

Bradford Core Strategy Development Plan Document Examination

Matter 7B Statement

Prepared on behalf of Countryside Properties (UK) Ltd
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Matter 7B: Managing Housing Delivery

Policy H06 Maximising the Use of Previously Developed Land

Is the Council's approach to prioritising development on Previously Developed Land consistent with the latest national guidance in the NPPF/PPG?

- 2.1 Policy H06 is consistent with the core planning principles set out under paragraph 17 of the NPPF, one of which states that planning should “*encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.*” NPPF does not specifically prioritise the reuse of brownfield land in the same way that PPS 3 did, however the benefits of doing so are given recognition within the policy.

Will the proposed targets stifle development and undermine meeting housing need and supply?

- 2.2 Countryside Properties are in support of the minimum target of 50% of development in the borough being delivered on previously developed land and supportive of a minimum of 15% to be delivered in Local Growth Areas.

Are the proposed targets fully justified with available evidence?

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

Do the proposed targets properly reflect viability considerations, or should the policy provide more flexibility to ensure that it is effective?

- 2.4 Countryside Properties have no comment to make in relation to this matter.