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From: **Nicky Parsons** <nicky.parsons@pegasusgroup.co.uk>

Date: Wed, 28 Apr 2021 at 17:15

Subject: RE: Colchester Space Standards Report

To: Andrea Copsey <copseyandrea@gmail.com>

Dear Andrea

Thank you for the opportunity to comment on this latest information.

We (Hopkins Homes) are aware that the HBF considers that this provides sufficient relevant evidence to justify the imposition of these Standards, but unfortunately we are unable to agree with that opinion. This evidence merely provides a snapshot in time of some previously permitted proposals within the Borough. It does not clarify when these were permitted or under what basis (for example brownfield redevelopment/conversions) or what proportion these particular proposals represent of all the recent housing schemes approved. We have no clarification from this evidence whether this is a growing trend in unit sizes.

The information, at best, confirms that some schemes do not comply with the Government's NDSS. That itself is not evidence of need that the standards are required here in Colchester. There is no assessment of the implications of the quality of the space provided in the schemes assessed, or the extent to which these give rise to unacceptable living arrangements – it merely assumes that less space has to be bad and that is a too simplistic a judgement in our view. There is also no reference to any viability evidence to support the implementation of this policy and no discussion regarding what, in turn, this means for overall site density. This latter point is noted of being of significant consequence, given the concerns raised by ourselves and others at previous Hearing Sessions as to whether the Council have identified enough land for residential development.

We do not consider that this latest evidence addresses the points that we have raised in our comments and therefore maintain our opinion.

Kind regards

Nicky

Nicky Parsons
Executive Director

Pegasus Group

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