

[REDACTED]

From: [REDACTED]
Sent: 24 January 2016 11:39
To: Planning Policy
Subject: Bradford Cohousing interest in self build plots

I am emailing on behalf of Bradford Cohousing Group to respond to the consultation on the Shipley and Canal Road Corridor AAP.

Our ambition to build a cohousing community would help towards the development of an Urban Eco Settlement and the strategic themes of the AAP, in particular:

- 1) To deliver a wide choice of quality homes
 - 3) To maximise sustainable transport options
 - 4) To mitigate and adapt to climate change
- and also
- 6) to promote healthy, strong and inclusive communities

Cohousing is a community where each household has an individual flat or house and together share a common house where meals and activities can be organised jointly plus a laundry, guest rooms and workshop shared. We are currently 11 households of varying ages (from one to 80 years) and plan to be an intergenerational community of 20 households. Our intention is to self build to high environmental standards in order to create an affordable low impact, sustainable community which is part of and interacts with, the wider community.

Our ambition is to build to high ecological standards that would support policy SCRC/CC2 on sustainable design and construction. We intend to use Build for Life 12 industry standards. We intend our dwellings to be accessible and adaptable.

We welcome the intention set out in 4.3.18 to support the development of self and custom build and suggest that this could be explicitly linked to new legislation which comes into effect in April 2016 which places requirements on local authorities to support self and custom building. We are however disappointed that this intention is limited to the Centre section and would suggest that it could apply to all 3 sections of the AAP.

We would be keen to support policy ambitions in the AAP to improve community infrastructure and development of accessible green spaces and allotments. This could be through our common house being available as a venue for the wider community and our group managing allotments which were used by the wider community as well as ourselves.

Our ambition to create a co-housing community would sit well with policy SCRC/H2 to develop new homes and sustainable neighbourhoods, and with Core Strategy Policy HO11 to build affordable homes – we are planning to adopt a version of the mutual home ownership scheme (MHOS) developed by LILAC an established co-housing community in Leeds, which shares costs across the co-housing community, thus enabling those who are less well off to afford to live there.

As our aim is to be a low carbon impact community and to use public transport and bikes rather than cars, we would require far fewer car parking spaces than most developments and so would want to maximise green/growing space.

Ideally we would like a site of about 1.5 acres in the Shipley area. We are therefore very interested in the plans for the Shipley/Canal Road Corridor and in particular would be interested in plots DF1, SE1, NWB1 and possibly NWB2 – either to develop ourselves or as part of a bigger development.

We feel that our ambition to create a low impact, eco friendly sustainable and affordable community fits very well with

the policy drivers articulated in the AAP and would welcome the opportunity to discuss the integration of a self build co-housing scheme within your plans for the Shipley and Canal Road Corridor.

[REDACTED]
on behalf of [REDACTED]

Bradford Cohousing, Company Limited by Guarantee