

Bradford Core Strategy Development Plan Document Examination

Matter 4B Statement

Prepared on behalf of Countryside Properties (UK) Ltd
February 2015

1. Matter 4B: Housing Supply

Policy H02: Strategic Source of Housing Supply

Is there sufficient evidence to justify the main strategic sources of housing supply, including completions and commitments, former RUDP sites, including safeguarded land, new deliverable/developable sites, area-based initiatives, including Growth Areas, including Urban Eco-Settlement in Shipley /Canal Road Corridor, Bradford City Centre, SE Bradford, Queensbury, Thornton, Silsden and Steeton with Eastburn, Holme Wood Urban Extension, and local Green Belt releases?

- 1.1 Countryside Properties are supportive of Policy H02 which looks to deliver the housing requirement through the strategic sources of housing supply and in particular the recognition that safeguarded land is an important source of housing land supply.
- 1.2 Silsden has a large quantity of safeguarded land around its eastern and southern boundaries. This land have been identified in the SHLAA as sites that are suitable for development and that could potentially come forward within the plan period. Therefore, safeguarded land in Silsden can make a significant contribution towards delivering the overall housing requirement and the level of housing that is expected within a Local Growth Centre.
- 1.3 As set out in paragraph 5.3.36 *“Silsden and Steeton also have potential and will help provide for housing need at the western part of the district and to a degree will help draw development away from areas such as Keighley and Haworth whose surrounds are constrained by landscape and topography.”* Countryside Properties are supportive of the identification of Silsden to take an increased level of development as part of the overall strategic approach and this approach recognises the significant role that the town plays in the rural areas of the district, acting as a focus for key services and facilities.

Is the policy founded on an up-to-date, accurate and comprehensive assessment of housing land availability, including SHLAA?

- 1.4 Countryside Properties are in agreement that the SHLAA is considered to be up to date (2013) and all other associated evidence relating to the sources of housing land supply is considered to be robust and credible.

Is a better strategic framework needed for designated Growth Areas?

- 1.5 Countryside Properties are supportive of the strategic framework used for the designated Growth Areas as set out in the Plan.