

Bradford Local Plan

Core Strategy Examination

Matter 7b: Housing – Density

Further Statement Clarifying Phasing Policy and 5 Year Land Supply Figures / Calculations

Date: 18th March 2015

Venue: Victoria Hall, Saltaire

- 1.1 During the course of the discussions on Policy HO5 two points of clarification which would require minor changes or additions to the supporting text were discussed.
- 1.2 The first point relates to paragraph 5.3.77. The Council are keen to stress that the policy, although setting a minimum density requirement of 30 dwellings per hectare (dph), also provides flexibility for different densities depending on site specific issues and circumstances. In some cases such as where there are access constraints or where the form of development needs to be in keeping with local character, a lower density than 30dph may be desirable. The policy does allow for this but for consistency of message the text within paragraph 5.3.77 will need to changing so that it suggests that most (rather than all) developments should achieve the 30dph target.
- 1.3 The second issue is the need to clarify that the density targets relate to net dwelling density rather than gross density. Net density is determined by measuring the number of dwellings against the net developable area of the site. The net developable area would include only those site areas which will be developed for housing and directly associated uses, including local access roads within the site, private garden space, car parking areas, incidental open space and children's play areas, where these are provided.

APPENDIX 1 : POSSIBLE CHANGES TO THE CORE STRATEGY

The following changes are put forward for consideration with text additions in bold, underline and deletions struck through:

Density Targets and the Efficient Use of Land

5.3.77 The Government's NPPF therefore recognises that it is a legitimate role of the local plan to set density targets which reflect local circumstances. The local circumstances which warrant such targets in this plan include the massive scale of development which is needed to meet the district's growing population and the relatively constrained supply of deliverable land to meet that need, particularly within the main urban areas.

In this context and in having regard to the need to promote urban regeneration and avoid the dispersal of development and increased journeys by car, the Council considers that ~~all~~ **most** developments should achieve a minimum density of 30 dwellings per hectare.

5.3.81 Policy HO5 also allows for the site allocating DPD's to set detailed density targets for parts of their areas based on the spread of sites being allocated, the need to meet the housing targets set out in Policy HO3, and based on the best information available at the time on the type of housing need and demand.

Then add new para 5.3.81a

5.3.81a For the purposes of clarity, the targets set out within Policy HO5 relate to net densities. Net density is determined by measuring the number of dwellings against the net developable area of the site. The net developable area would include only those site areas which will be developed for housing and directly associated uses, including local access roads within the site, private garden space, car parking areas, incidental open space and children's play areas, where these are provided.