

Representation Form for the Croydon Local Plan Review 2019:

		Personal Details
1.	Representation Number:	MORA #013
2.	Title	Mr
	First Name	Derek
	Last Name	Ritson
	Profession	Retired – Former Communications Engineer I. Eng. M.I.E.T.
3.	Representative	Planning Adviser Executive Committee Member
4.	Organisation	Monks Orchard Residents' Association
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NPPF Plan Making

16. Plans should:

- a) be prepared with the objective of contributing to the achievement of **sustainable development**¹⁰;
- b) be prepared **positively**, in a way that is aspirational but **deliverable**;
- c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, **infrastructure** providers and operators and statutory consultees;
- d) **contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals**;
- e) be accessible through the use of **digital tools** to **assist public involvement** and **policy presentation**; and
- f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).

Name or organisation: **Monks Orchard Residents' Association**

7. To which part of the Croydon Local Plan Review does this representation relate?

Croydon Local Plan Review:

CLP review - Issues and Options (Ch2 Themes)

Policy

HD1 to HD4

Option

All

Figure/Table

8. Do you think that the proposed policy or part of the plan meets the objectively assessed development and infrastructure requirements for Croydon (and the unmet needs of neighbouring authorities) as defined in **NPPF (2019) para 16**?

Yes

No

9. If No

Which sub paragraph of para 16 does the policy **NOT meet NPPF Para 16**.

Para a)

Para b)

Para c)

Para d)

Para e)

Para f)

10. Do you think that the proposed policy or part of the plan enables the delivery of sustainable development in accordance with the policies of the National Planning Framework?

Yes

No

11. What other NPPF Paragraph does the Policy NOT Comply?

Para

Para

12. What other Policy of the EMERGING LONDON PLAN does the Policy NOT comply?

Chapter

Policy

Help us to create policy to deliver high quality and well-designed new homes in Croydon

HD1. What would make living in a flat more appealing to a family? We are especially keen to hear about design and facilities.

HD2. What features make a development more suitable and appealing for elderly residents?

HD3. How can we encourage the development of zero-carbon homes? How do you think digital infrastructure help facilitate this?

HD4. Are there any other policy options that we should be focussing on? Please explain your answer.

HD1 What would make living in a flat more appealing to a family? We are especially keen to hear about design and facilities.

- Full allocation of Balcony spaces, south facing for adequate sunshine;
- A specific allocation of semi-private communal open space for occupants as measured in square metres per occupant or Hectares per number of occupants;
- Good allocation of Children's Play Space in a secure location;
- Adequate storage space for living clutter;
- Good sound proofing between flats;
- Clear access for emergency vehicles;
- Adequate parking spaces;
- Near School;
- Served by Public Transport – near bus stop;
- Limited to four storeys without lift access;
- Greater than four Storey with Lift access;
- Fixed term fixed price Leasehold if purchased and agreed renewal lease price on purchase.

HD2 What features make a development more suitable and appealing for elderly residents?

- Space for wheelchair manoeuvrability throughout the accommodation areas;
- Full allocation of Balcony spaces, south facing for adequate sunshine;
- A specific allocation of semi-private communal open space for occupants as measured in square metres per occupant or Hectares per number of occupants;
- Lift to all floors above ground floor;
- Emergency Call facilities;
- Indoor Communal gathering space to generate community involvement for all residents of the development;
- All electric power points at level suitable for elderly access;
- Disabled Parking Allocation;
- Adequate storage space for living clutter;
- Good sound proofing between flats;
- Clear access for emergency vehicles;

HD3 How can we encourage development of zero carbon homes? How do you think Digital Infrastructure help facilitate this?

- Solar Panels;
- High Insulation;
- Triple glazed windows;

- Under floor heating (rather than gas fired boiler(s));
- Communal heating but controlled from individual apartments;
- Fast Broadband roll out could assist new entrepreneurs start-ups working from home.

HD4 Are there any other policy options that we should be focussed on?

- Once a Policy has been agreed and defined – they should be **enforced** by Development Management (**otherwise why bother to review the Local Plan**).