

# Bradford Core Strategy Development Plan Document Examination

## Matter 4A Statement

**Prepared on behalf of Countryside Properties (UK) Ltd**  
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Planning

## Matter 4A: Housing Requirement

### **Policy H01: The District's Housing Requirement**

*How has the Council undertaken an objective assessment of housing needs for Bradford, which is justified by robust and proportionate evidence and has been positively prepared, taking account of all the relevant factors, and does the Plan fully meet the objectively assessed needs for market and affordable housing in Bradford, along with any unmet housing requirements from neighbouring authorities, including:*

*The Plan proposes to provide at least 42,100 homes (2013-2030). What is the basis, justification, assumptions and methodology for the proposed level of housing provision, having regard to the supporting evidence (including SHMA & SHLAA, Housing Requirement Study (August 2013 update), Housing Background Paper), recent population/household projections (including the 2008/2011-based household projection and 2012 sub-national population projections), demographic change, migration, household formation rates, housing market area, key housing drivers, housing demand and market signals, the need for affordable housing and the relationship with the economic strategy, in line with the guidance in the NPPF (P14, 17, 47-55; 159) and Planning Practise Guidance?*

- 2.1 Countryside Properties have no specific comments to make but generally support the proposal to deliver 42,100 homes in the plan period.

*What is the current and future 5, 10 & 15-year housing land supply position, including existing commitments, future proposed provision, allowance for windfalls, phasing, balance between brownfield and greenfield sites, and provision identified in the latest SHLAA; and how will the proposed housing, both during and before the current Plan period?*

- 2.2 Countryside Properties have no specific comments to make in response to this question.

*How does the Plan address the need for a 5/20% buffer to 5-year housing land supply, as required by the NPPF (P47) to significantly boost housing supply, and how does it address previous shortfalls in housing provision, both during and before the current Plan Period?*

- 2.3 Countryside Properties have no specific comments to make in response to this question.

*How does the Plan address previous backlogs in housing provision?*

- 2.4 Countryside Properties are supportive of the way in which the unmet need 2004-2013 figure in Table H01 7,687 has been incorporated into the overall housing requirement figure. The

shortfall is factored into the overall requirement and further emphasises the need to deliver appropriate and deliverable housing sites.

*Is the allowance for vacant dwellings fully justified with evidence?*

2.5 Countryside Properties have no specific comments to make in relation to this matter.

*How will the Plan fully meet the need for affordable housing (c.587 units/year)?*

2.6 Countryside Properties have no comments to make in relation to this matter.

*Has the overall housing provision level been set too high or too low?*

2.7 Countryside Properties are generally supportive of the housing requirement established within the Plan.

*What alternative levels of housing provision have been considered, having regard to any significant and demonstrable adverse impacts of proposing increased levels of housing provision within Bradford; what would be the basis and justification for any alternative level of housing provision?*

2.8 Countryside Properties have no comment to make in relation to this question.

*How does the objective assessment of housing needs relate to the employment and jobs strategy?*

2.9 Countryside Properties have no comments to make in relation to this question.

*Does Policy H01 effectively address cross-boundary housing issues, including the relationship with the Leeds City Region, in line with the NPPF (P178-181), and has it taken into account the housing and economic strategies, plans, priorities and projects of adjoining local authorities and other bodies/agencies?*

2.10 Countryside Properties have no comments to make in relation to this question.