

To: Mr. Christopher Grace - Case Officer
Development Management
Development and Environment
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**Monks Orchard Residents'
Association
Planning**

17th August 2023

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Reference:	23/02734/FUL
Application Received:	Thu 13 Jul 2023
Application Validated:	Thu 13 Jul 2023
Address:	9 - 13 Gladeside Croydon CR0 7RL
Proposal:	This proposal is for the demolition of 3no existing dwellings and the erection of 5no detached dwelling houses of two storey with accommodation in the roof space. 8 car parking spaces are provided plus cycle and refuse storage.
Status:	Awaiting decision
Case Officer:	Christopher Grace
Consultation Expiry:	Wed 29 Aug 2023
Determination Deadline:	Thu 07 Sep 2023

Dear Mr Grace

Please accept the following assessment by MORA of the Planning Application proposal Application Reference 23/02734/FUL at: 9-13 Gladeside Croydon CR0 7RL for the demolition of 3no existing dwellings and the erection of 5no detached dwelling houses of two storey with accommodation in the roof space. 8 car parking spaces are provided plus cycle and refuse storage.

We only object to redevelopment Application proposals that do not meet the current adopted or known emerging National and Local Planning Policies, including the guidance from the National Model Design Code & Guidance published by the Department for Levelling Up, Communities & Housing

1 Initial Observations:

- 1.1 This proposal is a significant improvement on the previous refused application Ref: 22/03888/FUL for this Site. The proposal is for 5 detached Dwellings, each with accommodation for 7 person families. However, there are a number of issues still remaining which need to be highlighted for the Case Officer's attention or to be addressed by the Applicant.
 - 1.1.1 It is understood that the Design & Access Statement (page 25) states that these dwellings will be marketed for purchase. However, that will mean the Deeds and Land Registry will need the boundaries of ownership, rather than the whole site ownership.
 - 1.1.2 The boundaries are clearly defined for the rear of the properties, but it is unclear where the boundaries are for the frontages and how the frontages are partitioned.

- 1.1.3 As there are no boundaries for the Frontage and Parking Areas, Therefore, it is not clear who would be responsible for the future upkeep and maintenance of those frontages. The areas, including the Parking Areas, the Access pedestrian Footpaths and the Garden Areas have undefined boundaries or ownership.



Boundary of ownership marked in RED but does not indicate ownership of frontages.

- 1.1.4 It is inappropriate to expect joint ownership and sharing of responsibilities as that would be difficult to enforce. In addition, the Refuse and recycling pick-up points for Units 1,2 and 3 are combined in front of Unit 1 and for Units 4 and 5 in front of units 4 and 5.
- 1.1.5 The access to the Bike Storage is very narrow at just 1m width for Unit 1 but slightly more by the width of green surface for other units.
- 1.1.6 The London Plan Policy T6.1 Residential Parking Table 10.3 for Outer London PTALs 0-1 for location 3+ Bed Units is 1.5 bays per unit which for 5 units = 7.5 \approx 8 bays which meets the proposal.
- 1.1.7 The number of Refuse and Recycling Bins per Unit Dwelling is likely to be greater than the actual space allocated for the Pick-Up points. The requirement per household is at least 3 wheelie bins plus a possible Garden Waste Bin. This might be mitigated by different collection days for different waste.
- 1.1.8 The **In-Built Storage** offered per Unit is **2.2 sq.m.** whereas the **London Plan Policy D6 Housing quality and standards at Table 3.1 Minimum internal space standards for new dwellings for 4b7p Units** requires **3 sq.m.** and the more recent (June 2023) **LPG Housing Design Standards Table A1.1** recommends **3.5 sq.m. Best Practice.** This is deficient by **1.3 sq.m.** per unit, a **37.143%** deficiency. This deficiency would present future occupants with storage issues for the life of the development. The London Plan stresses that these requirements are the **MINIMUM** acceptable and should be exceeded wherever possible.

2 Proposal's Parameters

9 - 13 Gladeside App Ref: 22/02734/FUL																	
Site Area		1563	sq.m.		Bedrooms Density		127.96	b/ha		Post Code CR0 7RL		Area		1.4047	ha		
App Form		0.1563	ha		Residential Density		223.93	bs/ha		Persons		60	(p)		Floor Area Ratio		0.43
GIA		722	sq.m.		Residential Density		3870.76	hr/ha		Dwellings		24	(Units)		Plot Area Ratio		0.21
GEA		322	sq.m.		Housing Density		31.99	U/ha		Res Density		42.71	(p/ha)		PTAL 2011		1a=0.66
Units		5			Occupancy		7.00	p/unit		House Density		17.09	(U/ha)		PTAL 2021		1a=0.66
Urban Greening Factor		0.32													PTAL 2031		1a=0.66
Unit	Type	Building Reg.	Floor	Bedrooms (b)	Bed Spaces (bs)	GIA (Offered)	GIA (Required)	GIA (Best Practice)	GEA	In-Built Storage (Offered)	In-Built Storage (Required)	In-Built Storage (Best Practice)	Amenity Space (Offered)	Amenity Space (Required)	Parking (Offered)	London Plan Parking (OL) PTAL 1a	
Unit 1	Detached House	M4(2)	Ground	0	0	144.40	121	134	64.40	1	3.00	3.50	220.37	10.00	1	1.50	
			First	2	4					1.2							
			Second	2	3					0							
Sub Totals				4	7	144.40	121.0	134.0	64.40	2.2	3.00	3.50	220.37	10	1	1.5	
Unit 2	Detached House	M4(2)	Ground	0	0	144.40	121	134	64.40	1	3.00	3.50	154.34	10.00	1	1.50	
			First	2	4					1.2							
			Second	2	3					0							
Sub Totals				4	7	144.40	121.0	134.0	64.40	2.2	3.00	3.50	154.34	10	1	1.5	
Unit 3	Detached House	M4(2)	Ground	0	0	144.40	121	134	64.40	1	3.00	3.50	114.41	10.00	1	1.50	
			First	2	4					1.2							
			Second	2	3					0							
Sub Totals				4	7	144.40	121.00	134.00	64.40	2.2	3.00	3.50	114.41	10	1	1.5	
Unit 4	Detached House	M4(2)	Ground	0	0	144.40	121	134	64.40	1	3.00	3.50	74.47	10.00	1	1.50	
			First	2	4					1.2							
			Second	2	3					0							
Sub Total				4	7	144.40	121.00	134.00	64.40	2.2	3.00	3.50	74.47	10	1	1.5	
Unit 5	Detached House	M4(2)	Ground	0	0	144.40	121	134	64.40	1	3.00	3.50	106.08	10.00	1	1.50	
			First	2	4					1.2							
			Second	2	3					0							
Sub Total				4	7	144.40	121.00	134.00	64.40	2.2	3.00	3.50	106.08	10	1	1.5	
Additional Information																	
Grand Total				20	35	722.00	605.00	670.00	322.00	11	15	17.5	669.67	50	6	7.5	

Application Proposal's Parameters.

2.1 The **Design & Access Statement** (page 25) states All **5** homes are **Part M4(2)** Compliant and therefore none are compliant to M4(3) Disabled person requirement and there is no Disabled Parking Bay. This is *debatable* as the **London Plan Policy D7** Accessible housing requirements states at Section **"A"** - **"1) at least 10 per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) 'wheelchair user dwellings. ..."**. As there are **5** dwellings, 10% of 5 = **0.5** but when rounded = **1**. Thus, at least one dwelling should *theoretically* be to **M4(3) Building Regulation** requirement with one **Disabled Parking Bay**.

3 Design Codes & Guidance

3.1 Croydon Local Plan

3.1.1 The **Croydon Local Plan (2018)** does NOT provide any guidance on the assessment of local **Design Code Assessment**. The **Revised (Draft) emerging Croydon Local Plan (2021)** also does NOT provide any guidance on the assessment of local **Design Code Assessment**.

3.2 London Plan

3.2.1 The **London Plan at Policy D3 – Optimising Site Capacity through the Design Led Approach** recognises the need for **'Design Codes'** but does NOT give any guidance or methodology how that should be achieved. The **London Plan Guidance (LPG)** June 2023 provides some guidance but not as comprehensive as the **National Model Design Code & Guidance** published by the **Department for Levelling Up Communities & Housing**. (DLUCH).

3.3 The NPPF

3.3.1 The **National Planning Policy Framework (NPPF)** does give guidance by referencing out to documents produced by the **Department for Levelling Up, Housing & Communities (DLUHC)** vis: **National Model Design Code and Guidance**.

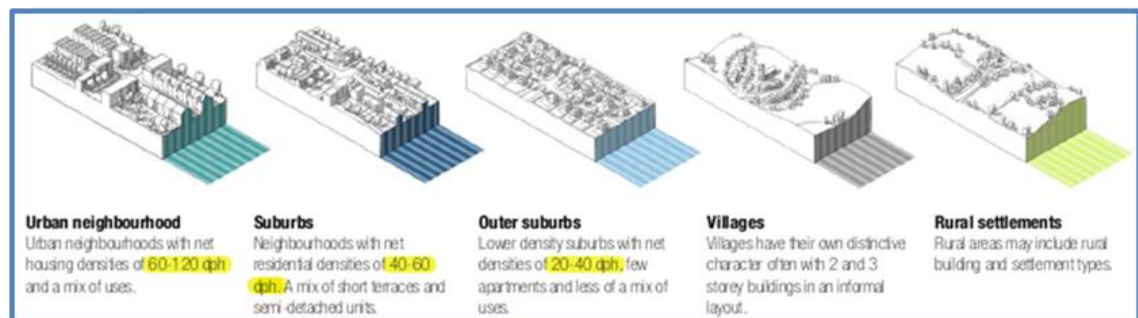
3.3.2 NPPF Paras 128 & 129

128. To provide maximum clarity about design expectations at an early stage, **all local planning authorities** should prepare **design guides or codes** consistent with the principles set out in the **National Design Guide and National Model Design Code**, and which reflect local character and design preferences. **Design guides and codes** provide a local framework for creating beautiful and distinctive places with a consistent and high-quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place and should allow a suitable degree of variety.
129. **Design guides and codes** can be prepared at an **area-wide, neighbourhood or site-specific scale**, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises but may also choose to prepare **design codes in support of a planning application for sites they wish to develop**. Whoever prepares them, **all guides and codes** should be based on **effective community engagement and reflect local aspirations for the development of their area**, taking into account the guidance contained in the **National Design Guide and the National Model Design Code**. **These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.**

3.4 National Model Design Code & Guidance

3.4.1

As there is absolutely no guidance on the assessment of “**Design Codes**” provided in either the adopted **Croydon Local Plan** or the **Revised Croydon Local Plan**, and as the **National Model Design Code & Guidance** documents were produced and published in **January 2021** and updated in **June 2021**, it is therefore incumbent on the **LPA** to use this **guidance** for local planning proposals against the assessment and analysis as defined in the **National Model Design Code & Guidance** as published and referenced from the **NPPF**, **in the absence of any local guidance**.



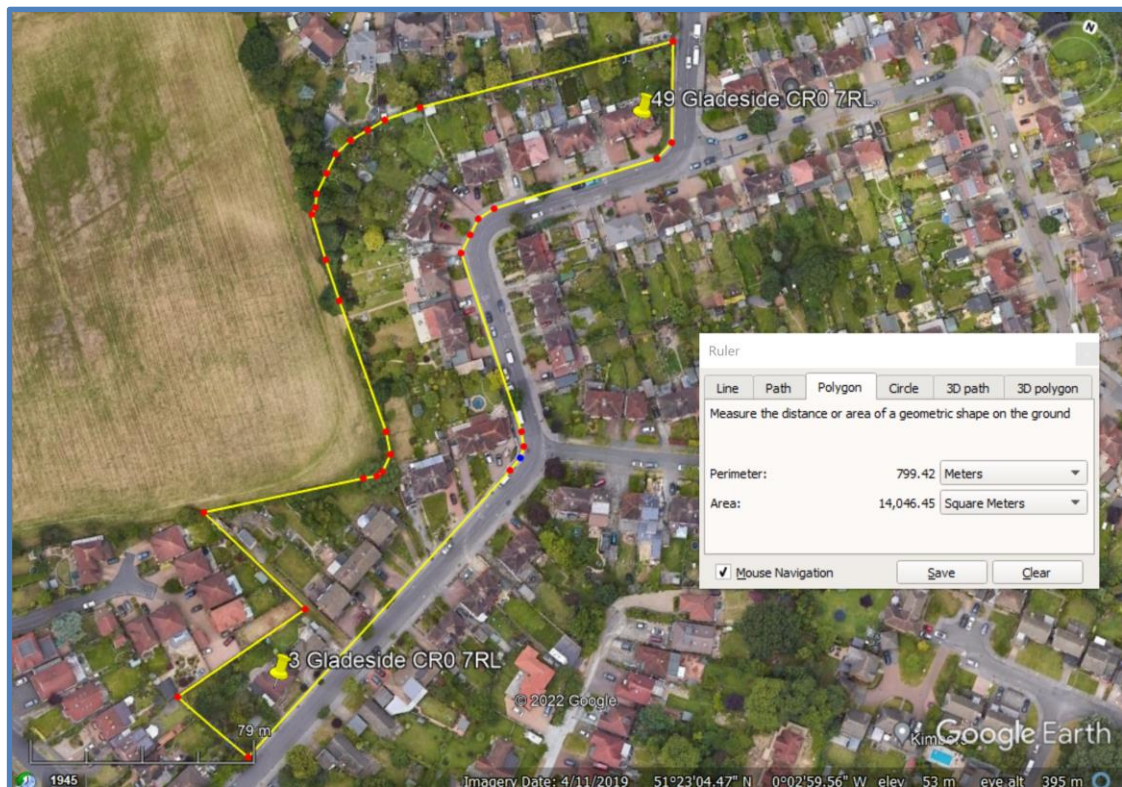
Extract from the National Model Design Code & Guidance “Built Form” for Area Types “Outer-Suburban,” “Suburban” & “Urban” Neighbourhoods.

3.4.2 Area Type Design Code Assessment

3.4.2.1

The assessment of the **Local Area** to define the **Local Design Code** requires an analysis of the locality which will provide appropriate parameters for defining the **Local Design Code detail**. The simplest analogy is to assess the local **Post Code Area CR0 7RL** for such an area assessment.

- 3.4.2.2 The following **Google Earth** image (below) shows the **Post Code Area** to be **≈14046.45 sq.m** which equates to **≈1.4046 ha**.
- 3.4.2.3 The local **Post Code CR0 7RL** has a **population of 60¹** in an Area of **1.4046ha** and has **24 dwellings** from **3 Gladeside to 49 Gladeside**.² This results in a **Housing Density** of **17.09U/ha** and a **Residential Density** of **42.72Persons/ha**.
- 3.4.2.4 This analysis places the **Design Code Housing Density** in the locality of the proposed development at **17.09 Units per hectare** which is **below** the density range for **“Outer Suburban” (<Outer Suburban)** as defined by the **National Model Design Code & Guidance**.



Google Earth Post Code Area CR0 7RL Area from 3 to 49 Gladeside ≈14,046.46 Sq.m.

Location	Area (ha)	Population	Dwellings (Units)	Residential Density (bs/ha)	Housing Density (Units/ha)	"Setting" for Design Code Density
Croydon	8652.00	390719	165559	45.16	19.14	<Outer Suburban
Shirley North Ward	327.90	15666	6555	47.78	19.99	<Outer Suburban
Shirley South Ward	387.30	14147	5919	36.53	15.28	<Outer Suburban
All Shirley	715.20	29814	12474	41.69	17.44	<Outer Suburban
MORA Area	178.26	9283	3884	52.07	21.79	<Outer Suburban
Average	476.80	19876	8316	42.00	17.57	<Outer Suburban
Shirley "Place" (approx)	770.00	?	?	?	?	FALSE

Assessment of Area Type Design Code for Shirley Local Areas by analysis.

¹ <https://www.postcodearea.co.uk/>

² <https://www.gov.uk/council-tax-bands>

Parameters of Post Code Design Code				
Area Design Code Parameter	Input Parameters			Constrains
<i>(These parameters auto calc Design Code)</i>				
Post Code	CR0 7RL			Ward Shirley North
Area of Post Code (ha)	1.4047	hectares		Flood Risks 100yr Surface Water
Area of Post Code (Sq.m)	14046.5	sq.m.		Gas Pressure Low Pressure
Number of Dwellings (Units) (*)	24	Units		Water Pressure N/A
Number of Occupants (Persons) 4th April 23	60	Persons		HA SL (m) 52m to 51m
Post Code Housing Density	17.09	Units/ha		Building Line Set-Back 10m to 14m
Post Code Residential Density	42.71	Bedspaces/ha		
Area Type (National Model Design Code)	<Outer Suburban	Area Type Setting		
(*) Last updated on 29 March 2023				
Design Code Parameters		Min	Max	Measure
Area Type Setting	<Outer Suburban	0.00	20.00	Units/ha Range
Equivalent Residential Density (Persons/ha)	<Outer Suburban	0.00	47.20	Persons/ha Range
		U/ha	bs/ha	
PTAL (now) 1a numerically \equiv 0.66	0.66	2.20	5.19	Limits for PTAL
PTAL (forecast 2031) 1a numerically \equiv 0.66	0.66	2.20	5.19	Limits for PTAL
PTAL for Post Code (Residential Density)	-0.13		42.71	

Interactive spreadsheet to assess Post Code Design Codes and Area Type.

Application Details			
Application Ref:	23/02734/FUL		
Address	9 - 13 Gladeside		
PostCode	CR0 7RL		
Appeal Consultation Close	APP/L5240/W/23/3316987		
Parameters		Standard	
Site Area (ha)	0.1563	ha	
Site Area (sq.m.)	1563.00	sq.m.	
Units (Dwellings)	5.00	Units	
Bedrooms	20.00	Bedrooms	
Bedspaces	35.00	Persons	
Housing Density	31.99	Units/ha	
Residential Density	223.93	bs/ha	
Floor Area Ratio (FAR)	0.43		
Area Type Setting (Units/ha)	Outer Suburban		
Area Type Setting (Bedspaces/ha)	Urban		
PTAL (Current)	0.66		
PTAL (Forecast)	0.66		
PTAL to Support proposal	4.49		

Interactive Spreadsheet to assess the Application proposal Design Codes and Area Type.

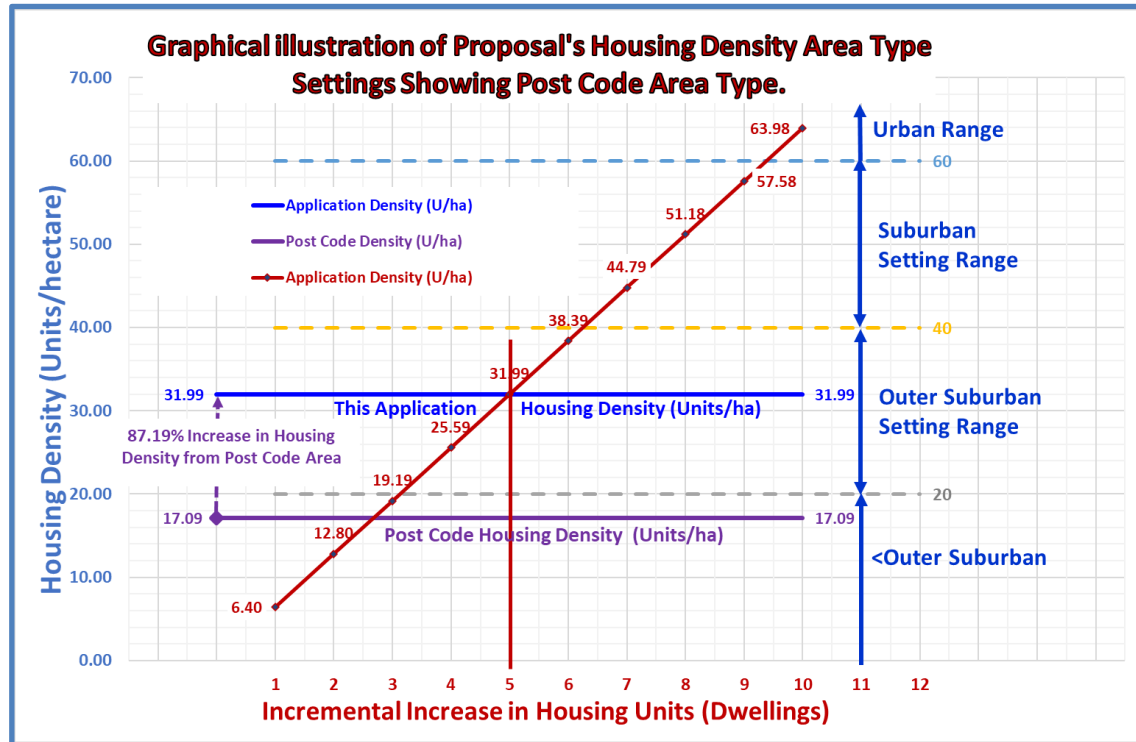
Comparison - Post Code (CR0 7PL) Design Code & Application Proposal		
Post Code Housing Density (Units/ha)	10.98	<Outer Suburban
Application Housing Density (Units/ha)	57.85	Suburban
Percentage Difference (%)	136.18%	
Percentage Increase (%)	426.81%	
Post Code Residential Density (bs/ha)	27.16	<Outer Suburban
Application Residential Density (bs/ha)	214.88	Urban
Percentage Difference (%)	155.11%	
Percentage Increase (%)	691.02%	
PTAL Available (Zero)	0.00	
PTAL Required	4.26	
Percentage Increase	#DIV/0!	% from Zero innappropriate

Comparison between the Post Code (CR0 7RL) & Proposal's Design Codes & Area Types.

3.4.2.5 The above **Google Earth** image and the tables of the wider **Shirley Area** including **Shirley North** and **Shirley South Wards** analysis provides **conclusive evidence** that **Shirley** is definitely an “<Outer-Suburban” **Area Type Setting** as Defined in the **National Model Design Code and Guidance** as **all** assessments show \leq the **Housing Density** appropriate to an “<Outer-Suburban” **Area Type Setting**.

Representing, supporting and working with the local residents for a better community

3.4.2.6 However, although these all show **<Outer Suburban**, there are likely pockets throughout the Borough of Areas (Post Codes) or Wards which have higher Densities, especially when considering multiple blocks of Flats or Tower Blocks in the Centre Area.



Graphical illustration of Housing Density v Area Types for number of Units.

3.4.3 **Area Type Design Code Assessment (Housing Density)**

3.4.3.1 The Spreadsheets and Graphical illustrations (above) clearly place the proposed development in a **Post Code (CR0 7RL) Area Type** of less than **“Outer Suburban”** i.e., **<Outer Suburban Area Type Setting** in terms of **Housing Density (Units/ha)** as defined by the **National Model Design Code & Guidance** when the proposal would require a mid-range **Outer Suburban Area Type setting**. i.e., one Area Type higher.

3.4.3.2 The proposal would present a **Housing Density** of **31.99Units/ha** at the mid-range of an **Outer Suburban Area Type** setting in a **predominantly <Outer Suburban Area Type** at **Post Code (CR0 7RL)** of **17.09Units/ha** which is an increase in **Housing Density** of **87.19%** above the predominant **Post Code Area Type setting**.

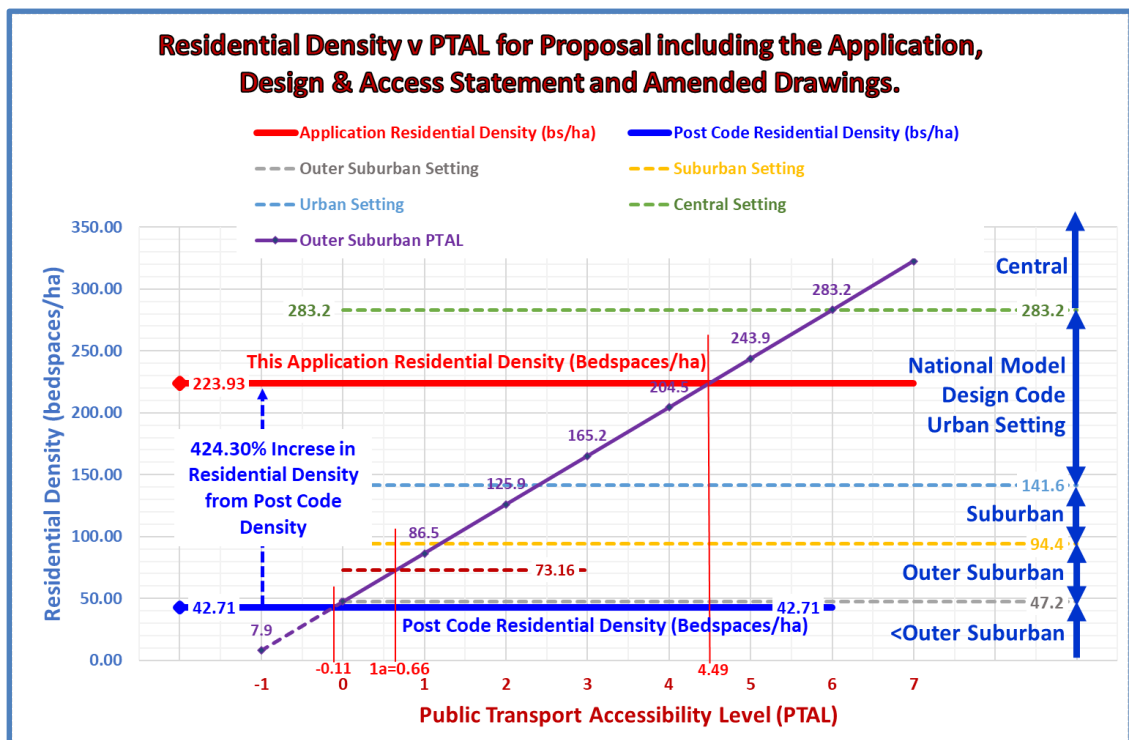
3.4.4 **Policy D2 Infrastructure requirements for sustainable densities**

A The density of development proposals should:

- 1) consider, and be linked to, the provision of future planned levels of infrastructure rather than existing levels;
- 2) be proportionate to the site's connectivity and accessibility by walking, cycling, and public transport to jobs and services (including both PTAL and access to local services).

- 3.4.4.1 The proposal would also present an increase in the **Residential Density** from a **Post Code CR0 7RL** of **42.71 Person/ha** at an **<Outer Suburban Area Type setting** to a **Residential Density of 223.93 Persons/ha** which is at the mid-range of an **Urban Area Type Setting**, a **424.30% increase** above the **Post Code Area Type setting**.
- 3.4.4.2 There is no planned increase in the local **PTAL** at **Post Code CR0 7RL** and will therefore remain at **PTAL 1a** which numerically is assumed $\equiv 0.66$ until 2031.
- 3.4.4.3 The recent iteration of the **London Plan** omits the **Density Matrix** which provided **guidance of the PTAL** appropriate for **Residential Density, Housing Density and Area Types**. As a result, there is now **no guidance** on the appropriate **PTAL** for **Housing or Residential Density or Area Type settings**.
- 3.4.4.4 As **Public Transport Accessibility Level (PTAL)** requirement is for local Residents the incremental increase in **PTAL** should support a proportionate incremental increase in **Residential Density**. It is assumed that the increase should be linear following the simple function $y = mx + c$.

Where: $y = \text{Density}$; $m = \frac{\delta y}{\delta x}$; $x = \text{PTAL}$ and $c = y \text{ when } x = 0$



Graphical illustration of Residential Density v PTAL and Area Types

- 3.4.4.5 Presuming the **PTAL** range is **Zero** at **Outer Suburban Area Type** and incrementally increases linearly to **6** at **Central Area Type**, then the **PTAL** required for a **Residential Density** of **223.93bedspaces/ha** would be:

$$\text{Residential Density } y = 223.93 = \left(\frac{120 * 2.36 - 20 * 2.36}{6} \right) x + 20 * 2.36$$

$$x = 4.4935 = \text{PTAL} \approx 4.49$$

(where the National average Unit Occupation is 2.36 persons/Unit³)

³ <https://www.statista.com/statistics/295551/average-household-size-in-the-uk/>

3.4.4.6 The **PTAL** appropriate for the **Post Code CR0 7RL** is given by:

$$\text{Residential Density } y = 42.71 = \left(\frac{120 * 2.36 - 20 * 2.36}{6} \right) x + 20 * 2.36$$

$$x = -0.1142 = \text{PTAL} \approx -0.11$$

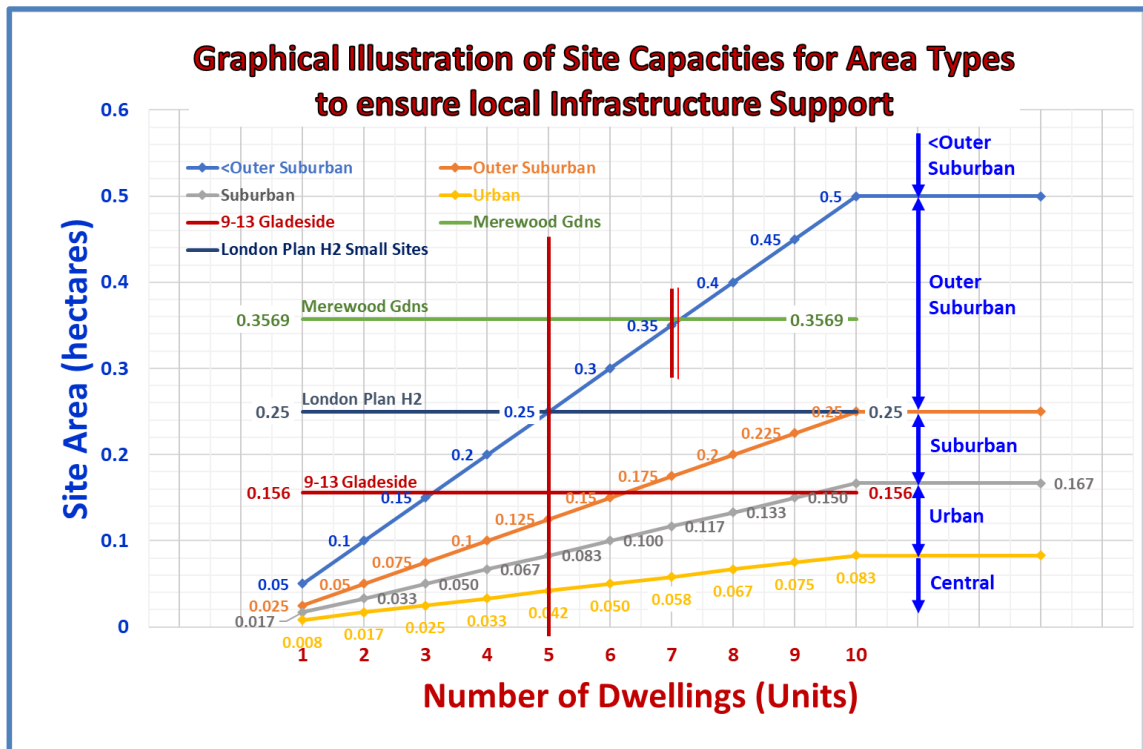
3.4.4.7 This analysis clearly shows the proposal fails to meet the **London Plan Policy D2** as it exceeds the **Area Type Density** for **<Outer Suburban** and would require a **PTAL** to support an **Urban Area Type PTAL** of **4.49** which illustrates that the proposal exceeds “the provision of future planned levels of **infrastructure** rather than existing levels or be proportionate to the **site’s connectivity and accessibility** by walking, cycling, and **public transport** to jobs and services.”

3.5 Site Capacity London Plan Policy D3

3.5.1 **Policy D3 - Optimising site capacity through the design-led approach states:**

A All development must make the best use of land by following a design-led approach that **optimises the capacity of sites**, including site allocations. Optimising site capacity means **ensuring that development is of the most appropriate form and land use for the site**. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a **site’s context and capacity for growth**, and existing and planned **supporting infrastructure capacity** (as set out in **Policy D2 Infrastructure requirements for sustainable densities**), and that best delivers the requirements set out in Part D

3.5.2 Graphical illustration of Area Type Site Capacities in Hectares/Unit



Graphical illustration of Site Area Capacity for Number of Dwellings at the various Area Types

- 3.5.2.1 The proposal has an available **Site Area** of **0.156ha**. However, the Locality as defined by the **Post Code CR0 7RL Design Code Area Type** is **<Outer Suburban** which for **5 dwellings** requires $5/20 = \geq 0.25ha$. The **Site** therefore is deficient by:
 $0.25 - 0.1563 = 0.0937ha$ i.e., $(0.25 - 0.1563)/0.25 = 0.3748 = 37.48\%$ deficient.
- 3.5.2.2 The comparison with **Merewood Gardens** shows that for **7 dwellings** at an **<Outer Suburban Area Type** requires a **Site Area** of **0.35ha** and the **Site Area** available at $\approx 0.3569ha$ ($>0.35ha$) exceeds this requirement. The development at **Merewood Gardens** is therefore within the **Site Capacity** for the **Area Type <Outer Suburban** and is thus **acceptable**.
- 3.5.2.3 The **Site Capacity** required for the proposal can also be evaluated by assessing the site 'optimisation' requirements. The **London Plan Supplementary Planning Guidance LPG Optimising Site Capacity – A Design Led Approach**, includes an indicative Toolkit for assessment of **Site Capacity**.
- 3.5.2.4 However the interactive toolkit in the **LPG** is mainly targetted for major development projects of varying tenures and not for Small developments as in this case. Nevertheless, the **LPG** states that Local Boroughs or stakeholders can use alternative methods based upon the **LPG principles of assessment** as shown below:

Indicative London Plan Policy D3 - Optimising Site Capacity & H2 - Small Site Capacity Calculator:														
Input Parameters														
Site Area (hectares)	Site Area (sq.m.)	Proposal GEA (Footprint) (Scaled-off Plans)	Play Space per Child (sq.m.)	Car Parking Standard (per space) (sq.m.)	Parallel Parking (per space) (sq.m.)	Car Park Standard with EVC (Per Space) (sq.m.)	Car Parking (Disabled Bays) (Per Space) (sq.m.)	Cycle Rack Storage (two bikes) (sq.m.)	Refuse Eurobin (1280L) Storage (per Bin) (sq.m.)	Refuse Eurobin (1100L) Storage (per Bin) (sq.m.)	Refuse Eurobin (660L) Storage (per Bin) (sq.m.)	Refuse Eurobin (360L) Storage (per Bin) (sq.m.)	Refuse Eurobin (240L) Storage (per Bin) (sq.m.)	Refuse Eurobin (180L) Storage (per Bin) (sq.m.)
0.1563	1,563.00	322.00	10	12.5	12	14	18	1.71	1.25	1.23	0.90	0.53	0.53	0.43
Unit (Type)	Site Area (sq.m.)	Footprint or GEA	Bedrooms (b)	Bedspaces (bs)	GIA Required (Best Practice) (sq.m.)	In-built Storage (Best Practice) (sq.m.)	Private Amenity Space (Required) (sq.m.)	Probable Adults	Probable Children	Play Space Required (sq.m.)	Refuse Bin Storage (Note 2) (sq.m.)	Cycle Storage	Car Parking (London Plan)	
Unit 1	1,563.00	64.40	4	7	134	3.50	10	2	5	50	1.36	6.84	21.00	
Unit 2		64.40	4	7	134	3.50	10	2	5	50	1.36	6.84	21.00	
Unit 3		64.40	4	7	134	3.50	10	2	5	50	1.36	6.84	21.00	
Unit 4		64.40	4	7	134	3.50	10	2	5	50	1.36	6.84	21.00	
Unit 5		64.40	4	7	134	3.50	10	2	5	50	1.36	6.84	21.00	
Totals	1563.00	322	20	35	670	17.5	50	10	25	250	6.80	34.20	105.00	
Proposal	Footprint or GEA	Play Space (included in Garden Area)	Private Amenity Space (Required) (sq.m.)	Communal Amenity Space (Required)	Parking Spaces (sq.m.)	Cycling, Storage (sq.m.)	Refuse Bin Storage (Note 2)	Required Area (sq.m.) including GEA	Available Site Area (sq.m.)	Plot Area Ratio = GEA/Site Area	Floor Area Ratio (GIA/Site Area) Best Practice			
Total	322.00	250.00	50.00	0.00	105.00	34.20	6.80	768.00	1563.00	0.21	0.43			
Assessment	Floor Area Ratio = (GEA/Site Area)	Plot Area Ratio = (GEA/Site Area)	% Site for Garden Area (Area Type)	Site Area available (sq.m.)	Garden Area (UGF) (sq.m.) (Note 1)	Required Area (sq.m.)	± Site Area	% Site Capacity	Note 1: Urban Greening Factor (UGF) - Garden Area. The Private Amenity Space and Play Space required is included in the overall requirement but deducted from the Garden Area. (If the Area Type has no Garden Area (UGF), this Private Amenity and Play Space should be included in the total GEA or the GIA of the individual Units). Note 2: Refuse Bins capacities based upon Croydon Refuse Guidance Capacities required for the Type(s) of Dwellings with equivalent Dimensions for the minimum capacity of the total unit(s) required.					
<Outer Suburban	0.25	0.125	100.0%	1563.00	1263.00	768.00	-468.00	-29.94%						
Outer Suburban	0.375	0.25	75.0%	1563.00	872.25	768.00	-77.25	-4.94%						
Suburban	0.5	0.375	50.0%	1563.00	481.50	768.00	313.50	20.06%						
Urban	1	0.5	25.0%	1563.00	90.75	768.00	704.25	45.06%						
Central	2	1	0.0%	1563.00	-300.00	768.00	1095.00	70.06%						

Interactive indicative Site Capacity calculator for 9-13 Gladeside for 5 Units.

- 3.5.2.5 We have prepared the **interactive spreadsheet** as shown above. The assessment of the indicative **Site Area** required is by summing the total requirements of the proposal and based upon the local character, the **Floor Area & Plot Area Ratios** and the

assessed local **Urban Greening Factor [UGF]** - **Garden areas** of the **Area Type** and to establish whether the requirement can be contained within the available **Site Area**.

3.5.2.6 This detailed assessment as tabulated above clearly provides a valid analysis (as there is no equivalent guidance in the Croydon Local Plan) of the proposal's requirements at the **Site Area Type locality** within the character of the **Post Code CR0 7QR** at **<Outer Suburban Area Type** which concludes the **Site Area** is inadequate for the **proposal** and the proposal should therefore be **refused**. The **assessment** indicates the **Site Capacity** is **deficient by 468sq.m.** which equates to a **deficiency of 29.94%** for the proposal within this **Post Code <Outer Suburban Area Type**.

3.5.2.7 Based on our assessment, to meet the required **Policies** and **respect** the character of the **Area**, the **Site Area** would need to be at least **468.00 sq.m.** greater than that available to accommodate the proposal. **The offered proposal on this Site Area of 0.1563ha** would require the **Area Type** to be within a **Suburban Area Type setting**. **This is further evidence of Over Development** of the **Site capacity**.

3.5.2.8 **The proposal therefore fails to meet the requirements of London Plan Policy D3 – Optimising Site Capacity through the Design Led Approach: Policy “A”.**

3.5.3 **Policy D3 - Optimising site capacity through the design-led approach states:**

***B** Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling, in accordance with Policy D2 Infrastructure requirements for sustainable densities. Where these locations have existing areas of high-density buildings, expansion of the areas should be positively considered by Boroughs where appropriate. This could also include expanding Opportunity Area boundaries where appropriate.*

3.5.3.1 The Site location is **NOT** well connected to **Jobs, Services, infrastructure** or **amenities** – other than the open space at **Ashburton Playing Fields**. The **PTAL** at the locality is considered very **LOW** at **PTAL 1a = 0.66**.

3.5.3.2 **Therefore, the proposal fails to meet the requirements of London Plan Policy D3 – Optimising Site Capacity through the Design Led Approach Policy “B”** as clearly indicated above.

3.5.4 **Policy D3 - Optimising site capacity through the design-led approach states:**

***C** In other areas, **incremental densification** should be actively encouraged by Boroughs to achieve a change in densities in the most appropriate way. This should be interpreted in the context of **Policy H2 Small sites**.*

3.5.4.1 This Policy is defined in **London Plan Policy H2 Small Sites:**

3.5.5 **London Plan Policy H2 Incremental Intensification Para 4.2.4 States:**

***4.2.4 Incremental intensification** of existing residential areas within **PTALs 3-6** or within **800m** distance of a **station** or **town centre boundary** is expected to play an important role in contributing towards the housing targets for small sites set out in Table 4.2. This can take a number of forms, such as: new build, infill development, residential conversions, **redevelopment** or extension of existing buildings, including non-residential, buildings and residential garages, where this results in net additional housing provision.*

- 3.5.5.1 The Site location of **9 to 13 Gladeside** is **NOT** within **800metres** of a **Train or Tram Station** and is **NOT** within **800metres** of a **District Centre**.
- 3.5.5.2 Shirley is designated a **Local Centre** in the Local Plan (NOT a District Centre), also Public Transport Accessibility Level is **<PTAL 3** as defined by TfL WebCAT at **PTAL 1a \equiv 0.66**.



Google Earth Image of 800m radius from 9-13 Gladeside does not include a Tram/Train Station or District Centre

- 3.5.5.3 The **Site** location is clearly inappropriate for **“Incremental Intensification”** as defined by the **London Plan Policy H2 para 4.2.4** and therefore the **increase in Housing Density** from the Post Code CR0 7RL of **17.09U/ha** from **<Outer Suburban Area Type to 31.99U/ha Outer Suburban Area Type**.
- 3.5.6 Therefore, the proposal does **NOT** meet the London Plan Policy D3 **“C”** as defined in Policy H2 para 4.2.4 regarding inappropriate Incremental Intensification.
- 3.5.7 London Plan Policy D3 **“D” Development proposals should:**
- Form and layout*
- 1) *enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions*
- 3.5.6.1 The proposal **Site Layout** does **NOT** deliver buildings that positively respond to the Local **‘distinctiveness’** with regard to **Layout, scale, and appearance**. The layout does **NOT** follow the established **“Building Line”** along Gladeside.

Representing, supporting and working with the local residents for a better community

3.5.6.2 The appearance is of a height to width ratio which is incompatible to the existing surrounding dwellings with variation of forecourt depth for parking which is incongruent with the locality and does not respect the existing street scene and contrary to adjacent and surrounding configurations.

3.5.6.3 Therefore, the proposal does **NOT** reflect the **Form and Layout** as described by **London Plan Policy D3 “Form & Layout”**.

3.6 **Croydon Plan Growth, Densification & Intensification Policies.**

3.6.1 The **Croydon Local Plan (2018) ‘Growth’** Policies, as defined in **Table 6.4**, ‘purports’ to describe “**Growth**” by either “*Redevelopment*” or “*Evolution*” by “*Regeneration*” but gives no definition of the acceptable magnitude of ‘**growth**’ in terms of ‘**Site Capacity**’, ‘**current and future Infrastructure**’ or ‘**Public Transport Accessibility**’. Therefore, the **Policy** is ‘*unenforceable*’ and ‘*undeliverable*’ as it has no measurable methodology, is imprecise, indeterminate and devoid of any Policy definition other than guidance to “*seek to achieve*” a **minimum height of 3 storeys** at specific locations. In fact, the Policy is quite “*meaningless.*”

3.6.2 The Current **Croydon Plan** Policy for “**Growth**” is set out at **Table 6.4** and para **6.58**.

6.58 *There are existing residential areas which have the capacity to accommodate growth without significant impact on their character. In these locations new residential units can be created through the following interventions.*

- a) **Conversion** – *The conversion or subdivision of large buildings into multiple dwellings without major alterations to the size of the building.*
- b) **Addition** – *This can include one or more extensions to the side, rear, front or on the roof, and is often combined with conversion of the existing building into flats.*
- c) **In-fill including plot subdivision** – *Filling in gaps and left over spaces between existing properties. It can also include subdivision of large plots of land into smaller parcels of land with a layout that complements the existing urban pattern.*
- d) **Rear garden development** – *The construction of new buildings in rear gardens of the existing properties. Houses must be subservient in scale to the main house.*
- e) **Regeneration** – *The replacement of the existing buildings (including the replacement of detached or semi-detached houses with flats) with a development that **increases the density and massing**, within the broad parameters of the **existing local character** reflected in the form of buildings and **street scene in particular**.*

3.6.3 The proposal **Site** Location is **NOT** designated as an area suitable for ‘**intensification**’ on the **Croydon Plan Policies Map**. For redevelopment para **6.58 e)** there is no guidance on the level of increase in **Density** or **Massing** other than remaining within the “*Broad parameters of the local character...*” which in **National Model Design Code & Guidance** terms is interpreted as remaining within the current **Area Type** i.e., **<Outer Suburban** when the proposal would increase the **Density** and **Massing** to the mid-range of next higher **Area Type** of **Outer Suburban**.

3.6.4 **The street scene is irregular** as compared to the **established street scene** with a deviation in the **established building Line**. A **building line** represents the alignment of the front face of the buildings in relation to a street or other public space. The nature of this line and its position in relation to the street contribute to the character and identity of a *'place'*. A consistent approach to building line in an area type or street type helps to give it a coherent identity. **Thus, the proposal fails to meet the Croydon Plan Policy para 6.58 e).**

4 **Neighbour Amenity and overlooking SPD2 & LPG Small Site Design Codes.**

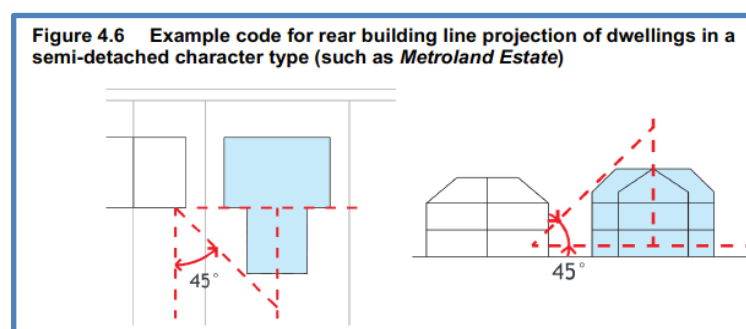
4.1 Although **SPD2 Residential Development** guidance was revoked in June 2022, the **London Plan Supplementary Planning Guidance (LPG) Small Site Design Codes** first published in February 2021 for consultation and subsequently adopted in **June 2022** included the **45-Degree Rule** on neighbour amenity at the **Rear Building Line Projection** (Figure 4.6). This publication was available in good time to be considered by the applicant before submission of this proposal on **Thu 13 Jul 2023**.

4.2 It is noted that in the **Design and Access Statement** at "Amenity of neighbouring Properties" (page 30) the applicant is quoting that *"None of the proposed Buildings are within 45-Degree views of the neighbouring properties taken from Habitable Room windows"*. **We question the validity of this statement by reason as set out below.**

4.3 **The London Plan Guidance – Small Site Design Codes at Para 4.5 & Figure 4.6 provides the 45 Degree Design Code guidance for rear building line projection for both Horizontal and vertical projections.**

Small Site Design Codes at Para 4.5.

Rear building line projection



45° Degree projection Rule from centre of nearest Ground Floor Window of adjacent dwelling

4.5.1 *When setting design codes for buildings or extensions that extend beyond a rear building line, parameters should be set to ensure that there is no unreasonable impact on the amenity of neighbouring homes in relation to daylight, sunlight and privacy.*

4.5.2 *A good rule of thumb is to follow the 45-degree rule illustrated below. This rule specifies that the height and depth of a new development or extension should not breach a 45-degree line drawn from the centre of the window of the lowest, and closest, habitable room on the neighbouring property.*

4.5.3 *Design codes can also use rear projection lines to set parameters on the height of new developments or extensions. These can ensure that new development is not*

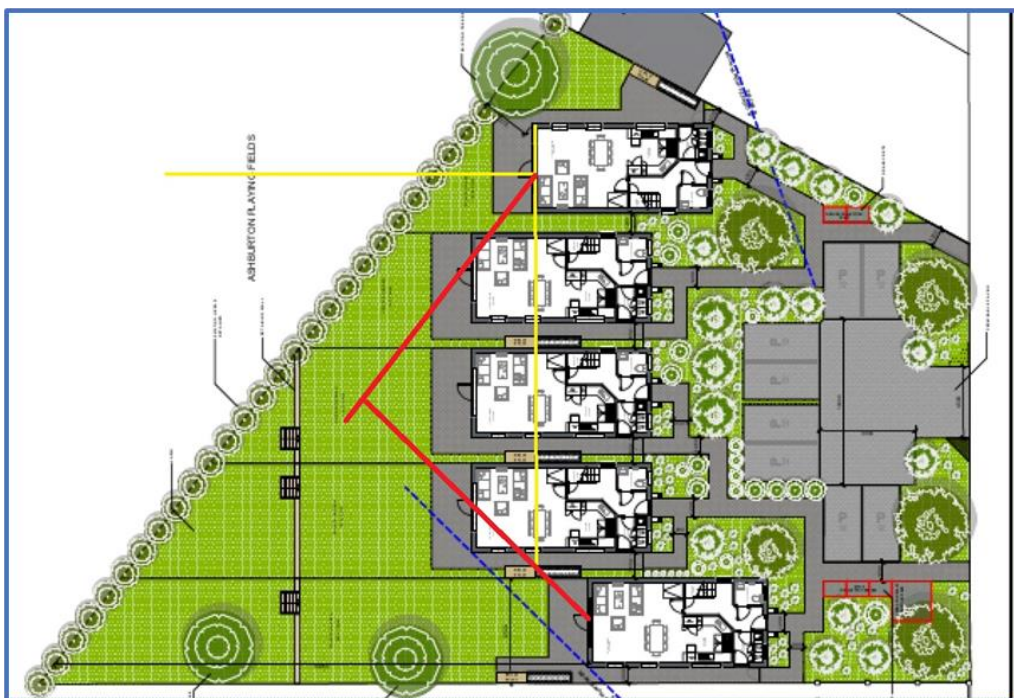
overly dominant; and access to daylight and sunlight of the habitable rooms of neighbouring homes is maintained. “

- 4.4 The applicant has **NOT** provided a rear elevation of either Number 7 **Gladeside** or **Unit 1** or **Unit 5** to illustrate the vertical **45-Degree** projection from **Number 7 Gladeside** toward **Unit 1** and **Number 15 Gladeside** to **Unit 5**. However, **Unit 5** distance from **Number 15** and at an angle away from **Unit 5** is such that it does not present a **45-Degree** projection problem.



The 45-Degree projection (Vertical) from 7 Gladeside projection intersects Unit 1 & separation between Units.

- 4.5 The projection from **7 Gladeside** does fail the **45-degree vertical** projection assuming the nearest ground floor rear window is a habitable room and is positioned similarly to the front ground floor window as shown above. It is quite probably nearer the boundary and thus would worsen the projection intersection with **Unit 1**.
- 4.6 The rear ground floor has patio doors central to the width of the dwelling and therefore the **45-Degree Projection** is from the centre of these patio doors. The **45-Degree projection** (Vertical) therefore also applies to Units 1&2, 2&3, 3&4, and 4&5, which all fail the rule to a greater or lesser extent within the proposed development.
- 4.7 **45-Degree Horizontal Projection.**



45-Degree horizontal projection from Unit 1 to Unit 2 and Unit 5 to Unit 4

- 4.8 The horizontal projection from Number 7 Gladeside is illustrated on the supplied plans and shows that it clears Units 1 & 2. However, the proposal fails the Horizontal projection **45-Degree Rule** between **Units 1 & 2** & slightly less between **Units 5 & 4** as shown above.
- 4.9 These failures are all contributing to the overall assessment of trying to get too much housing onto the limited **difficult triangular configuration Site Area of 0.1563ha**.
- 4.10 This evidence and assessment refute the **Design and Access Statement** at **“Proposed layout”** page 24 which states: *“45-Degree rule from neighbouring habitable (room) windows is respected and generous separation distances exceed recommended measurements between properties. Similarly, the 10m privacy zones of 7 and 15 Gladeside are respected. All properties are triple aspect with all benefiting from rear views over Ashburton Playing Fields”*. And at **“Amenity of neighbouring Properties”** (page 30) the applicant has quoted that *“None of the proposed Buildings are within 45-Degree views of the neighbouring properties taken from Habitable Room windows”*. We would therefore **contest these statements** which we believe are **misrepresentations**.
- 4.11 The **Design & Access Statement** at **“Proposed layout”** page 24 States *“Each house has been individually considered and designed to ensure all windows are positioned to avoid any overlooking of neighbouring gardens or adjacent properties.”*
- 4.12 The **Gable** roof forms contribute to the failure of the **45-Degree** vertical projections from **all Units** which could be minimised by provision of **hipped roof forms**, but this would reduce the **roof space for accommodation**. However, the proposal as presented **fails the Policies**, and is an over development for the **Site Area** and should therefore **be refused**.
- 5 London Plan Policy H2 Small Sites – Green Cover (Urban Greening Factor)**
- 5.1 **London Plan Policy H2 para 4.2.10 states:**
- 4.2.10 Impacts on existing biodiversity or green space, as a result of minor housing developments, should be minimised and mitigated through measures such as returning hard standing to green space, the installation of green roofs and green walls, or the provision of landscaping that facilitates sustainable urban drainage in order to achieve the principle of no net loss of overall green cover.
- 5.1.1 The Design and Access Statement - Landscaping page 27 states: *“The proposed Landscaping design is included on the Site Plan within the application documents, together with analysis of the Urban Greening Factor. Based on calculation a UGF rating of 0.38 is achieved.”* However, after searching through the supplied documents, we have not found any reference to how the **0.38 UGF** was achieved or determined.
- 5.2 **London Plan Chapter 8 Green Infrastructure at para 8.5.4:**
- 5.2.1 It is understood the **UGF** is currently only applied to major applications but may eventually be applied to applications below this threshold as boroughs develop their own models. It is proposed that each Borough develops their own strategy when revising the Local Plan but until we have a Local Guidance, we have used a simple percentage of Site requirement based upon the **Area Type** as shown in the earlier **Site Capacity** analysis of this submission. (See Para 3.5.1.5 above).

6 Parking

6.1 Residential Parking at PTAL 1a

6.1.1 The London Pan Table 10.3 recommends.

Location	Number of Beds	Maximum Parking Provision *
Outer London PTAL 0-1	1 – 2	Up to 1.5 space per dwelling
Outer London PTAL 0-1	3 +	Up to 1.5 spaces per Dwelling ^

* Where Development Plans specify lower local maximum standards for general or operational parking, these should be followed. (Croydon Local Plan is 5½ yrs. Out-of-Date.)

+ When considering development proposals that are higher density or in more accessible locations, the lower standard shown here should be applied as a maximum. (This is a vague and subjective definition which is virtually meaningless).

^ Boroughs should consider standards that allow for higher levels of provision where there is clear evidence that this would support additional family housing. (again, too subjective to be meaningful - How much higher? what constitutes clear evidence?).

6.1.2 Thus, for this proposed development at **PTAL 1a = 0.66** would require **7.5 Rounded** to the nearest integer **=8 Parking Bays** which indicates the proposal meets the requirement.

6.1.3 As previously indicated, all Units are to Building Regulation **Part M4(2)** Compliant and therefore none are compliant to **M4(3) Disabled person requirement** and there is no Disabled Parking Bay. We question whether this proposal should require one Unit to be to M4(3) standard as the **London Plan Policy D7** Accessible housing requirements states at Section **“A” - “1) at least 10 per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) ‘wheelchair user dwellings. ...’**. As there are **5 dwellings**, 10% of 5 = **0.5** but when rounded **=1**. Thus, at least one dwelling should **theoretically** be to **M4(3) Building Regulation** standard and require one **Disabled Parking Bay**.

7 Flood Risk Assessment

7.1 The **Flood Risk Assessment** is for this **site** but **NOT** this **proposal**. The report is dated **15th September 2022** and therefore appropriate for the previous proposal **Ref: 22/03888/FUL** and not for this proposal **Ref: 23/02734/FUL**.

7.2 The Assessment would be valid up to the analysis of surface water absorption as the covered area is reduced from **7 dwellings** to **5 dwellings** allowing greater absorption.

7.3 The Purpose of The Report is given at **Section 7** and indicates the report is to **establish the flood risk “to the Site” from all potential sources and to propose suitable mitigation methods to reduce any risk to an acceptable level ... taking into account climate change ... without increasing flood risk elsewhere”**.

7.4 Section 14.2.1 **Finished Floor Levels**

7.4.1 The report indicates for vulnerable developments, the **Environment Agencies** Advice recommends that the Finished Floor Levels of the lowest habitable room in any building

Ground floor levels should be a minimum of **300mm** above the general ground level of the site or **600mm** above the estimated **flood level**, whichever is the higher.

7.4.2 However, the report then suggests *“one property located in the south-east of the site, witnesses surface water flood depth of up to 600mm during 1 in 100-year pluvial event. It would therefore be recommended to raise (the) finished floor levels for this one property 600mm above average ground level.*

7.4.3 The report then qualifies this statement with: *“However, this is unfeasible to achieve due to the maximum ridge heights of the proposed dwelling.”*

7.4.4 This statement was relevant to the **previous proposal** and would probably be applicable to **Unit 1** for this proposal.

7.4.5 What is not considered however, is the implication of the increased height **Above Ordinance Datum (AOD)** of **Unit 1** (and possibly **Unit 5**) during heavy precipitation on this raised area of the site which would allow flow of surface water drain-off toward the lower level at **#7 Gladeside** and **#15 Gladeside**, increasing the surface water Flood level risk to the adjacent dwellings which negates the objective stated at **Section 7 “without increasing flood risk elsewhere.”**



Illustration of ≈300mm to 600mm raised AOD which would result in surface water flow toward neighbouring dwellings.

7.4.6 The proposal does **NOT** address the problem of the additional surface water flood risk to nos., **7 and 15 Gladeside** resultant on the **300mm to 600mm** increased height above **AOD** of **Units 1 & 5**. The **Site Area** open to the elements is:

$$1563 \text{ sq.m.} - 322 \text{ sq.m.} = 1241 \text{ sq.m. i.e., } 322 \div 1563 = 0.2060 = \mathbf{20.6\%}.$$

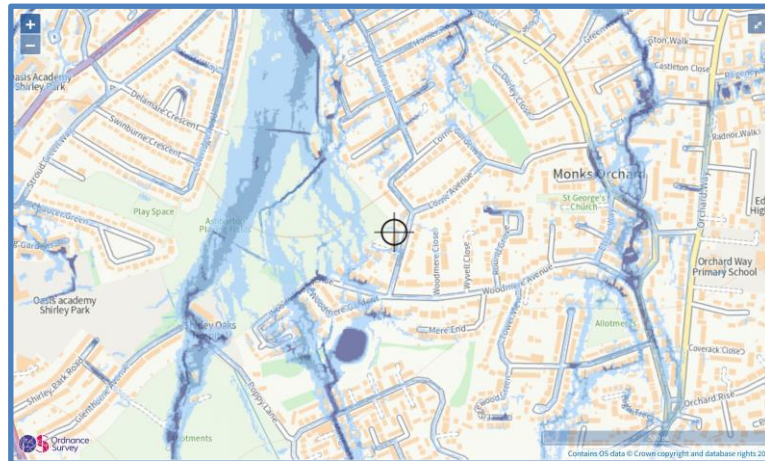
7.4.7 The applicant should stipulate if and what amount the site level open to the elements should be reduced in height to mitigate against this possible surface water flood risk to the adjacent dwellings.

7.5 Sewer Flooding

7.5.1 It is understood that the sewers have suffered 3 to 4 blockages over the past 6 to 7 years as indicated by local residents. But fuller details of reasons and dates are not available.

7.6 Environment Agency Surface Water Risk Map

7.6.1 It is noted that the **Flood Risk Assessment Report** does **not** include a **surface water map** but just a **Flood Map** showing the site is within a **Zone 1 Flooding** risk. However, the Site is **Low risk of Surface Water Flooding**.



Environment Agency Surface Water risk Map for Post Code CR0 7RL.

8 Sustainability and Housing Need

8.1 NPPF Para 7 States:

8.1.1 *“The purpose of the planning system is to contribute to the achievement of **sustainable** development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own **needs** ⁴... “*

8.1.2 For **Sustainability**, developments require adequate **supporting infrastructure** but there is **NO planned improvement** in the provision or delivery of new improvements to the existing Infrastructure ⁵ for **Shirley** over the life of the Plan

8.2 Housing Need

8.2.1 The allocation of housing **“need”** assessed for the **“Shirley Place”** [770ha] over the period **2019 to 2039** is **278** (See Croydon Revised Local Plan ⁶ 2021 **Table 3.1**). This equates to **≈14 dwellings per year over 20 yrs**. In relation to meeting housing **“need”** we raised a Freedom of Information (FOI) request **Ref: 4250621** on **31st January 2022**. The FOI Requested data on the **“Outturn”** of Developments since **2018** for the **Shirley “Place”** plus the **Area, Housing and Occupancy** of the **Shirley Place** for which the response is as follows:

8.2.2 The FOI response indicated, the **Shirley “Place”** as defined in the Local Plan has an area of **approximately ≈770 ha** (i.e., *The LPA has no idea of the actual Areas of the “Places” of Croydon*) and comprises **Shirley North and Shirley South Wards** and therefore the FOI response ‘suggests’ completions for **Shirley “Place”** can be calculated by **adding** the completion figures together for each **Shirley Ward”**.

(The statement of equivalence of the Sum of the Wards equals the Area of the “Place” is ‘NOT True.’)

⁴ Resolution 42/187 of the United Nations General Assembly

⁵ <https://www.croydon.gov.uk/sites/default/files/2022-01/infrastructure-delivery-plan-2021.pdf>

⁶ <https://www.croydon.gov.uk/sites/default/files/2022-01/croydon-local-plan-2018-revised-2021-part-1-start-to-section-11.pdf>

8.2.3 Analysis of this limited information (**FOI response**) supports our assumption that completions are recorded but **NOT** against the **“Places”** of Croydon and **no action** is taken by the **LPA** as a result of those completions. In addition, the **“Shirley Place” Area does NOT equate to the sum of the Shirley North & South Ward Areas.**

Shirley North				
	2018	2019	2020	2021 (partial)
Gross units	48	94	73	16
Net units	45	87	69	12
Shirley South				
	2018	2019	2020	2021 (partial)
Gross units	12	17	3	5
Net units	10	15	0	5
Shirley Place				
	2018	2019	2020	2021 (partial)
Gross units	60	111	76	21
Net units	55	102	69	17

Results of Freedom of Information (FOI) request Ref: 4250621 31st Jan 2022.

8.2.4 The **FOI** Response indicates:

- *The Council does not hold the information we requested in a reportable format.*
- *The Council does not know the **exact Area** in hectares of any **“Place”***
- *The Council does not hold the **Number of Dwellings per “Place.”***
- *The Council does not hold the **Number of Persons per “Place”***

8.2.5 The Croydon Local Plan (2018) has a target of an additional 1600 homes between 2016 and 2036 with at least 1600 completed by 2026 throughout the Borough. This Target was not subdivided over “Places” of Croydon or the Wards.

8.2.6 However, the New London Plan 2021 provided more detail and the Revised (Draft) Croydon Plan indicated Place Targets and the allocation for Shirley Place was **278 dwellings over the period 2019 to 2039.**

8.2.7 The Target Analysis of the recorded data shows that over the ‘three’ full years **2018** to end of **2020**, the **Net Increase in Dwellings for Shirley = Shirley North Ward + Shirley South Ward = 55 + 102 + 69 = 226 ≈ 75 per yr.** However, this is **NOT** The Shirley **“Place”** at **≈770ha** but the net increase for the **Shirley North Ward [327.90ha] + Shirley South Ward [387.30ha]** total of **715.20ha**, a difference of **54.8ha.**

8.2.8 The **MORA Area of 178.20ha** (*which we monitor*) is only **24.92%** of **All Shirley (715.2ha)**, but at a rate of **36dpa** over the **20yr** period **≈720 dwellings**, would exceed the **Target for the Shirley “Place” of 278** by **442 Dwellings** **i.e., for the ‘Whole’ of the Shirley “Place”.**

8.2.9 The **Build Rate Delivery** of dwellings over **3 years** for all **Shirley** is averaging at **55 + 102 + 69 = 226 Ave ≈ 75.33/yr. dwellings per year**, so over **20** years the **Net Increase** will be **≈1507 dwellings.** (Exceeding the **278 Target** by **≈1,229**). The Target for the Shirley **“Place”** at **Croydon Plan Table 3.1** of the Revised (unadopted) **Croydon Local Plan** indicates a Target of **278 dwellings over the period 2019 to**

2039. Over the Full Four Years the estimate outturn over the **20 years** is **1257 dwellings** (see completions analysis tables below).

- 8.2.10 At this Build-out rate **75.33/year** to reach the **Shirley Place Target** would be reached in **3.69years NOT 20**. since the target was reset in the 2021 London Plan.
- 8.2.11 This is $|278 - 1257.5|/278 = 979.5/278 = 3.5234 = \mathbf{352.34\%}$ Increase for the **Shirley "Place"** estimate when the **MORA Area** is only $(770-178.2)/178.2 = \mathbf{23.15\%}$ of the area of the **estimated Shirley 'Place'** and $(178.26-715.2/715.2) = \mathbf{24.92\%}$ of all **Shirley**. *This is definitely NOT respecting the character of the locality when the majority of the locality is "Inappropriate for Incremental Intensification" with a PTAL of <3 and there is no probability for increase in supporting infrastructure.*
- 8.2.12 This current rate (if retained) would exceed the Target over **20 yrs.** (of **278**) at **1257.5** by: **Percentage of Increase** of $|128 - 1257.5|/128 = 1129.5/128 = 8.8242 = \mathbf{882.42\%}$. or a **Percentage Difference** of 128 and 1257.5 = $|128 - 1257.5|/((128 + 1257.5)/2) = 1129.5/692.75 = 1.63 = \mathbf{163\%}$.
- 8.2.13 From the **FOI Request**, the Area of the **Shirley "Place"** is **≈770ha**. The total Area of **Shirley North & South Wards** is **715.2ha** (GLA figures) therefore, there is **≈54.8ha** excess of land which is in other adjacent **Wards** which numerically means the **Target for Shirley Wards** of **278** should be reduced by **7.12% ≈258** (and the difference of **20** added to the **Targets** of the relevant **adjacent Wards**).
- 8.2.14 This rate (if retained) would result in the number of developments **significantly exceeding** the available **supporting infrastructure** provision which has been acknowledged as unlikely to be improved over the life of the Plan.

TARGET OUTTURNS (Estimates)							
Locality	Area (ha)	Dwellings	Population	Percentage of ALL Shirley	Units over 20 yrs (Estimate)	Per Year (Target Outturn)	Actual (Outturn/yr)
Shirley North Ward	327.90	6555	15666	45.85%	127	6	67
Shirley South Ward	387.30	5919	14147	54.15%	151	8	8
All Shirley	715.20	12474	29814	100.00%	258	13	75
Shirley "Place" (Approximately)	770.00	?	?	107.66%	278	14	?
MORA AREA	178.26	3884	9283	24.92%	69	3	36

Estimated Target Outturns for Shirley and the MORA Area of 178ha (24.92%) portion of All Shirley Ward Wards of 715.20ha

Completions (Not including approvals not yet started - see FOI Ref: 4250621 on 31st January 2022)	2018	2019	2020	2021 (Aug)	Total	20 Yrs (Projected)	Estimated completed 2021
Shirley North Ward	45	87	69	12	213	1095	18
Shirley South Ward	10	15	0	5	30	162.5	7.5
Shirley Place (Estimate ^{Note 1} #1)	55	102	69	17	243	1257.5	25.5
Target (278 over 20 yrs) #2	13.9	13.9	13.9	9.27	55.6	278	13.9
% increase [(#1-#2)/#2] %	295.68%	633.81%	396.40%	83.45%	352.34%	352.34%	83.45%

Note 1 : The FOI indicates the Shirley Place to be 770ha whereas Shirley North plus Shirley South Wards total 715.2ha

Completions Analysis

- 8.2.15 We are confident therefore, that **this analysis completely refutes** any suggestion that **"Housing Need"** is a reason for approval in this locality as the assessed **'Housing Need' for this area has already been satisfied.**

- 8.2.16 It is therefore plainly obvious that the inability to contain or mitigate the **excessive outturns** above the stated **Targets** is a **significant failure** to meet the **legally required objectives of Sustainability** as defined in the **NPPF Chapter 2. Achieving sustainable development**⁷ as Shirley has no prospect of infrastructure improvement over the life of the Plan. The **Sustainability of Developments** is a **legal**⁸ **requirement** of development approvals.
- 8.2.17 We challenge the use of “Place” Target if those **Targets** for each “Place” are **NOT monitored** or if deviating from the requirement, there is no mitigating action to manage those Targets to meet “**Sustainable Developments**”. It is our understanding the **Managing Developments** is the prime responsibility and the Job Description of the LPA “**Development Management**” Team.
- 8.2.18 **All Development proposals should be judged on compliance to adopted Planning Policies and NOT on the basis of meeting Targets to support a Housing “need” especially so if that “need” has already been met, and there is NO infrastructure improvements to support the surpassing of that “Need.”**

9 Summary and Conclusions

- 9.1 This proposal is an improvement on the previous refused and Appealed proposal **Ref: 22/03888/FUL** but still has **non-compliance** to Policies and is an over development in an **<Outer Suburban Area Type Setting**.
- 9.2 We have set out clear reasons why this proposal should be refused based upon **National** and **Local Planning** adopted and emerging Policies.
- 9.3 It is clear from the forgoing that the **Site Area** is insufficient for the proposed level of Development. The accommodation standards with respect to Storage requirements are not met, although family housing is offered and preferred, the capacity is overly cramped. The Amenity of neighbours is adversely affected by the height and proximity of the proposed development and the raising of the ground level **Above Ordinance Datum (AOD)**.
- 9.4 The proposal exceeds the **Local Area Type Setting** as defined by the **National Model Design Code Area Type Setting** of the local **Post Code** and exceeds the **Site Capacity** as defined by the **London Plan Policy D3 Optimising Site Capacity by the Design Led Approach**.
- 9.5 There has been inadequate assessment of the proposed developments increasing the surface water flood risk to the existing adjacent dwellings at 7 and 15 Gladeside.
- 9.6 The forgoing submission is compiled on the grounds of **National and Local Planning Policies** and based upon **rational observations and evaluation**. There have been no **vague or subjective assessments** and therefore we respectfully request that all our foregoing analysis and evidence is a sound assessment and therefore extremely relevant to the final determination.

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https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

⁸ <https://www.legislation.gov.uk/ukpga/2004/5/section/39>

- 9.7 If the **Case Officer disagrees** with any of the above assessments or analysis in any respect we respectfully request that the **Case Officer's Report** to officers or Committee Members, provides an explanation of the **professional appraisal** of the **Area Type Setting, Site Capacity Assessment**, and the professional definition of **"Densification"** fully supported by evidence to qualify why the **Croydon LPA** should have **different Policies** to those espoused by the **National Model Design Code & Guidance** as referenced from the **NPPF paras 128 & 129**.
- 9.8 Local Residents have **"lost confidence in the Planning Process"** resultant on recent local **over-developments** and lack of additional supporting infrastructure, which, in the majority of cases, disregarded Planning Policies. Once that confidence is **lost**, it is extremely difficult to regain it. Confidence and support of local residents is necessary to ensure the general requirement of housing **'need'** is supported and satisfied with the provision of appropriate sustainable developments. This can only be achieved by ensuring developments comply with the agreed **National and Local Planning Policies and Guidance**.
- 9.9 We urge the **LPA to refuse this application** and request the applicant to submit a revised proposal meeting the defined **National Model Design Code and Guidance** as published by the **Department for Levelling Up, Housing & Communities** (Jan & June 2021) **Build form Policies** for an **"<Outer Suburban"** **Area Type Setting** as appropriate to the Local Post Code Area Type.
- 9.10 Please Register this representation as **Monks Orchard Residents' Association (Objects)** on the Public Register.

Kind Regards

Derek



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Chairman MORA
Monks Orchard Residents' Association.
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Cc:

Cllr. Sue Bennett
Cllr. Richard Chatterjee
Cllr. Mark Johnson

Shirley North Ward
Shirley North Ward
Shirley North Ward

Bcc:

MORA Executive Committee, Local Affected Residents', Interested Parties