

# Bradford District Local Plan

## Housing Policies



# Housing Policies

**Local Plan**

**Session 3 – 2<sup>nd</sup> March 2021**

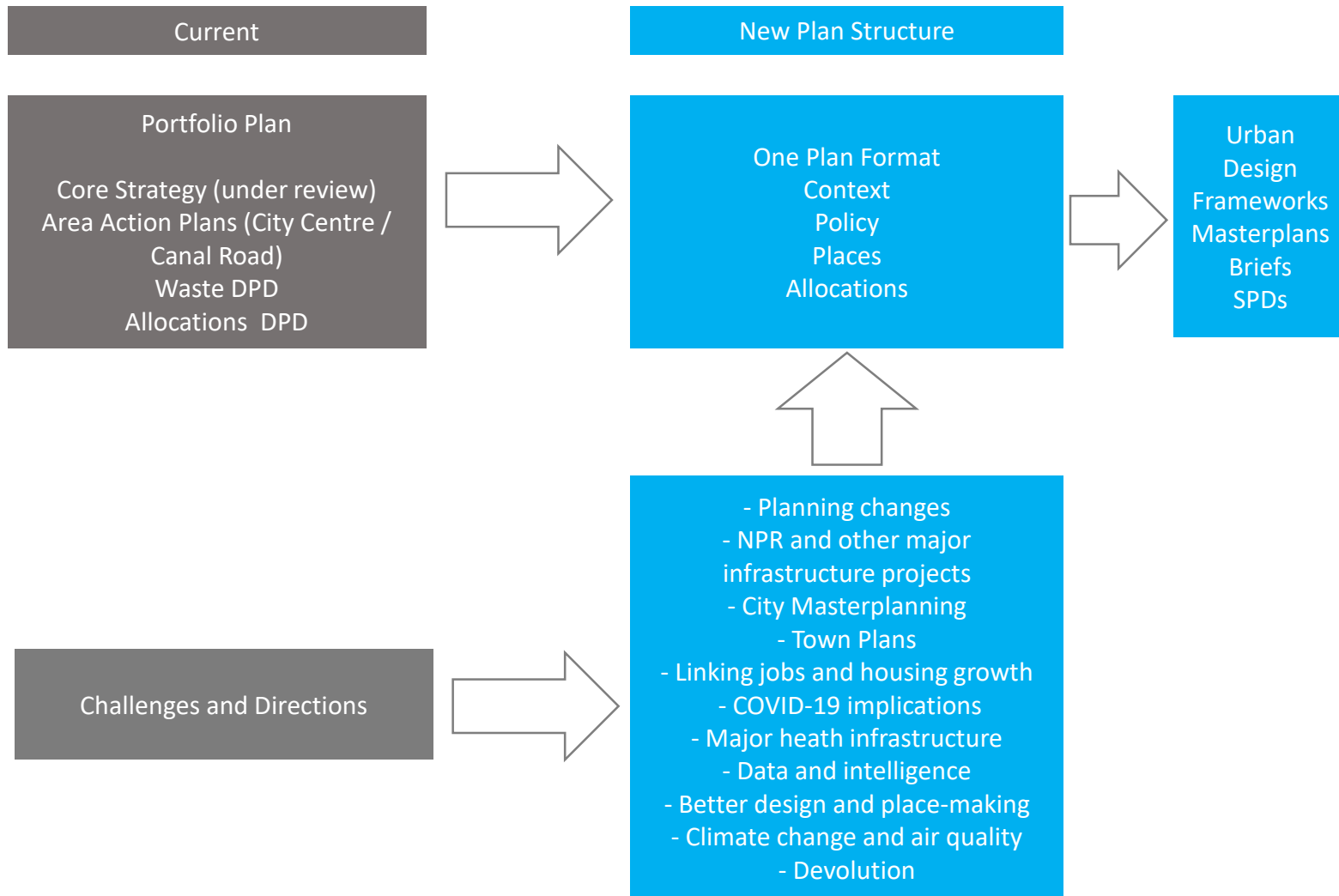
Department of Place

- Event Format and Protocol
- Presentation
- Pre-event Questions
- Further Q&A

# Why produce a Local Plan?

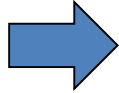
- **Government requirement with statutory duties set out through the Planning and Compulsory Purchase Act 2004** – essential that plans are in place and kept up to date.
- **Planning application role** - The development plan is at the heart of the planning system with a requirement set in law that planning decisions must be taken in line with the development plan unless material considerations indicate otherwise.
- **Strategic vision and direction** - Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities, aligning and attracting investment and infrastructure provision – as well as a basis for conserving and enhancing the natural and historic environment, mitigating and adapting to climate change, and achieving well designed places.

# New Plan Structure and Key Drivers



# Range of Housing Policies

Strategic  
Policy



**Policy SP8: Housing Growth**

Thematic  
Policies



**HO1: Housing Delivery, Strategic Sites & Managing Growth**

**HO2: Housing Density**

**HO3: Urban Housing**

**HO4: Housing Mix**

**HO5: Affordable Housing**

**HO6: Self Build and Custom Housebuilding**

**HO7: Specialist Housing and Accommodation**

**HO8: Sites for Gypsies, Travellers and Travelling Showpeople**

**HO9: Housing Standards**

**HO10: Overcrowding and Empty Homes**



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# SP8:Housing Growth – The Housing Requirement

## Preferred Option - Policy SP8: Housing Growth

### The Housing Requirement

- A. The Local Plan will seek to deliver a housing requirement of 30,672 new homes over the plan period 2020-2038, equating to an indicative average of 1,704 new dwellings per annum. The requirement is set at a level which would represent a significant boost in housing delivery over recent years.
- B. After making an allowance for projected losses of stock through clearance and for a contribution from windfall sites, provision will be made within the Local Plan and where appropriate Neighbourhood Plans to meet the residual requirement at least 27,672 homes over the plan period 2020 to 2038. This reflects the scale, nature and distribution of the currently available, deliverable and developable land supply and environmental constraints within the District.



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# SP8:Housing Growth – The Housing Requirement

- Housing need vs housing requirement
- Recent changes in Government Guidance
- Core Strategy - approach was to make an Objective Assessment of Need (OAN) based on latest population and household projections, other demographic evidence , housing market signals, need for affordable housing – the housing requirement was set at 2,476 per annum
- New approach – Local Housing Need Assessment where starting point uses the Government's Standard method / formula;
- Government's standard approach – previously used the 2014 based household projections and an affordability multiplier – result was 1,703 / annum



# SP8:Housing Growth – The Housing Requirement

- Government then consulted on revisions to the standard approach including using whatever are the most up to date household projections – this would have produced a figure of approx. 1,200 / annum
- Finalised approach announced in November – back to the 2014 based projections plus a 35% uplift for the largest cities –adds an additional 10,000 homes and raises annual figure to 2,300
- Government requires Council's to examine the evidence to judge whether need may in reality be higher – uplift may be required where major strategic growth or infrastructure are expected.
- NPPF (para 11b) indicates that Council's are expected to meet their needs in full unless protected areas / constraints provide a strong reason for restricting the scale of growth;
- Duty to co-operate
- Underpinning Evidence – Housing Need Addendum report; Updating Demographic Evidence Report; SLA

# SP8:Housing Growth – Key Components of Housing Supply

- Land supply overview
- Role of the Strategic Land Assessment (SLA)
- Commitments (Detailed PP / UC)
- New sites incl outline pp
- Windfall
- PDL – maximising delivery and setting targets
  - Regional City as a whole 55%
  - Principal Towns as a whole 35%
  - Local growth Centres as a whole 15%
  - Local Service Centres as a whole 30%

# SP8:Housing Growth – Spatial Distribution of Growth

- Targets set for 27 settlements and sub areas (minimums)
- Key factors:
  - Land supply which is in turn influenced by:
    - Environmental constraints
    - Deliverability
  - Settlement hierarchy / sustainability
  - Regeneration areas / areas of transformational change
- Baseline Population Proportionate Approach
  - Starting Point – Comparator / Neutral
  - Uses latest mid year population estimates

# SP8:Housing Growth – Spatial Distribution of Growth

Table 3: The Regional City of Bradford

AREA	POLICY SP8 TARGET	% OF DISTRICT WIDE TOTAL	DIFFERENCE FROM BASELINE NUMBER
Regional City Of Bradford	20,075	72.5	1,216
Bradford City Centre	7,000	25.3	6,475
Shipley & Canal Rd Corridor	1,750	6.3	1,587
Bradford NE	1,850	6.7	-3,020
Bradford SE	2,200	8.0	-1,029
Bradford SW	3,175	11.5	-1,871
Bradford NW	2,900	10.5	-1,143
Shipley	1,200	4.3	218



# SP8:Housing Growth – Spatial Distribution of Growth

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# SP8:Housing Growth – Spatial Distribution of Growth

**Table 4: The Principal Towns**

AREA	POLICY SP8 TARGET	% OF DISTRICT WIDE TOTAL	DIFFERENCE FROM BASELINE NUMBER
Principal Towns	3,350	12.1	-949
Bingley	850	3.1	-90
Ilkley	300	1.1	-456
Keighley	2,200	8.0	-402

**Table 5: The Local Growth Centres**

AREA	POLICY SP8 TARGET	% OF DISTRICT WIDE TOTAL	DIFFERENCE FROM BASELINE NUMBER
Local Growth Centres	2,875	10.4	869
Burley in Wharfedale	625	2.3	299
Menston	350	1.3	122
Queensbury	450	1.6	-35
Silsden	700	2.5	295
Steeton with Eastburn	175	0.6	-77
Thornton	575	2.1	265

# SP8:Housing Growth – Spatial Distribution of Growth

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Bradford City Centre	7,000	25.3	6,475
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Bradford SE	2,200	8.0	-1,029
Bradford SW	3,175	11.5	-1,871
Bradford NW	2,900	10.5	-1,143
Shipley	1,200	4.3	218



# SP8:Housing Growth – Spatial Distribution of Growth

Table 6: The Local Service Centres

AREA	POLICY SP8 TARGET	% OF DISTRICT WIDE TOTAL	DIFFERENCE FROM BASELINE NUMBER
Local Service Centres	1,375	5.0	-1,134
Addingham	175	0.6	11
Baildon	250	0.9	-570
Cottingley	150	0.5	-109
Cullingworth	175	0.6	20
Denholme	80	0.3	-69
East Morton	10	0.0	-56
Harden	60	0.2	-19
Haworth	250	0.9	-80
Oakworth	75	0.3	-112
Oxenhope	25	0.1	-76
Wilsden	125	0.5	-73





# SP8:Housing Growth – Spatial Distribution of Growth

	Draft Local Plan – Feb 2021 – Preferred Option		Draft Local Plan – Baseline Pop Proportionate Distribution		CSPR – July 2019		Adopted Core Strategy	
Plan Period	2020 to 2038		2020 to 2038		2020 to 2037		2013 to 2030	
Housing Requirement *	27,672		27,672		26,150		42,100	
	No	%	No	%	No	%	No	%
Bradford City Centre*	7,000	25.3	525	1.9	4,000	15.3	3,500	8.3
Shipley & Canal Road Corridor	1,750	6.3	163	0.6	2,400	9.2	3,100	7.4
Bradford NE	1,850	6.7	4,870	17.6	2,000	7.6	4,400	10.5
Bradford SE	2,200	8.0	3,229	11.7	3,100	11.9	6,000	14.3
Bradford SW	3,175	11.5	5,046	18.2	3,500	13.4	5,500	13.1
Bradford NW	2,900	10.5	4,043	14.6	3,100	11.5	4,500	10.7
Shipley	1,200	4.3	982	3.5	400	1.5	750	1.8
<b>Regional City</b>	<b>20,075</b>	<b>72.5</b>	<b>18,859</b>	<b>68.2</b>	<b>18,400</b>	<b>70.4</b>	<b>27,750</b>	<b>65.9</b>
Bingley	850	3.1	940	3.4	800	3.1	1,400	3.3
Ilkley	300	1.1	756	2.7	500	1.9	1,000	2.4
Keighley	2,200	8.0	2,602	9.4	2,800	10.7	4,500	10.7
<b>Principal Towns</b>	<b>3,350</b>	<b>12.1</b>	<b>4,229</b>	<b>15.5</b>	<b>4,100</b>	<b>15.7</b>	<b>6,900</b>	<b>16.4</b>
Burley in Wharfedale	625	2.3	326	1.2	550	2.1	700	1.7
Menston	350	1.3	228	0.8	300	1.1	600	1.4
Queensbury	450	1.6	485	1.8	300	1.1	1,000	2.4
Silsden	700	2.5	405	1.5	800	3.1	1,200	2.9
Steeton with Eastburn	175	0.6	252	0.9	150	0.6	700	1.7
Thornton	575	2.1	310	1.1	500	1.9	700	1.7



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# SP8:Housing Growth – Spatial Distribution of Growth

<b>Local Growth Centres</b>	<b>2,875</b>	<b>10.4</b>	<b>2,006</b>	<b>7.2</b>	<b>2,600</b>	<b>9.9</b>	<b>4,900</b>	<b>11.6</b>
<b>Addingham</b>	175	0.6	164	0.6	75	0.3	200	0.5
<b>Baildon</b>	250	0.9	820	3.0	250	1.0	350	0.8
<b>Cottingley</b>	150	0.5	259	0.9	0	0.0	200	0.5
<b>Cullingworth</b>	175	0.6	155	0.6	150	0.6	350	0.8
<b>Denholme</b>	80	0.3	149	0.5	200	0.8	350	0.8
<b>East Morton</b>	10	0.0	66	0.2	0	0.0	100	0.2
<b>Harden</b>	60	0.2	79	0.3	25	0.1	100	0.2
<b>Haworth</b>	250	0.9	330	1.2	275	1.1	400	1.0
<b>Oakworth</b>	75	0.3	187	0.7	0	0.0	200	0.5
<b>Oxenhope</b>	25	0.1	101	0.4	25	0.1	100	0.2
<b>Wilsden</b>	125	0.5	198	0.7	50	0.2	200	0.5
<b>Local Service Centres</b>	<b>1,375</b>	<b>5.0</b>	<b>2,509</b>	<b>9.1</b>	<b>1,050</b>	<b>4.0</b>	<b>2,550</b>	<b>6.1</b>

## Notes:

- Housing Requirement quoted is the number of new homes for land needs to be provided i.e. after any allowance for windfall, clearance ETC.
- Bradford City Centre is a slightly expanded area including the southern gateway in the current draft plan compared to previous plans;
- Other boundary changes also make direct comparisons more complex – in particular changes to the Shipley and Canal Road corridor area boundaries.

# HO1: Housing Delivery, Strategic Sites & Managing Growth

- Varied portfolio of sites – sizes, types and locations
- Identifies Strategic sites
- Small sites ,1ha (NPPF Requirement 10%) - 193 sites, 5,625 units 18.3%
- Managing growth – timing re infrastructure / 5 year land supply

# HO2:Housing Density

- **Minimum density of 35 dwellings per hectare (net).**
- Development within locations including **town and district centres** and in areas which are well served by high frequency public transport and local amenities will be expected to achieve densities **of at least 50 dwellings per hectare (net)** unless site specific and / or local area characteristics justify a lower density.
- Locations in /or close to the **City Centre and Principal Towns** and locations close to railway stations should seek to achieve densities **significantly in excess of 50 dwellings per hectare (net)** whilst ensuring quality, well designed living environments.

# HO3:Urban Housing

- New Housing Policy.
- Urban housing schemes are high quality appropriate to their context in terms of urban grain, height and massing, roofscape, materials and appearance and typically achieve higher densities above 50 dwellings per hectare
- For larger higher density urban housing schemes on sites over 1 ha in size the council will encourage a range of urban housing types to meet the needs of a range of different groups, including townhouses, modern terraces and flats. Contemporary design approaches will be encouraged.
- Wide range of urban housing criteria / expectations – connectivity, public realm, mix of uses, greening, internal spaces, family housing, amenity / open space and storage.

# HO3:Urban Housing

Example: Goldsmith  
Street Norwich - circa 83  
dwellings per ha,  
Passivhaus Scheme, flats,  
townhouses, terraces...

# HO4:Housing Mix

- All major residential developments of 10 or more homes will be expected to incorporate a mix of housing types, sizes, prices and tenures. The exact mix should be based both on market demand and evidence of local housing need within the District's SHMA together with any other robust local evidence.
- Additional guidance on housing mix on an area or site basis will be set out in site allocation pro formas and Neighbourhood Plans.

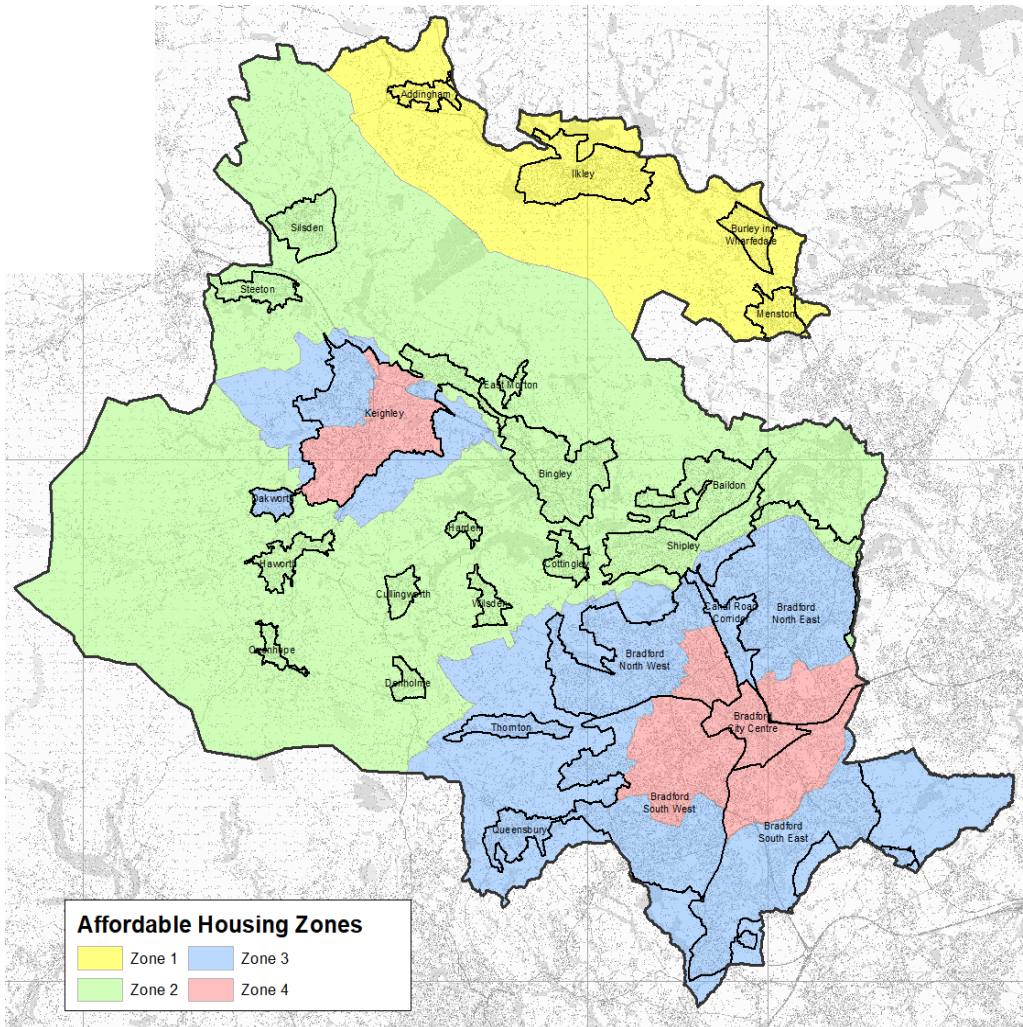
# HO4:Housing Mix

- Delivering **more family housing**.
- Delivering sufficient **affordable housing** in accordance with Policy HO5.
- Increasing the **supply of larger homes** across the District, particularly in areas suffering from high levels of overcrowding and respond to the needs of ethnic minority residents including the housing needs of elders.
- Increasing the **supply of accessible and adaptable housing**.
- **Urban housing** - increasing the supply of high quality townhouses, duplexes and flats particularly in city and town centers and accessible locations.
- Specialist housing and GTNA requirements.



# HO5: Affordable Housing

- Need - 441 affordable dwellings per annum circa 25% of the housing requirement figure of 1704.



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# HO5: Affordable Housing

- Major developments:

Affordable housing Area	Brownfield Target	Greenfield Target
Zone 1: Wharfedale	35%	40%
Zone 2: Towns, suburbs and villages	20%	25%
Zone 3: Outer Bradford and Keighley	10%	15%
Zone 4: Inner Bradford and Keighley	10%	10%

- Tenure Starting Point:
  - 65% affordable housing for rent
  - 35% affordable home ownership products

# HO6:Self Build and Custom Housebuilding

- **Increasing diversity of housing** - On larger sites allocated for residential development of over 100 dwellings, developers will be required to supply at least 5% of the dwelling plots for sale to self-builders, subject to demand.
- **Use of Council assets** (including sub-allocation micro sites) - The Council will investigate opportunities for SBCH dwellings on Council owned land as and when it becomes available for redevelopment or disposal.
- **Encourage innovation** in the delivery of self-build projects to deliver a range of affordable housing, including collective and co-operative self-build.
- Further work required on the register and project development.

# HO7:Specialist Housing and Accommodation

- Positively worded policy supporting the delivery of specialist housing including for older people, vulnerable people and people with disabilities across the District.
- Includes a policy focus upon support for complex care needs - regardless of age.
- Policy structured around contributing to meeting an identified need.
- Well designed with supporting infrastructure to meet the particular requirements of residents with social, physical, mental and/or health care needs, including dementia and autism friendly principles
- Located in accessible locations close to public transport or within walking distance to services, facilities and open space or provided on site.



# HO8: Sites for Gypsies, Travellers and Travelling Showpeople

- Updated primary research – working with Leeds GATE to identify needs.
- GTAA (2019) recommends that the Council should prudently plan for a minimum PPTS need of 26 pitches over the plan period.
- Need for 15 pitches within the first 5 years of the 2020-2021 to 2024/25 and a longer term need of 11 pitches 2025/26 to 2037/38.
- Allocation criteria outlined in policy.
- Green Belt and very special circumstances case set out.
- Currently also subject to 'call for sites'



# HO9:Housing Standards

- Good design – links to policies DS1 to DS5 together with the Homes and Neighbourhoods Housing Design Guide SPD. Poor design = planning refusal.
- Energy efficiency standards aligning to Future Homes Standard.
- All new build dwellings should meet Building Regulation requirement M4(2) ‘accessible and adaptable dwellings’.
- On major development sites over 0.5 hectare or 10 or more homes a minimum of 5% of dwellings should meet the Building Regulations requirement M4(3) ‘wheelchair user dwellings’.
- All new market and affordable homes should, as a minimum, meet the Nationally Described Space Standard (NDSS) for internal space in new dwellings.

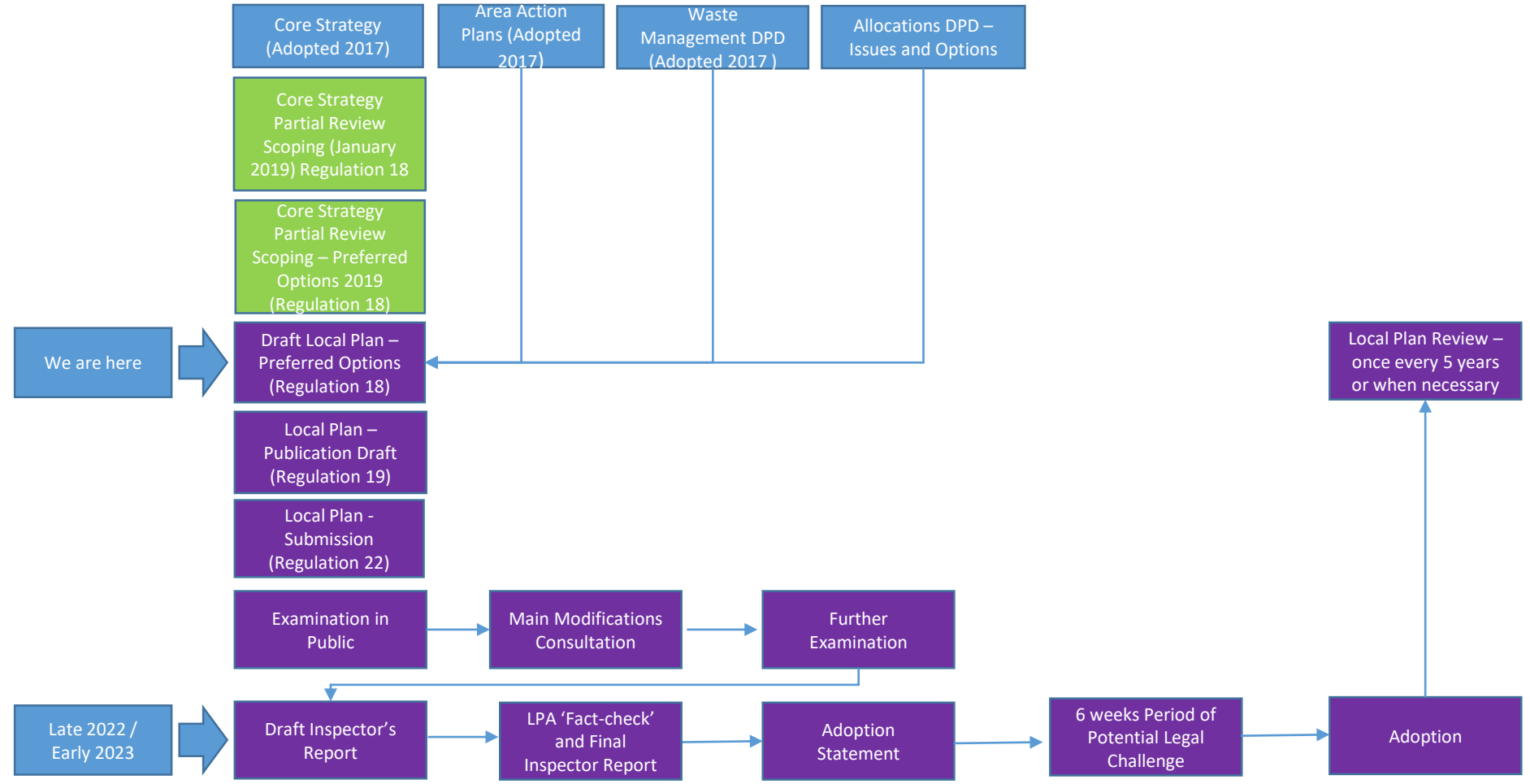


# HO10:Overcrowding and Empty Homes

- Housing Strategy (2020-30) indicates that there are approximately 15,000 homes which are subject to overcrowding – concentrated in a number of urban neighbourhoods.
- Empty Homes **xx**
- Policy interventions and investment priorities will be set out within the Council's Housing Strategy, the Council's Empty Homes Action Plan, and its key area and regeneration strategies.



# Plan Making Stages





# Thank You