

Bradford District Local Plan

Housing Innovation



Housing Innovation – specialist housing, modular, self-build and urban housing

Local Plan

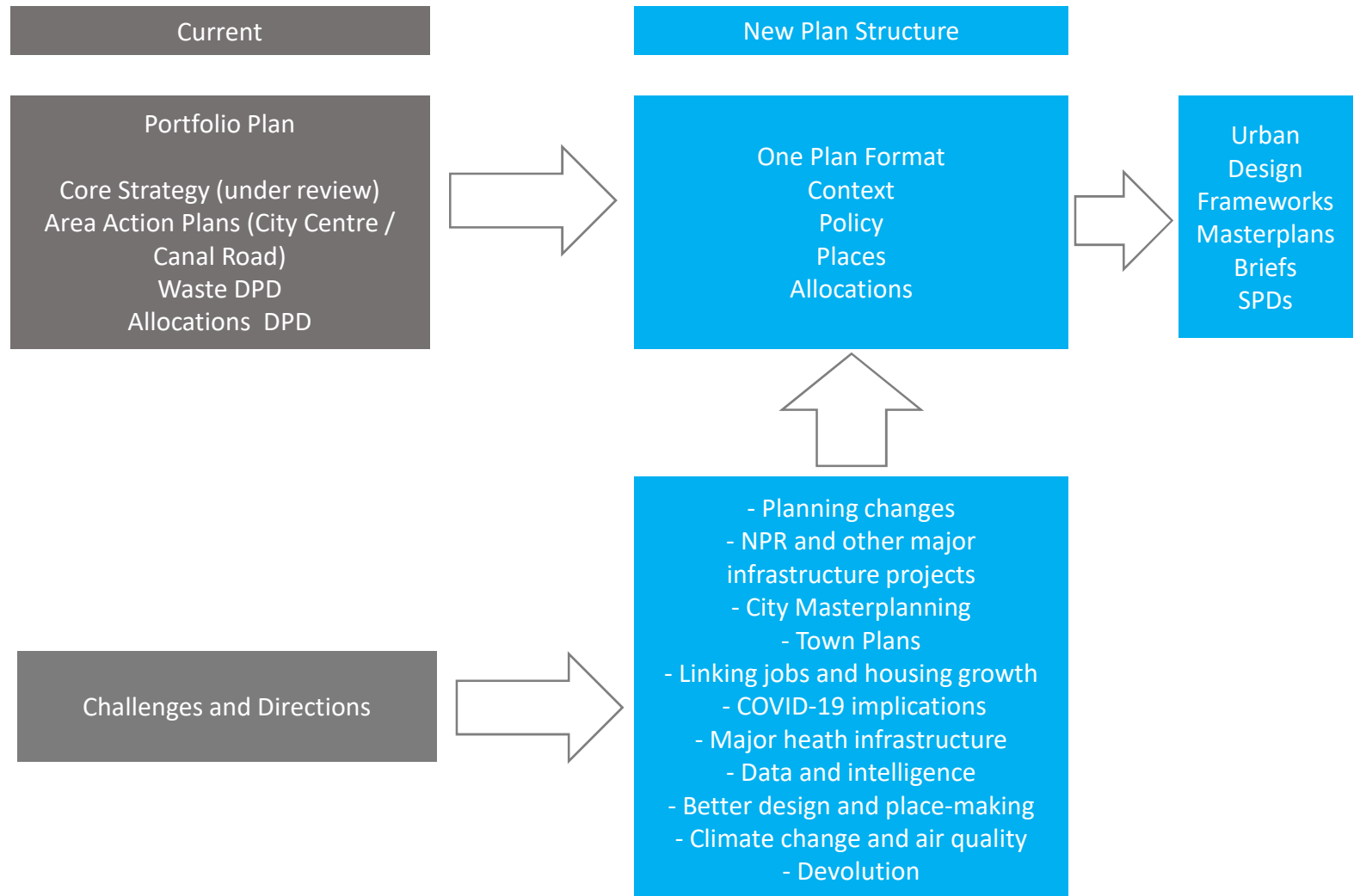
Session 9 – 5th March 2021

Department of Place



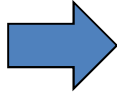
- Event Format and Protocol
- Presentation / discussion starters
- Pre-event Questions
- Further Q&A

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

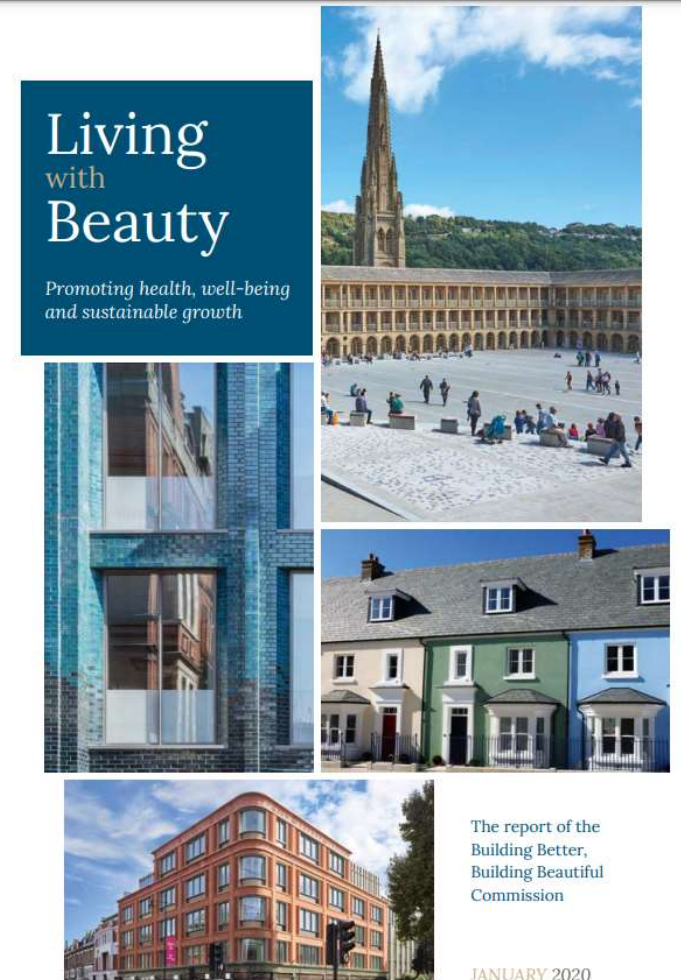
HO10: Overcrowding and Empty Homes



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Design and Beauty

- NPPF highlights the importance of securing well-designed, attractive and healthy places.
- 29/01/21 consultation on revisions to NPPF & draft new National Model Design Code.
- National Design Guide.
- ‘Beauty’ and placemaking key considerations in policy-making and planning decisions.
- Some feedback from earlier sessions: *‘We understand the need for housing but what we don’t want is characterless estates...’*



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Design and Beauty



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SP8:Housing Growth – Spatial Distribution of Growth

- Housing Requirement of **30,672** 2020-2038, equating to 1,704 new dwellings per annum.
- 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
 - Urban Intensification/Transport Hubs
 - Limited Green Belt release

HO1: Housing Delivery, Strategic Sites & Managing Growth

- Varied portfolio of sites – sizes, types and locations
- Identifies Strategic sites- further detail masterplanning/design code to ensure high quality
- Small sites ,1ha (NPPF Requirement 10%) - 193 sites, 5,625 units 18.3%-
- Range of sites and locations-opportunities for SME's/custom self build

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...

HO3:Urban Housing

Improving the range of range and quality of BAME housing:

BAME communities who are:

- over-represented in insecure private rented sector accommodation;
- more likely to be overcrowded and experience poor housing conditions impacting health;
- three times more likely to be over-represented in the most deprived local authority areas;
- three times more likely than white households to experience homelessness;
- twice more likely to be unemployed.

(Manningham Housing Association)

Inequalities clearly further amplified through the pandemic.

H03:Urban Housing



Example: Chain Street, Bradford

H04: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.

H04: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.

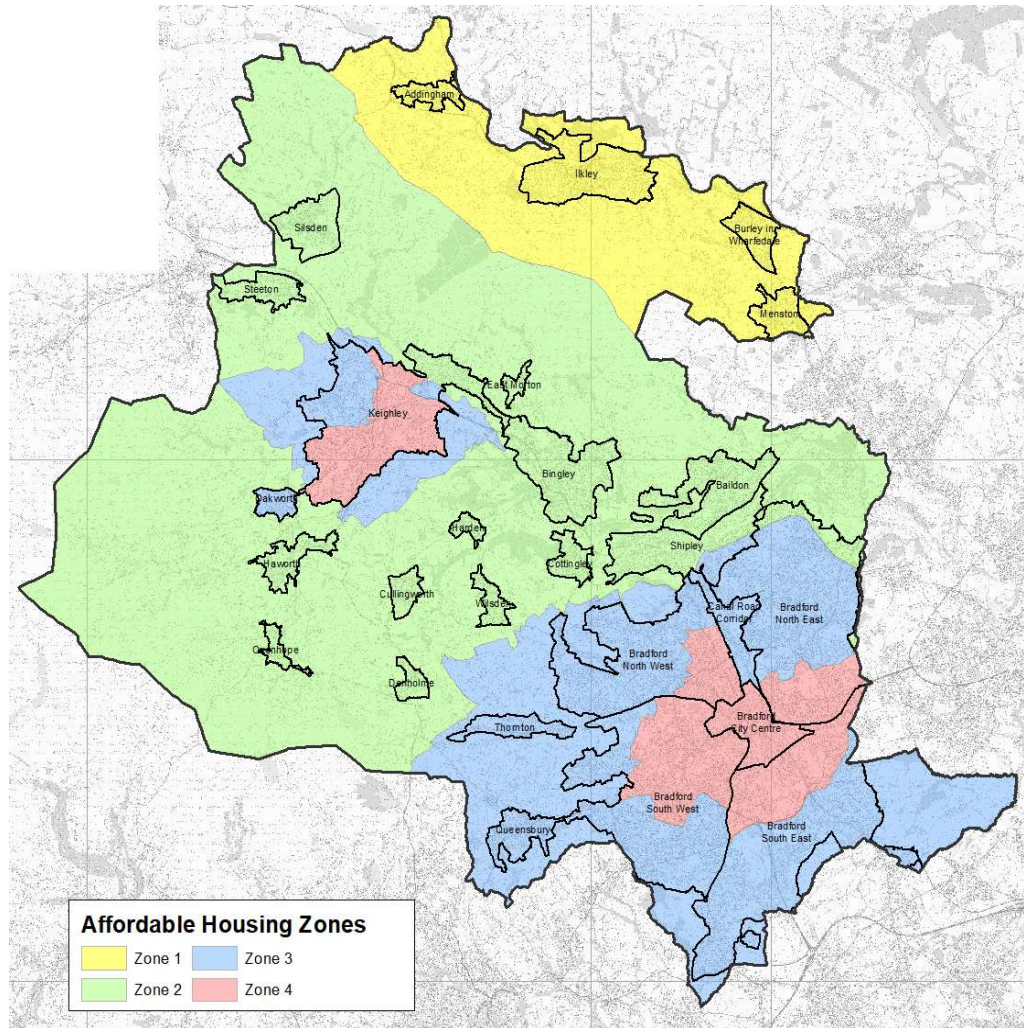
HO4:Housing Mix



Example: Mixed
Tenure Housing,
Valley Drive, Ilkley

H05:Affordable Housing

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



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.

HO6:Self Build and Custom Housebuilding

Areas of innovation – public sector?

- Hybrid application with full permission for services / utilities and outline for self-build plots on Council land (Shropshire Council).
- Managed sale of plots and mixing site development with affordable housing.
- 4.41ha site – 47 homes

Housing – Process not just ‘Products’

Wikihouse – South Yorkshire Housing Association (SYHA)

- The WikiHouse is a new design for homes using plywood frames that can be quickly slotted together onsite. Flexibility over scaling.
- Digitally manufactured building system - grounded in using local manufacturers (CNC) – almost ‘put in van and carry to site assembly system’ using local firms .
- Housing as a process rather than just an end product – circular economy thinking.
- Pilot work with SYHA.

Housing – Modular Innovation

Urban Splash – house by - Modular housing – variable, adaptable and configurable

Urban Splash x Sekisui House x Homes England

- *'We had a bold vision for a disruptive modular housing business. So, in 2019, we began a new partnership with [Homes England](#) and Japan's biggest housebuilder, [Sekisui House](#). We called this new business House by Urban Splash. These new partners are helping us accelerate the production of Urban Splash modular homes at our factory in the East Midlands'.*



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H07: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.



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HO7:Specialist Housing and Accommodation

- Often oversimplified as part of plan-making.
- Take 'older peoples housing': Sheltered Housing (various types and degrees of sheltered), Almshouses, Cohousing, Park Homes, homeshare schemes...
- Changing dynamics of care homes / accommodation – residents. HMA (largest charity care provider in the UK) client profile:
 - **MHA Communities** - just over three-quarters of members are female, just over half live alone. Their ages range from 50 to 103, with the average age being 80.
 - **Retirement Living** average age is 82 and two-thirds are aged over 80. Just over two-thirds are female, and 30% live with a partner, relative or friend.
- **Care home** - oldest group we serve: their average age is 87, and two-thirds are aged over 85. One quarter male.

H07: Specialist Housing and Accommodation



Example: Older
Persons Housing,
Canary Drive,
Gilstead

H07:Specialist Housing and Accommodation

Homes for Later Living Report 2021 'Silver Saviours for the High Street'

For just one retirement development of roughly 45 units, a local authority could expect to see benefits of 85 construction jobs for the duration of the build, as well as six permanent jobs and £13m in GVA over the lifetime of the development, as opposed to not developing a site.

- These benefits mean that retirement properties create more local economic value and more local jobs than any other type of residential development.*
- People living in each retirement development generate £550,000 of spending per year, £347,000 of which is spent on the local high street. Some £225,000 of this is new spending in the local authority, directly contributing to keeping local shops open.*
- From these figures, we estimate that a typical retirement housing development has the potential to support more than three local retail jobs. Over the lifetime of the development, a typical development would contribute £2.25m of GVA to the high street.*

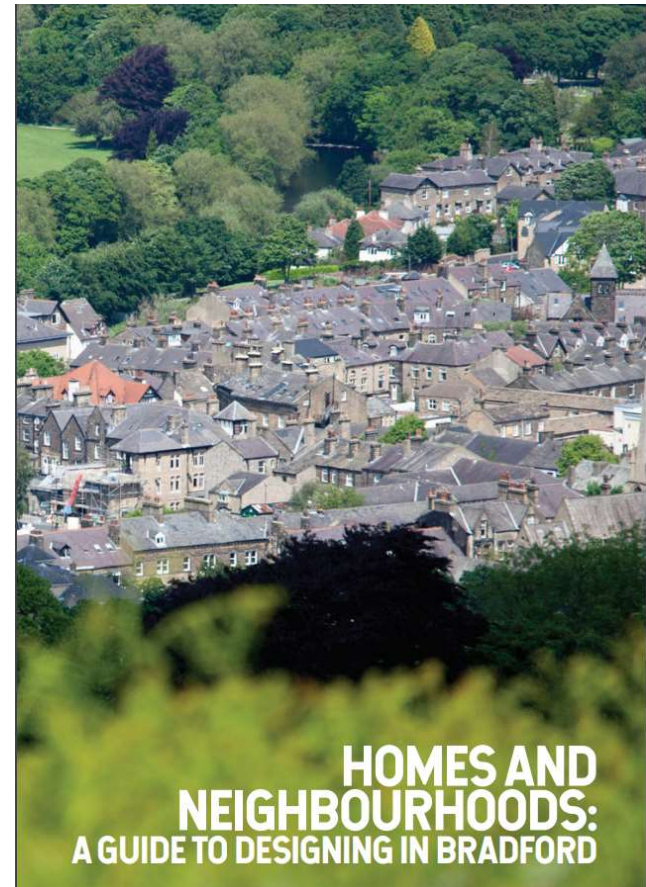
Discussion about design of homes generally – adaptability and futureproofing, design of places with age and multi-generational use in mind; role of different types of housing in supporting growth.

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.

Design Policies

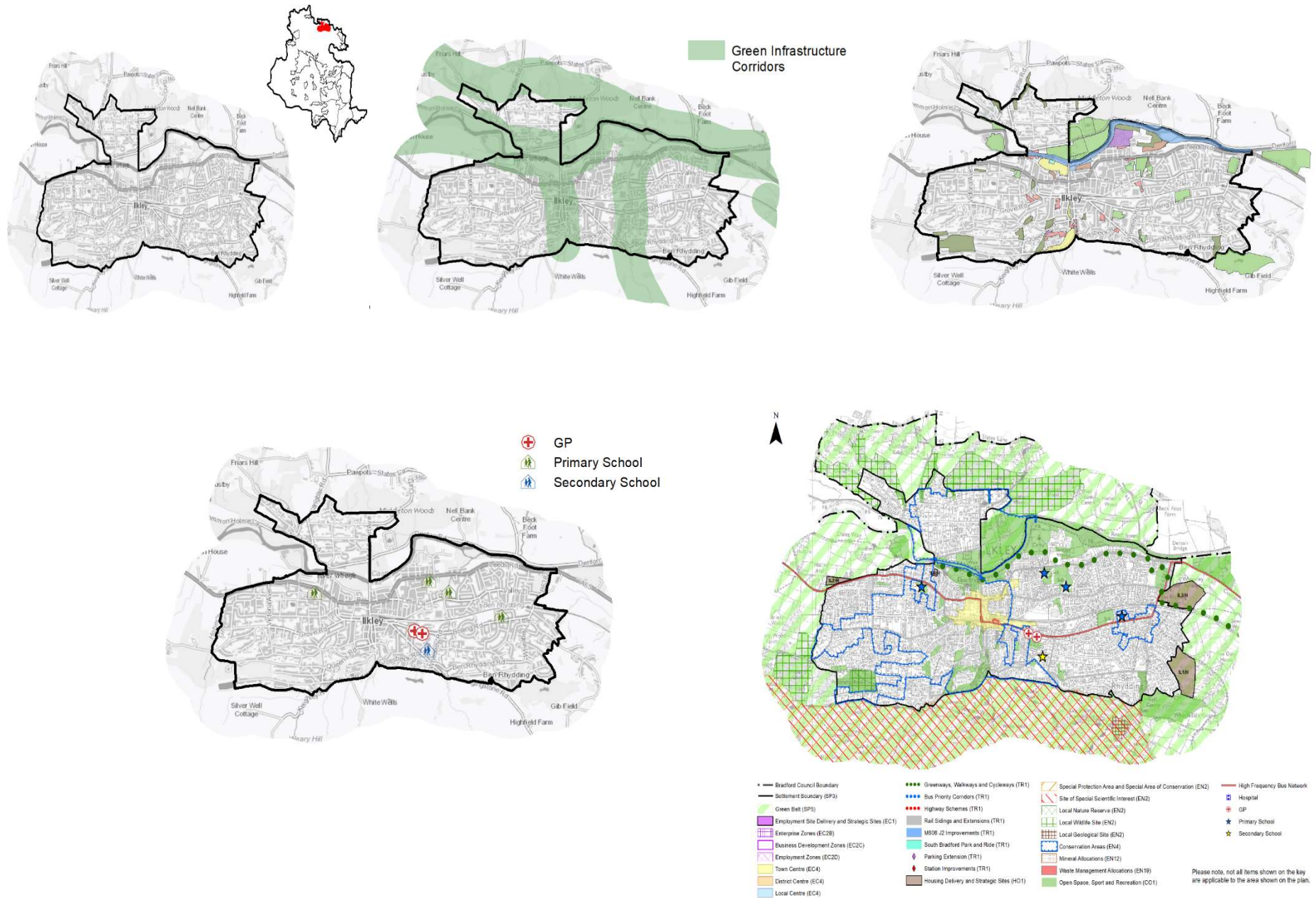
- DS1: Achieving Good Design
- DS2: Working with the Landscape
- DS3: Urban Character
- DS4: Streets and Movement
- DS5: Safe and Inclusive Places
- Housing Design Guide SPD



Placemaking and Shaping Places

- Section 5- Spatial Portraits
- Site specific development considerations in Site Proformas
- Neighbourhood Planning
- Towns Fund- Shipley/Keighley
- Master planning/design briefs for strategic sites and regeneration/housing growth areas- e.g. the Southern Gateway
- 3-D modelling – city centre and application requirements?

Multi-Layered Approach to Planning



Delivering high quality housing in Bradford – building upon successes



Achieving Innovation, Beauty and Good Design

Opportunities

- Range of developers- volume house builders, urban/heritage specialists, SMEs, community build, council and RPs
- Modern methods of construction
- Sustainability through site design/building regulations
- Design policy framework- national and local = refuse poor design

Challenges

- Viability/deliverability
- Constraints
- Resources
- Resistance to housing growth

Thank You

