

## **Home Builders Federation (HBF) Response to Matters, Issues and Questions (MIQs) for the Bristol Local Plan- Matter 12**

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 12: Urban Living**

Issue 12.1: Whether policies UL1 and UL2 are justified, effective and consistent with national policy.

#### **Policy UL1: Effective and efficient use of land**

**Q12.1: Is Policy UL1 justified, effective and consistent with national policy? In particular:**

**a) Is the policy sufficiently clear as to what is meant by efficient use of land and the development under-used land?**

**b) References are made to the Urban Living: Making Successful Plans Supplementary Planning Document. Has this document been produced and, if so, what does it require? If not, are the requirements of this document sufficiently defined and precise?**

**a) Given that Policy UL2 prescribes minimum densities for various areas in the city, does Policy UL1 provide additional requirements that would aid the assessment of a proposed development?**

HBF have nothing future to add to our concerns as expressed in para 30 and 31 of our Reg 19 response.

#### **Policy UL2: Residential densities**

**Q12.2: Is Policy UL2 justified, effective and consistent with national policy? In particular:**

**a) Policy UL2 refers to 'suitable sites', but this phrase has not been defined. Does wording provide sufficient certainty to future developers and decision-makers as to where developments with higher densities should be directed?**

**b) What evidence underpins the minimum densities listed in the policy?**

c) The table in Policy UL2 refers to suggested minimum densities, whilst the text of the policy outlines the circumstances where a lower density might be acceptable. Therefore, are the text and the table in Policy UL2 compatible?

d) The policy refers to the need to consider 'market signals'. Are the requirements as to what information should be provided in respect of these points sufficiently defined to be clear and unambiguous; and how will it be assessed?

e) How would the policy be applied in conjunction with other policies of the plan, such as DC2 and H4?

HBF have nothing future to add to our concerns as expressed in para 33-38 of our Reg 19 response.

***Word Count 458 (including wording of the questions)***