

Home Builders Federation (HBF) Response to Matters, Issues and Questions (MIQs) for the Bristol Local Plan- Matter 4: Development Strategy and Site Selection Process

HBF is the principal representative body of the housebuilding industry in England and Wales. Our representations reflect the views of our membership, which includes multi-national PLC's, regional developers and small, local builders. In any one year, our members account for over 80% of all new "for sale" market housing built in England and Wales as well as a large proportion of newly built affordable housing.

We have not commented on every policy on those of interest to our members.

We have not repeated our Regulation 19 concerns which remain outstanding but have referred them where we feel this is helpful. This response should therefore be read in tandem with our Regulation 19 comments.

Matter 4: Development Strategy and Site Selection Process

Issue 4.1: Whether the development strategy and strategic policies of the Plan are positively prepared, justified, effective and consistent with national policy?

General Strategy Questions

Q4.1: Are the specific areas of growth and regeneration justified, consistent with the development strategy and the Plan's overall Vision and Objectives?

HBF do not comment on individual site allocations we remain of the that there needs to be more housing allocations. In our view this necessitates a need for a green belt review and a revisiting of the spatial strategy of the Plan to enable additional housing sites to be allocated.

**Q4.28: Is bringing forward extant allocations into this Plan justified? In particular, is it justified for these sites to have been considered and assessed separately, and differently, to other proposed allocations?
and**

Q4.29: Further to the above, given development has not been implemented on these sites thus far, what assessment of likely implementation and delivery on these has taken place?

Although HBF do not comment on allocations, we would agree that the Council needs to assure itself that extant allocations remain deliverable if they are to continue to form part of the housing land supply. This further underlines the need for effective monitoring of the Plan to ensure sites in the Housing Land supply remains deliverable and if issues emerge the Council commits to do what it can to help to bring the site(s) forward.

Word Count 377 (including wording of the questions)