

Bradford Core Strategy Development Plan Document Examination

Matter 6B Statement

Prepared on behalf of Countryside Properties (UK) Ltd
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Matter 6B: Sub-Area Policies - Airedale

Policy AD1: Airedale

Is there sufficient justification and evidence to support the broad distribution of development as set out in Part A of the Policy?

- 2.1 Countryside Properties are fully supportive of the requirement for a minimum of 1,000 dwellings to be delivered in Silsden over the plan period and consider that there is sufficient justification and evidence to support this position.
- 2.2 The 2013 SHLAA update identified land capable of delivering 1,592 units in Silsden in the next 15 years. The baseline population distribution requirement as detailed in Table HO3 for Silsden is 633 dwellings. This figure is based upon 2011 Census data and should be taken as the base minimum distribution level for Silsden.
- 2.3 Silsden is identified as Local Growth Centre and has therefore been identified to make a significant contribution towards the districts overall housing and employment requirements. Within the Airedale sub-region, Silsden, along with Steeton play an important role in the rural area in the north west of the borough and in neighbouring Craven, providing a wide range of facilities and services for residents in this area, including shops and public transport links.
- 2.4 Silsden is therefore rightly identified as a Local Growth Centre given the important role it plays in this predominantly rural area. Silsden is a sustainable location for new housing development and is capable of accommodating the level of growth identified under Policy AD1.
- 2.5 This approach was reflected in the Core Strategy Further Engagement Draft which sought a distribution of 1,700 dwelling to Silsden. However, this figure was reduced to 1,000 within the publication draft due to the consideration being applied to the 2.5km buffer zone associated with the South Pennine Moors. On this basis, the level of housing identified for Silsden should not be reduced any further.
- 2.7 As demonstrated above there is sufficient justification and evidence to support the distribution of 1,000 dwellings in Silsden under Policy AD1.

Is this element of the policy effective, positively prepared, deliverable, soundly based and consistent with the latest national guidance (NPPF/PPG)?

- 2.8 This policy is effective and positive in accordance with paragraph 154 which states: “*Local Plans should be aspirational but realistic. They should address the spatial implications of economic, social and environmental change.*” The policy is also in accordance with paragraph 156 which states “*Local planning authorities should set out the **strategic priorities** for the area in the Local Plan. This should include strategic policies to deliver the homes and jobs needed in the area.*”
- 2.9 Policy AD1 is therefore consistent with the latest national guidance.

Policy AD2: Investment Priorities for Airedale

Is there sufficient justification and evidence to support the specific proposals for development at Silsden, including the specific projects listed and has the policy considered the regeneration, environmental, viability, use of brownfield land, the balance between housing and employment land, impact on heritage assets, landscape and local communities, and infrastructure requirements (including transport and education facilities), and it is clear, effective, positively prepared, deliverable, soundly based and consistent with the latest national guidance (NPP/PPG)?

- 2.10 Silsden has been identified strategically as a Local Growth Centre and a location that can accommodate and stimulate growth. The evidence used to inform the policy has taken into consideration the balance between housing and employment land requirements identified in the Employment Land Review (2011) and the SHLAA and SHMA (both 2013). These are therefore assessments based upon recent market conditions.
- 2.11 In addition to this a Growth Assessment was produced in November 2013, which has been used as part of the evidence to inform the Core Strategy. This assessment produced a constraints plan which looked at the impact growth would have upon heritage assets, landscape and other environmental constraints.
- 2.12 This Growth Assessment was used by Bradford to inform the growth areas within the District. As part of this process, the constraints plan associated with Silsden clearly demonstrates that Silsden is capable of sustainable growth at the level envisaged within Policy AD1.

2.13 Therefore, on this basis the growth and investment priorities associated with Silsden have been justified through robust research and a well-informed and up-to-date evidence base. It is clear that Silsden can accommodate the level of growth proposed.

Is there sufficient justification and evidence to support the principle that Keighley and Bingley will be the principal focus for indigenous economic development, including the specific sites identified?

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

Is there sufficient evidence to justify specific sites and proposals identified?

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

Does the Policy adequately consider the role of tourism development and the impact of economic development on heritage/tourist assets?

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