different parts of the authority showing links to other surrounding areas. Overall anecdotal evidence suggests that across many areas there is a strong desire among residents to remain locally due to family and employment links;
 - Beyond the scope of this study the distribution of housing numbers across the authority will be very important. It is critical that the balance is struck in terms of the types of housing and the location in terms of meeting local needs;
 - There was a discussion around the importance of ensuring that the research adopts a demand based focus leaving the consideration of supply constraints to the establishment of policy by the Council. The overall level of demand should be objectively assessed with the implication being that if the demand cannot be met within Bradford that it will result in overspill to other authorities which will need to take this into account; and
 - Finally, it was noted that in reality the establishment of an overall number was unlikely to be too contentious. All of the datasets being considered are those you would expect to see being used. The more difficult part will be distributing this across the authority.

3. Workshop B

- Overall members of the group agreed with the selection of informing data and the type of information that the Housing Requirements Study will use;
- There was an understanding that the Housing Requirements Study needed to be undertaken for the whole district and that issues related to housing tenure, house types and housing need would be informed by the updated SHMA (currently being prepared by arc4 consultants);
- In terms of the use of economic forecasts to inform the work, it was suggested that jobs may not be provided evenly across the plan period. It was suggested that consideration might be given to the extent to which a period of recovery in the economy needs to be factored in to the analysis. It was suggested that this might lead to a differential housing requirement (or phased approach) across the plan period;
- Population forecasts - the group understood the need to use ONS forecasts as a base, but wanted to ensure that the Housing Requirements Study will critically

appraise these top down forecasts to ensure that they actually reflect the population characteristics and dynamics of Bradford district;

- Household size assumptions - the group suggested that particular attention needs to be paid to the household size assumptions being applied to the modelling process. The group noted that there are individual characteristics associated with larger households and extended families cohabiting in the district. The group were keen to understand how these dynamics that are specific to Bradford will be taken into consideration and modelled; and
- The group were keen to ensure that student households are taken into consideration in the modelling of housing requirements.

4. Workshop C

- In terms of the methodology the relative confidence levels which can be assigned to datasets was noted given that by their nature many of them are projections or forecasts. It was acknowledged that it was important that the research used a range of datasets to build scenarios in order to improve the quality of informing information. The impact of outside influencing factors, such as welfare reform, were highlighted as representing considerations for the research although the ability to project their impact was raised as an issue;
- The use of different scenarios / sensitivities was identified as important in creating a robust assessment of demand. As part of this the validity and robustness of informing datasets needs to be considered;
- The current housing market context was identified as having had an impact on household sizes with the ability of households to purchase or rent serving to constrain households from forming. It was thought that the result was that households had been 'forced' to grow larger as a result;
- The role of international migration in driving population change in Bradford historically was noted. Recently it was suggested that an in-flow of economic migrants from Eastern Europe had represented an important driver of population growth. This trend was considered to have reversed, however, with the health of the economy and the existence of employment opportunities an important factor. It was considered that international migration will continue to have an important role in driving growth in the future;
- With regards internal migration flows the economy was again cited as an importance influence. In particular the relative health of Leeds was referenced as

having an important bearing on the scale of housing demand in the wider market area, of which Bradford is a part;

- The continuing trend of increases to life expectancy was questioned. This will have an important bearing on the impact of natural change factors over the plan period; and
- In terms of providing housing to meet demand it was noted that there was a role for the Council to play in considering a greater role for conversions of existing property (e.g. retail) to provide new housing capacity.

5. Workshop D

- With regards the methodology proposed the group had not seen or were aware of any other satisfactory methodologies that could alternatively be used. The discussion did suggest that there were a number of other factors to include or pay more attention to, these being:
 - The uniqueness of the district and the extremes within it;
 - Transport and travel to work patterns being particularly complex, partly due to the pull of Leeds and many parts of the district being dormitory settlements;
 - The difficulty getting around the district along both the north south and east west axis and the pull of the M606 employment area;
 - Census 2011 would be more useful if/when released at sub district level; and
 - As much weight (or more) should be given to anecdotal evidence from residents and focus groups as is given to national population and household projections.
- In addition to the points above the question was raised as to whether data can be used at the levels proposed to reflect the uniqueness of the district and the completely different types of sub areas within the district in terms of: geography, hierarchy and characteristics of settlements?
- The discussion highlighted no specific consensus relating to future migration levels and population change.
- Within the district, schools, affordability and travelling time to Leeds are strong factors in understanding levels of migration but from outside the district, connectivity to Leeds is important.

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- Suggested through the discussion that employment factors should be placed higher on the agenda in calculating the end housing requirement. Despite this it was suggested that the employment offer in Bradford is not a pull to the district. There are certain jobs that people will not move for. It was noted in terms of other data drivers that trend based projections have limited use in predicting the future as they are too broad in their outlook.
 - Future housing requirement levels should be planned to reflect local need. This means ensuring that levels recognise where demand is going to be generated, primarily from the existing population.
 - In terms of the market appeal and the creation of local demand young people want to stay in parts of the district but perhaps not urban Bradford. Pull to Keighley where young people cannot afford Bingley. Not just expensive Leeds market but pockets of expensive housing to the north of Bradford urban area.
 - It was recognised that in market terms Ilkley is too expensive but that the delivery of affordable housing is not the answer.
 - The pull for housing from incoming households is likely to be overspill from Leeds or from those unable or not willing to pay Leeds prices.
 - In terms of the rate of household formation it was noted that this is likely to be influenced by:
 - affordability – older working offspring staying with their parents longer;
 - perception of the future, job stability;
 - breakdown of relationships; and
 - increase numbers of over 70s and 80s as single households.
 - In terms of balancing future supply and demand beyond the outcomes of this research it was suggested that Infrastructure is a significant constraint. Infrastructure should be the starting point in setting sub-area requirements. In particular transport considerations will be important with Bradford considered currently to be a hard district to get around.

6. Workshop E

- In terms of the methodology it was agreed that the overall approach, drivers of change and datasets being used appeared sound. However a key issue would

be the extent to which the study is able to accurately assess future change in these variables and interpret local factors. A number of issues were raised in addition which needed to be considered through the research:

- It is essential that the study focuses not just on newly arising need but on current unmet need of existing population i.e. households living with extended families, in overcrowded conditions and homeless households;
- Concern that the ONS projection datasets are always at least 18 months out of date due to data processing and publication dates – thus need to supplement with other local / more up to date data such as Council tax records;
- The relationship with the economy should be a fundamental determining factor in establishing overall requirements; not totally convinced the projected levels of jobs growth will occur. And;
- Awareness of the migrant communities and their age profile is important;
- Awareness that the different behaviours of certain household groups will have an impact on future change. This includes for example the student population. Wider national policy factors such as the raising of fee levels will have an impact on the movement of students to different areas i.e. potentially remaining in Bradford rather than migrating to other cities;
- Wider policies need to encourage the re-use of empty properties and ensure that household aspirations and unmet needs are met;
- Acknowledged that future household formation rates are likely to continue to be affected and possibly constrained by a) mortgage conditions and affordability issues b) the supply of housing i.e. provision of suitable houses to enable older person households to move out of family stock is key to changing perceptions / attitudes; and
- Wider constraint factors could impact on the overall requirement. They will definitely however be important with regards the distribution of the overall housing numbers. For example the balance between the release of employment land for housing and retaining land to attract business investment needs to be considered at a local level to ensure a sustainable mix.

Appendix A – Written Responses

1. BANDAG

From: BANDAG - Pressing for a sustainable Local Development Plan [mailto:bandag@hotmail.co.uk]
Sent: 09 September 2012 20:52
To: Spilsbury, Matthew
Subject: Response

Dear Matthew,

Re: Bradford Housing Requirements Study 05/09/2012 – Bradford Council

The following is our comments...

With regard the National Planning Policy Framework 167. *“Assessments should be proportionate, and should not repeat policy assessment that has already been undertaken. Wherever possible the local planning authority should consider how the preparation of any assessment will contribute to the plan’s evidence base. The process should be started early in the plan-making process and key stakeholders should be consulted in identifying the issues that the assessment must cover.”* ...It appears that Bradford Council is repeating all assessments yet honest analysis will show that LDPs simply reflect what the housing developer's wants and **they totally disregard the Strategy, Policy and Recommendations.**

Unless things change BANDAG has no confidence in the management of the LDP

Examining Local Plans

182. The Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. A local planning authority should submit a plan for examination which it considers is “sound” – namely that it is:

Determining applications

196. The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, 37 unless material considerations indicate otherwise. 38 This Framework is a material consideration in planning decisions.

Enforcement

207. Effective enforcement is important as a means of maintaining public confidence in the planning system. Enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control. Local planning authorities should consider publishing a local enforcement plan to manage enforcement

proactively, in a way that is appropriate to their area. This should set out how they will monitor the implementation of planning

The existing strategy the policies for Keighley are excellent therefore what is requested is that they are followed and not simply used for window dressing! The current LDF is simply the housing developer's wish list realised!

Please see attached...

Thank you for your time and attention

Barbara Archer of behalf of...

BANDAG - Keighley

Pressing for a SUSTAINABLE Local Development Plan
Over 550 local friends and members (including local businesses)

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Appendix B – Stakeholder Attendees

Contact	Organisation
Adrian Naylor	Silsden Town Council
Alan Parry	Keighley Deputy Parish Clerk
Alexander McCallion	Drivers Jonas Deloitte
Andy Haigh	Leeds City Region
Anthony Greaves	Henry Boot / Hallam Land Management
Barbara Hickton	BANDAG - Keighley
Barry Eccles	BANDAG - Keighley
Chris Brown	CBMDC Housing Service
Christopher Hull	Persimmon Homes
Councillor Corkindale	Keighley Deputy Parish Clerk
Hawarun Hussain	NHS Airedale Bradford and Leeds
Helen Kidman	Ilkley Civic Society
Mike Kosschuck	Wharfedale Action Group
Jayne Hellowell	CBMDC Adult Services
John Houston	Calderdale Metropolitan Borough Council
Joy Smith	Bradford Urban Wildlife Group
Kay Kirkham	Harden Parish Council
Katie Miller	Jones Homes
Kester Horn	Space Partnerships
Mark Clayton	CBMDC Economic Development
Matthew Gibson	Yorkshire Water
Mike Bottomley	Dacres
Mike Scott	Sleningford area Residents Association

Nina Mewse	CBMDC Senior Research & Development Officer
Peter Ketley	Wildsen Parish Clerk
Paul Kitching	Ilkley Deputy Parish Clerk
Peter Ward	Menston Parish Council
Peter Wilkinson	Addingham Parish Council
Susan Brierley	InCommunities
Tom Barratt	Kirklees Metropolitan Council
Tony Sinkinson	CBMDC - Head of School Organisation and Place Planning
Phil Ratcliffe	Calderdale Metropolitan District Council
Michelle Cooke	Yorkshire Housing
Wilfred Saan	Ilkley Design Statement
Kate Brown	Ilkley Design Statement