

Q and A Responses - Session 9: Housing Innovation – 5th March 2021

Session Questions / Matters Raised	Response
The Council may sell land to a developer but then the developer may sell land further on to different developers which may affect the control that Bradford has on the overall design of the development.	The planning policies provide a mechanism to support good design at the point a planning application is being prepared and if approved through its implementation. There are measures that can be introduced through covenants for example which may influence overall design outcomes, which sit outside the traditional planning permission process.
Policy HO3 seems to be a good policy for all housing developments. Does HO3 preclude "Urban Housing" schemes outside the City, Town and District Centres - ie in local centres?	Good point – will review options for widening focus / direction.
To achieve beauty in the built environment - are you intending to form Design Panels as elsewhere in the country and undertake reviews, or use the skills of planning officers	There is certainly value in well run design review panels and the Council will be investigating options further as part of building 'beauty' / quality through the design and planning stages. The skills of planning officers will also play an important role in the process – particularly ensuring that design considerations are built in early to the pre-application / application process.
This might be more of a masterplanning than a housing-innovation comment, but the Sustainable Development Partnership Board has identified an opportunity to develop "15 minute neighbourhoods" across the district, so that housing is integrated with a wide range of services, access to low carbon energy, reducing car dependence and improving green space etc. (1) So this would suggest that the design code needs to reflect housing and other building/development – as well as green/open space. (2) At the level of the individual building/structure, are the LP policies able to be flexible enough to allow changes/adapting uses of buildings so that what's	<p>Policy TR3 in the plan mentions that applicants will be expected to adhere to Healthy Streets and 15 Minute Neighbourhood Principles. The concept of 15min (or 20min) neighbourhoods will be worked up further in the Transport Strategy and, if needs be, the next draft of the Local Plan. This will need to be applied to scheme design and supported where necessary by masterplanning or specific layout work. Design codes would need to sit within the wider masterplan work, but whether it would be required on all schemes is questionable. Agree that there is a need to think about housing within a much wider framework, including connections to other uses and green infrastructure, public realm and open space.</p> <p>Policy HO9 (Housing Standards) in the plan places a strong focus upon the accessibility and adaptability of housing – generally to support the changing</p>

<p>housing, what's work/study space, and what's commercial space is easier to amend as external factors keep changing?</p> <p>I am familiar with the idea of "20-minute neighbourhoods". 15 minutes: all the better!</p> <p>(3) is there scope to go back to the "every home is a power station" aspiration?</p>	<p>needs of families and individuals over their lifetime, including older people and people with disabilities. This policy may also need to reflect the changing nature and location of work.</p> <p>Welcome further input / commentary in relation to 'every home is a power station' and whether more could be done in relation to the energy policy (EN10) within the plan.</p>
<p>Will design panels include local people?</p> <p>I agree such design panels must include and would also benefit from local people and residents being involved in the decision-making as the influence and power is currently weighted in favour of those with the finance/time/skills to engage, such as developers. An example from the Bradford Core Strategy Public Examination in 2014 was that it cost me £70 in childcare costs to attend and speak at the session yet the developers could afford to pay thousands of pounds to be represented by a QC about a decision on local housing numbers and sites that affected residents' ability to access local school places. We lived less than 0.5m and 1m from our two local schools yet couldn't get a place for our child at these schools, yet over 100 houses were proposed for the field at the end of our road.</p>	<p>Most design review panels are established with a set of impartial multi-disciplinary expert design professionals. The operation / function of designs panels can differ from place to place and can include representatives from local interest groups within specific professional fields this can play a valuable role in contributing local context and perspectives on proposals presented.</p> <p>Just to clarify, the role / purpose of local design panels are to improve the design quality / focus of development proposals with recommendations, not to necessarily reject or 'decide' proposals. Planning applications will still need to be determined through either officer reporting or planning committees, at least through the current planning system.</p>
<p>HO6 and a Design Guide which encourages/allows for changes in structure / façade (e.g. self-build can be more positive about and encouraging for more timber framing and integrated insulation panel/modular build) also creates a need for some complementary support through building control etc to help self-</p>	<p>Yes, tend to agree that in some areas there is a need for wider linkages / understanding across development orientated services – particularly in support of areas of innovation. This could include at a basic level information sessions / awareness raising type programmes, through to more bespoke support.</p>

builders achieve their aspirations – are we able to tie other non-planning Council functions in so that this kind of innovation gets easier?	
Who is best to contact within the council to talk about developing a Community Led Housing project using council owned land?	Contact supplied and subject to further discussions.
Will the 5% self-build plot reservation allow individual dwelling design(s) & separate constructors, or will the overall developer insist on 'reserved' designs and/or insist on being the constructor?	The overall approach to implementation and practicalities of planning / development probably needs further consideration and welcome input in this issue. At the planning level - there may be different types of approaches – hybrid / outlines for some sites with serviced plots to be sold and a high degree of individual house design flexibility. On other sites there may be a need to be more prescriptive and adhere to a design code linked to possible covenants.
Shropshire have delivered over 200 individual self-funded affordable homes	Noted the Shropshire example – link to the single plot exception site policy and further details below: https://shropshire.gov.uk/self-build-homes/single-plot-exception-site-policy/
Policy HO5 refers to Community led housing. But Policy HO6 only refers to self-build or building by groups for themselves - eg housing co-ops. Can HO6 be broadened to include all community led housing projects, whether or not the people involved will be residents of the scheme?	Interesting point – will review further the policy detail in light of comments raised.
Culture of housing! Bradford Council declared a climate emergency. If the climate emergency is taken really seriously, then should not all new build, from now on, be to Passivhaus standard or approaching that? Presumably, due to high cost etc, and not least	The Council is keen to support strong environmental standards for housing and non-domestic buildings and within the new energy policy (EN10) there is a policy requirement for residential development of 50 or more dwellings 'should strongly aim to achieve zero net-carbon emissions, with all residential developments to meet Future Homes Standard by 2025'. One of the key

the fact that we need a good mix of 'affordable housing', that is not going to happen. It's not so much a question as a request for your observations!	challenges in many parts of the District is viability – particularly on urban brownfield sites and this has informed setting a progressive standard but not a 100% zero carbon or Passivhaus standard due to the uplift in construction costs. Further work is required on testing the environmental standards set out in the plan against viability considerations. The finalised adopted policies in the plan will help inform conditions attached to planning permissions.
<p>To develop earlier comment, would it be a good idea to have a development policy for multi-home sites that requires underground-source heat pumps to be installed, as part of the site landscape development, to provide primary heating for those homes?</p> <p>My comments regarding self-build community heat pumps and security/safety etc, apply equally to specialist housing - especially for the elderly/disabled</p>	<p>Might be worth reviewing the energy policy EN10 which stipulates that all major residential developments should look to provide a site wide heating and cooling system where reasonable and practical and to connect to wider district heating and cooling networks both for energy supply and export, especially where these utilise renewable energy.</p> <p>Comments noted in relation also specialist housing – will review as part of policy development.</p>
Self-build needs to include affordable self-build as well as private	Yes – policy HO6 includes a hook to encourage innovation in the delivery of self-build projects to deliver a range of affordable housing, including collective and co-operative self-build. Further comments welcome.
Suggest Digitally manufactured building systems integrate a whole-community security (anti-crime) and safety (fire-detection, personal-emergency) systems - leveraging 5G.	Thanks for the comments, can you please develop them further as part of your representations / comments on the plan. We refer to digital technology infrastructure in a number of policy areas in the Plan – including smarter housing as part of the energy policy EN10, we might need to make further policy / development links.
Affordable self-builders need project management support as per Shropshire	Yes – links to previous comments / discussions about support outside of planning. Useful discussion also in the session in relation to finding models and approaches to funding projects, including labour contribution schemes.
Leeds Community Homes would be keen to discuss ways to increase community led housing	Thank you – welcome further discussion.

Can you explain how viability measures other than profit (Green Book?) can be used to assess the viability of zero carbon housing?	<p>The viability of the plan is tested through a 'whole plan viability assessment', which reviews the cost implications of policy interventions and site types and development levels with associated appropriate infrastructure requirements. Significant 'scheme costs' can include affordable housing, planning contributions for infrastructure and building standards / specifications. The viability of zero carbon housing will be tested through the viability assessment work. Evidence work has been published as part of this consultation on viability testing and can be found here:</p> <p>Bradford LPlan and CIL FVA Report Final Jan 2020</p>
For any resident, "beauty" is not just about structure/landscape, it is also the beauty of the community lifestyle - i.e. the quality of the living around one's home.	Good points – overall plan ambition is to create high quality environments and housing and places where people enjoy living.
A local viability panel, vis a vis "Design Panel" mentioned earlier. Scope for close collaboration?	Might be worth considering a clearer commercial / development focus within local review panel make-up.
As with the self-build funding needs any CBMDC support for local communities addressing retro-fitting perhaps through pilot then scaleable projects would be welcome. What can we expect?	<p>Some current support (including financial) is available through housing services to bring homes up to a decent standard. Part of this relates to energy / heating improvements.</p> <p>Help for homeowners with home improvements Bradford Council</p> <p>The Better Homes Bradford scheme is also available to improve the heating infrastructure within homes in the District:</p> <p>Better Homes Bradford Bradford Council</p> <p>A number of other local energy strategy directions are also set out in the context / reasoned justification to Policy EN10.</p>