

BIRMINGHAM DEVELOPMENT PLAN EXAMINATION 2014

**MATTER D: ABOUT BIRMINGHAM, VISION, OBJECTIVES, STRATEGY AND GENERAL
POLICIES**

STATEMENT BY SAVILLS ON BEHALF OF TAYLOR WIMPEY

SEPTEMBER 2014

Question 2. Does policy PG3 effectively identify what is necessary for successful place-making, and are its requirements justified?

all new developments

is an aspiration rather than a realistic necessity and is not justified. A balance needs to be reached between standards of design, sustainability, deliverability and viability. The starting point for design should be the Building Regulations. In terms of measuring 'standards', Taylor Wimpey considers that assessing developments against the Building for Life criteria would provide a more appropriate mechanism.

2. In response to the requirement for new development to respond to the local area context, this should take into account the density and housing types in the immediate area, to accord with the ethos National Planning Policy Framework (NPPF) paragraph 57 and to avoid the Plan being overly-prescriptive. Taylor Wimpey considers that there is a conflict between this NPPF requirement and Plan Policy TP29, which sets out prescriptive density requirements. Whilst BCC may have density aspirations for new development, Taylor Wimpey considers that Policy PG3 provides a more appropriate and justifiable approach to density considerations than Policy TP29, particularly with regard to addressing housing density within the Langley SUE (Policy GA5).

Question 3. Are policies PG2 and PG3 effectively drafted to achieve?

3.