

## **EXAMINATION OF THE COLCHESTER BOROUGH LOCAL PLAN 2017-2033 – SECTION 2 EXAMINATION**

### **MAIN MATTER 3 – ENVIRONMENTAL ASSETS POLICIES (ENV1 TO ENV5 AND CC1)**

**ON BEHALF OF HOPKINS HOMES**

**WORD COUNT: 377**



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**Question 1 - Are the Environmental Assets Policies set out in CLP Section 2 justified by appropriate available evidence, having regard to national guidance, and local context, including meeting the requirements of the CS?**

- 1.1 Our response to this question covers the Plan as submitted and then the proposed modifications put forward by the Council after submission (CBC1.6).
- 1.2 At the point of submission, the objection raised by Hopkins Homes to this policy related to the absence of acknowledgement in policy CC1 to the fabric first approach as a means to achieving low carbon emissions. This is a matter that is acknowledged in the supporting text of the policy but neglected in the policy and not addressed by subsequent modifications proposed by the Council.
- 1.3 Hopkins Homes therefore reiterates its request for the policy to be amended to reflect this and confirms that this is necessary to ensure that the policy is sound.
- 1.4 The proposed modifications suggested by the Council in CBC1.6 include a new requirement for a Canopy Cover Assessment to be provided for major applications and that the level of canopy cover must be increased by a minimum of 10%.
- 1.5 There is no assessment identified in the reason for this change of the implications of this for the delivery of the Plan and no cross reference to any evidence that demonstrates how such a provision will have a direct and positive impact on climate change over and above other measures such that this should be a measure in its own right that 'must' be achieved. It also lacks clarity about what a Canopy Cover Assessment is although it is noted by the proposed change to policy ENV5 that this relates to tree canopy cover.
- 1.6 Hopkins Homes objects to this proposed amendment and does not consider that it is necessary to make the Plan sound.