

Local Development Framework for Bradford

Core Strategy

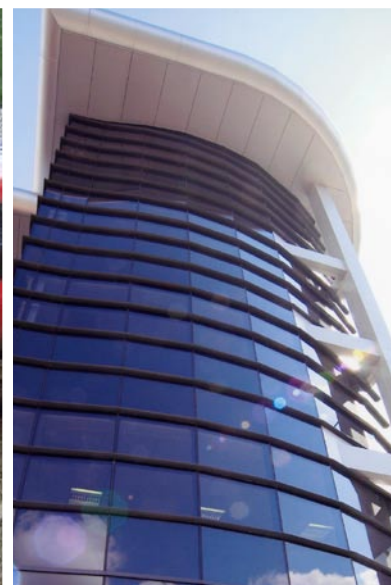
Further Issues and Options

Consultation

Consultation Event Log

Stakeholder Events: BRADFORD OLDER PEOPLE'S
Alliance (BOPA)

July 2008



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1.0 EVENT OVERVIEW

BACKGROUND

- 1.1 The Core Strategy is the document that will show broad areas for growth and restraint, and will set out the role that different areas of the District will have in 2026. There are three stages in the production of the Core Strategy, the first being the pre-production stage that is termed 'issues and options' stage; the next is the preferred option stage and lastly examination stage prior to adoption of the document.
- 1.2 In line with the requirements of the new Planning system, Bradford Council conducted a public consultation on the issues and options for the Bradford district in January 2007. Following the publication of revised housing figures in the Regional Spatial Strategy (the regional development plan published by the Yorkshire and Humber Assembly) in October 2007, the Council sought to provide further consultation on the issues and options for the broad locations of new housing development – this is named Further Issues and Options consultation stage.
- 1.3 The Statement of Community Involvement (SCI) places importance in ensuring effective and representative engagement. It recognises that many communities are often hard to reach and need a tailored approach to ensure they are consulted in a meaning full way and care is taken to remove any potential barriers to their engagement.
- 1.4 One of the hard to reach groups identified was the older population within the District. To ensure this group is fully represented the Council worked in partnership with Yorkshire Planning Aid, Bradford Older People's Alliance (BOPA) and Age Concern to engage these focus groups which represent the older generations of the Bradford District.
- 1.5 An event was held at the Midland Hotel, Bradford on 26th March 2008 and was attended by 180 people.

FURTHER ISSUES AND OPTIONS CONSULTATION

- 1.6 The Further Issues and Options consultation process, which ran from February 2008 to May 2008 included different methods of public consultation and aimed to reach the different groups within the community, with help from Yorkshire Planning Aid.
- 1.7 The purpose of the Further Issues and Options Consultation was to respond to the increase in the housing requirements and to seek the issues and possible options to

accommodate the increase in housing. The revised housing figures for Bradford meant that the Council is required to supply enough land for 50,000 homes, an annual rate of 2700, an increase of 1140 houses per year.

- 1.8 The Council put forward four options for the location of development, with each option seeing different areas of the District with different a proportion of the 50,000 houses.
- 1.9 The consultation sought views from the public, landowners, community groups, infrastructure providers and other interested parties, and to identify which option was viewed more favourably, or whether there was a fifth option that emerged from comments received.

OBJECTIVES

- 1.10 The events had two broad objectives:
- Raise awareness of the Core Strategy Issues and options for Bradford.
 - Engage with the older generations of Bradford in exploring the key issues for them and possible options for addressing them in the Core Strategy
- This report sets out the detailed record for the event, including notes of the discussions.

PARTICIPANTS

- 1.12 Members of Bradford Older People's Alliance (BOPA) and Age Concern, with an interest in the area, were invited to attend this event. A total of approximately 180 delegates plus 3 Yorkshire Planning Aid staff and volunteers, and Council staff attended the event in Bradford.

PROGRAMME

- 1.13 The events took the form of group workshops and discussions; beginning with scene setting DVD presentation and a brief introduction to the plan followed by discussion groups. The groups looked at the positive and negative aspects of the areas where participants lived, then moving onto discussing the pro's and con's of new housing and what would be best for people within their areas.

DOCUMENTATION

- 1.14 Copies of the Further Issues and Options Reports were available, these were:

Local Development Framework for Bradford

1. Spatial Vision and Strategy
2. Initial Sustainability Appraisal
3. Draft Settlement Study
4. Summary leaflet - Your District in 2026

BREAK OUT GROUPS

- 1.15 The workshop groups were designed to allow people to express their opinions on the future of the District, more specifically the main issues facing the area. Each had a dedicated facilitator from Yorkshire Planning Aid who also acted as a scribe to record the discussions.
- 1.16 The notes of the discussions at each event are summarised in Section 4.0.

2.0 PROGRAMME & FACILITATOR BRIEFING NOTE

**Bradford Core Strategy Further Issues & Options
Older Peoples Focus Group Workshops
March 26th 2008**

**Volunteer Briefing Note
Approach to Workshops/Topics for Discussion**

- Aim of workshops is to facilitate discussion on the 4 spatial options for growth put forward by the Further Issues & Options document. Level of consensus to be recorded (nb rough vote to be taken). Discussion also to be recorded.

- **Workshop Structure:-**
 - **Part 1 – Where Do You Live - pros/cons**
 - **Part 2 – The Pros/Cons of having new housing**
 - **Part 3 – The 4 Options – what’s best for you/your area/Bradford**

- **Part 1 – Where Do You Live – pros/cons**
 - Give each table a flip chart pro-forma (nb 3 columns – Place/Good/Bad)
 - List where each person lives.
 - Ask each person for 1 ‘good thing’ about where they live (prompt re housing, transport links, facilities, shops, open space, environment etc). Record next to place on flip chart.
 - Ask each person for 1 ‘bad thing’ about where they live. Record next to place on flip chart.
 - Having gone round table, invite any additions to lists.
 - Display completed sheets on flip chart easel.

- **Part 2 – The Pros & Cons of Having New Housing**
 - Display a pre-prepared flip chart listing pros/cons of having new housing within an area:
Eg Pros – more jobs, more facilities, more housing choice, better transport links, more vibrant/exciting place to live.
Eg Cons – bigger place, more people = more impersonal/less friendly, greater intensity of development, increased traffic, loss of greenspace +/- countryside.
 - Get people to add more if they can & record any comments on core pros/cons
 - Display sheet(s) on flip chart easel

- **Part 3 – The 4 Options – what’s best for you/your area/Bradford**
 - Discuss if new housing development could tackle the bad things and/or enhance/destroy the good things in their areas – establish the on balance view for each area
 - Link to the 4 options & suggest any emerging matches between their views and options proposed (or elements of options proposed)
 - Facilitate discussion on options
 - For each table, record support for each option and any consensus around particular options/elements of options
(NB recording on either flip chart or A4 paper – tbc)

- Flip chart notes to be typed up and e-mailed to mike.dando@planningaid.rtpi.org.uk

3.0 SUMMARY OF WORKSHOP NOTES

Yorkshire Planning Aid

BRADFORD CORE STRATEGY FURTHER ISSUES AND OPTIONS OLD PEOPLE'S FOCUS GROUP WORKSHOPS 26TH MARCH 2008

Part 1:- Where do you live? – pros and cons

Outputs from this question can be found on the individual group responses notes.

Part 2

The Pros and Cons of New Housing

Topic	Pros	Cons
Housing	More housing choice	Need to ensure that existing housing stock continues to be improved and maintained
	More brownfield development	Who are we building houses for – old or young people?
	Less dereliction	Use what we already have – older housing
	Opportunity to bring housing and employment thus avoiding travel	Poor quality design
	Need more housing for older people then free up older stick- semi's etc	Impact of areas / historic buildings and how they look
	Solar power (sustainable housing)	
	Think about the design (lifetime homes and adaptability)	
	Small gardens/own front door	
	Need more public sector housing / affordable	
Economy & Jobs	More good jobs and apprenticeships	
	More jobs and more facilities – must be close to houses	
Transport & Accessibility	Better transport	Increased traffic
	Better traffic management	Too many cars /inadequate roads

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	More Park and Ride schemes	Transport issues must be integrated into new development planning
Community Facilities	More facilities – community centres, leisure centres, local health centres, nurseries	Schools overcrowded
	New schools	New drains / electric etc
	Post office – collect pensions	Loss of greenspace
	Fewer charity shops and more local shops	Availability of doctors / dentists
		Places for children to play?
	Leisure facilities (where will they be?)	
Environment		More pollution
		Thornton- don't want the trees cutting down in the lower part of the cemetery
		Threat to important open space & countryside (e.g. Baildon Moor)
		Urban sprawl
		Taking away green belt
		More risk of flooding
Waste Management		More wheelie bins – possible loss of weekly collection
		More reservoirs, drainage and sewerage treatment needed
General Comments	Regeneration and rejuvenation of the district	Bigger place, more people
	More people will come to city centre	Who will pay?
	More vibrant place	More crime
		Everywhere loses its identity
	Larger queues	

Part 3

The Four Options – what’s best for you/your area/Bradford?

From the discussions on the four options the following key points emerged:

Housing:-

- General feeling it is better to spread housing over the district therefore choice of option 3 or 4 – like Salt and Lister did
- The Planning Authority should consider building a new village/small town if a suitable site could be found.
- Need to know the makeup of population and what their needs are – then identify type of housing to be built
- Housing cannot be looked at in isolation these need to be addressed
- Right type of property in right location
- Vacant properties – what is happening to them?
- Specific needs for individuals
- Older people – purpose built properties adapted and near health centres
- Independent living
- Must be mixed communities development i.e. young older disabled people provided that this is linked to road improvements e.g. link Canal Road with Bingley trunk road.
- Cottingley / Sandy Lane could take more housing
- Scatter housing rather than building estates and ensure facilities are put in place
- Employ someone to monitor vacant / empty houses
- What type of housing will be built?
- PR exercise into areas people may not initially want to move to
- Where will the housing be in Shipley? – Don’t want to lose Northcliffe Woods / Roberts Park
- Urban form of flats – support effective use of land
- Balanced communities – across all settlements
- **Key Message: Build majority of new housing close to big centres and cut down need to travel to place of work**
- It was considered essential that new housing developments contain affordable dwellings including starter homes.
- There needs to be a good spread of council and private association across the district
- There are already empty houses and flats around Little Germany as well as other areas – these should be occupied before we allow lots more new houses to be built
- When new houses are built the developers should be made to build local shops, pubs and community centres for young and old as well.

- If this many houses need to be built we should be spending money on infrastructure now, as the infrastructure we have now seems to be at full capacity.
- New homes must be environmentally friendly
- New homes must be lifetime homes
- Ensure brownfield sites are developed first

Economy & Jobs

- Encourage employment in leisure (not pubs) in main centres

Transport:-

- Traffic management is key to any and all of the housing growth
- Transport – improved bus services
- Employment – cost of transport to get to work
- Infrastructure needs to be put in place – Road, facilities etc
- Roads – speeding
- Shipley Station: Commuters struggle to park there already (extra coaches on trains needed at commuter stations)
- Good transport connections out to tourist and leisure areas (e.g. countryside) essential
- A number of people felt very strongly that transport planning should be addressed at the same time as planning new housing and other developments. This should cover all forms of transport including car, bus and rail.
- Wherever there is more housebuilding the infrastructure needs to be addressed FIRST – some comments made re. participants' experiences of where sewers are overloaded; also traffic congestion.

Community Facilities

- People value local services
- Facilities – schools, GPs surgeries / medical centres
- Families – need for schools
- Whatever type of property is built there still needs to be open spaces, leisure facilities e.g. bowling green. Children need play areas
- Need parks / play areas / green space
- Work together with police to monitor and reduce crime
- Accessible shops / services – to all – not just by car
- Agree with above and would also insist that when the developer builds family houses they should provide a building for children's nursery and child care facilities and primary schools.

Environment:

- Climate change issues – Flooding in Queensbury?!
- Concern: Building near River Aire (flooding)
- Concern about building on corridor between Bingley and Keighley
- If we have to lose green belt to get the houses we need then it should be taken from all areas and not just Bradford and Keighley.
- I wouldn't mind if we lost green belt around Thornton as long as we get improved services beforehand.
- Essential to have plenty of green space in developments wherever they are
- Greenspaces in the town and cities are very important – the lungs of the city; also greenspace between Bierley and East Bierley is important, don't let areas merge into each other.
-

General:

- Need to recognise the country is small compared to other European Countries – can't keep absorbing people
- Bradford has a very high birth rate
- People need to have a good impression of Bradford – this will encourage more business growth in the area and create more jobs
- There is a need for better and continuing communication with planners (this is a good start but need to keep it up and explain reasons for decisions clearly and in language everyone can understand)

Spatial Options:-

- Some interest in developing Holmewood, especially if it resulted in a new and proper centre for the area, and Esholt, if it meant building on the old sewage works.
- You cannot have a discussion about where to build new houses without having the discussion about the necessity for good jobs and local services and amenities to go with them.
- Table 9 concluded their debate by agreeing to support **Option 3 - “Focused Growth Points around Bradford Sub Regional City”**.
- One person felt that spreading out development would be the best option.
- It was felt that Bingley should stay the same size but have better facilities, and that Baildon should have no more development.
- Canal Road corridor does not have significant potential for growth owing to lack of land/space. The land at the rear of the roundabout at Crossflatts was mentioned as being suitable for growth as part of the Aire valley.

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- There was consensus that Bradford and Keighley should be the main centres for growth.
- Option 1 – too many people in one area, over crowded
- Option 2 – potential growth and employment along the Aire Valley area. Better than option 1 because houses are more spread out and Bingley becomes a principle town. Less pressure because its spread out over a wider area. Not enough facilities will be overcrowded. People in Ilkley won't like it.
- Option 3 – good to have housing growth next to employment growth. May benefit existing deprived areas such as Holmewood. It depends what type of employment is built around the housing areas. Too concentrated. Issue of affordability. The cart before the horse.
- Option 4 – Housing seems better dispersed. Seems to be best option
- The table recognised that there was a need to spread housing so Option 2 seemed best but possible with less focus on Keighley as it was felt that space was limited here without having a serious impact on green spaces
- Votes for Option 1 = 4
 - “Good to share development out”
 - “Keep development in Baildon to a minimum – too much traffic congestion already.”
- Votes for Option 2 = 3
 - “This takes development away from the centre and spreads it out to other towns”
- Votes for Option 3 = 1
 - “Less development should take place in Ilkley and other smaller towns. These are the ‘gems’ of the area and should not be destroyed by overdevelopment.”

Produced by the
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Local Development
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