

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

### **MAIN MATTER 15 – POLICIES DM12, DM13 AND DM15 - HOUSING STANDARDS, DOMESTIC DEVELOPMENT AND DESIGN AND AMENITY**

**ON BEHALF OF HOPKINS HOMES**

**WORD COUNT: 309**



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**Question 1 - Are the Housing Standards, Domestic Development and Design and Amenity Policies justified by appropriate available evidence, having regard to national guidance, local context, and CLP 1?**

- 1.1 Hopkins Homes objected to policy DM12 on the basis that insufficient evidence was provided to justify the standards identified. That evidence remains outstanding, and the issue has not been remedied by the proposed modifications put forward by the Council. The absence of such evidence means that the requirement is not justified and brings this part of the policy in direct conflict with national policy (which requires such evidence).
- 1.2 The NPPG at ID Reference: 56-020-20150327 advises that to use NDSS (criteria v), the Council must provide evidence of the need for it, the impact on viability and transitional arrangements. The supporting text for this policy has not been updated to include reference to this work, and the evidence base library still reveals that only viability testing has been carried out. Hopkins Homes, therefore, maintains its objection to the inclusion of criterion v in Policy DM12.
- 1.3 Criterion vi requires the provision of a fixed proportion of housing to be designed to accessibility standards. The NPPG at ID: 56-005-20150327 requires the need for such standards to be clearly evidenced. There is still no such evidence referred to in the Plan or the associated evidence base. Hopkins Homes requests that criterion vi be deleted from the Plan to remedy the concerns raised.