

## MEMBERS' QUESTIONS

### AGENDA ITEM 6

#### QUESTION 1

**MR MANSEL WILLIAMS** will ask the following question:

Shrewsbury South Sustainable Urban Extension Masterplan.

Council having adopted the "Master Plan"; the devil will be in the detail.

My questions are as follows -

- What standards of ecological sustainability will be specified? Considering that Code 3 is regarded as a minimum standard - will this be the case in this development?
- Will photo-voltaic panels be the norm on house roofs? And insulation above minimum standards? We are aware that developers are reluctant of such innovations for a range of reasons and planners are generally not sympathetic and cause obstacles. I trust this will not be the case at the SUE.
- What use is being made of locally sourced materials and locally produced constructional units e.g. SIPs etc.? Also, has the use of ecologically sustainable materials been considered?
- Are we allocating plots for self-build projects considering the generally high levels of design, construction and energy efficiency associated with such projects?
- Will the percentage of "affordable and social" housing be specified?
- What provision is being made for peripheral space: storage of children's equipment, bicycles etc, indoor clothes drying?
- Have any percentages, placing's, specifications been made regarding recreational space, public footpaths, wildlife corridors?
- Is there to be a major investment in high quality cycle-paths within the development and especially from the development into town. Who will specify such provision?
- Design of homes: - Can we be assured of a mixture of styles so as to avoid entire swathes of land being covered with a bland rash of "Little Boxes" period pastiche.

Whilst it is the case that some house buyers may prefer traditional styles, it would not enhance the townscape or the countryside for such to become a standard default. Developers are able to produce a variety of homes and it would be a great pity if we were to accept the lowest common denominator of 'bog-standard' architecture. Modern style homes, featuring a range of varied exteriors, can enhance the built environment.

**MR MALCOLM PRICE**, the Portfolio Holder for Strategic Planning will reply:

(What standards of ecological sustainability will be specified? Considering that Code 3 is regarded as a minimum standard - will this be the case in this development?)

Linked to Core Strategy Policy CS6 Sustainable Design and Development Principles, the Council will require, as a minimum, the national Building Regulation standards applying at the time that any planning applications are determined. The Government appears to be moving away from the Code for Sustainable Homes towards reliance on Building Regulations. However, the Council's approach is to encourage developers to apply the highest standards appropriate and affordable.

(Will photo-voltaic panels be the norm on house roofs? And insulation above minimum standards? We are aware that developers are reluctant of such innovations for a range of reasons and planners are generally not sympathetic and cause obstacles. I trust this will not be the case at the SUE.)

It will be for the developers to put forward their proposals through planning applications, which the Council will then consider in the context of Policy CS6 and the national Building Regulations standards applying at the time. Policy CS6 and the adopted Sustainable Design SPD actively encourage integration of resource and energy efficiency measures, as well as on site renewable energy generation.

*(What use is being made of locally sourced materials and locally produced constructional units e.g. SIPs etc.? Also, has the use of ecologically sustainable materials been considered?)*

It will be for the developers to put forward their proposals through planning applications, which the Council will then consider in the context of Policy CS6 and the national Building Regulations standards applying at the time.

(Are we allocating plots for self-build projects considering the generally high levels of design, construction and energy efficiency associated with such projects?)

No, the Council is not proposing to allocate land in the SUE area specifically for self-build projects. However, the Council is pro-actively engaging in the delivery of self-build housing, including promoting the concept and exploring the use of Council-owned land for projects.

*(Will the percentage of "affordable and social" housing be specified?)*

The SUE Masterplan includes the objective that 'between 20% and 25% of all new homes will be affordable, subject to the operation of the Council's affordable housing policy and viability considerations'. So, as planning applications are received for the different areas/phases of development, the percentage will be specified. The Council is currently seeking contributions of 13% affordable housing on open market housing developments – the percentage is reviewed annually having regard to the Council's dynamic viability index.

*(What provision is being made for peripheral space: storage of children's equipment, bicycles etc, indoor clothes drying?)*

It will be for the developers to put forward their proposals through planning applications, which the Council will then consider in the context of Policy CS6 and the national Building Regulations standards applying at the time.

*(Have any percentages, placing's, specifications been made regarding recreational space, public footpaths, wildlife corridors?)*

The SUE Masterplan sets out objectives and design principles regarding the Green Infrastructure Framework, including provision for functional recreational open spaces, pedestrian and cycle routes, an environmental network of integrated green spaces and safeguarding biodiversity. It will be for developers to put forward their proposals through planning applications to be considered with regard to the Masterplan and the relevant policies of the Core Strategy (and SAMDev Plan once in place).

*(Is there to be a major investment in high quality cycle-paths within the development and especially from the development into town. Who will specify such provision?)*

Yes, this is set out in the Masterplan, to be taken forward through planning applications and informed by infrastructure requirements identified in the Shrewsbury Area Place Plan and the LDF Implementation Plan. A co-ordinated approach to sustainable transport provision is integral to the development of the SUE, to be funded through a combination of on-site design, Community Infrastructure Levy proceeds and additional Section 106 Agreement contributions as may be specified linked to the grant of planning permissions.

*(Design of homes: - Can we be assured of a mixture of styles so as to avoid entire swathes of land being covered with a bland rash of "Little Boxes" period pastiche.*

*Whilst it is the case that some house buyers may prefer traditional styles, it would not enhance the townscape or the countryside for such to become a standard default. Developers are able to produce a variety of homes and it would be a great pity if we were to accept the lowest common denominator of 'bog-standard' architecture. Modern style homes, featuring a range of varied exteriors, can enhance the built environment.)*

The SUE Masterplan sets out design objectives and principles, including a character areas approach. It will be for developers to put forward their proposals through planning applications to be considered with regard to the Masterplan and the relevant policies of the Core Strategy (and SAMDev Plan once in place).