

**Chelmsford Draft Local Plan:**

**Matter 10 – Week 3**

**Hearing Statement on behalf of:**

**Seven Capital Plc**

**Agent Consultation PID Number: 1160027**

## **Matter 10 – Development Management and other policies**

**Main Issue – Whether the development management and other policies in the Plan are justified, effective and consistent with national policy**

### **Housing Policy HO1**

***104. Does the policy provide sufficient flexibility concerning the mix of house types and sizes to react to market forces?***

No.

As the draft Local Plan is being assessed under the provisions of NPPF 2012, the draft wording of the policy requires flexibility (Para 173 of NPPF 2012).

The policy should not seek to apply the requirements for the type of housing so rigidly but seek to build in flexibility to allow for site specific circumstances, i.e. habitability; type of development (i.e. housing; apartments); location of the site; which may come forward. This will allow for the size and type of housing to be determined on a site by site basis appropriate to its location, without applying blanket requirements.

The policy as drafted is inconsistent with national policy, and therefore is unsound as it is not positively prepared nor effective.