

 www.croydon.gov.uk	Croydon Local Plan Review 2024 Publication Stage Representation Form	Ref: (For official use only)
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Name of the Local Plan to which this representation relates:	Croydon Local Plan (Revised) May – June 2024 June – July 2024 1st July – 12th August 2024
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Part A

1. Personal Details*		2. Agent's Details (if applicable)	
Title	I. Eng. M I E T.		
First Name	Derek		
Last Name	Ritson		
Job Title	Not Applicable		
(where relevant)			
Organisation	Monks Orchard Residents' Association		
(where relevant)			
Address Line 1	[REDACTED]		
Line 2	Shirley		
Line 3	Croydon		
Post Code	[REDACTED]		
E-mail Address	planning@mo-ra.co		

Part B – Please use a separate sheet for each representation

Representation #10

Name or Organisation: **Monks Orchard Residents' Association (MORA)**

3. To which part of the Local Plan does this representation relate?

Section	Amenity Standards for Residential Developments
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Policy	DM1B	Paragraph	4.32P	Table	
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4. Do you consider the Local Plan meets NPPF para 35:

Please tick as appropriate	Yes	No
a) Positively Prepared		✓
b) Justified		✓
c) Effective		✓
d) Consistent with National Planning Policy		✓

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

DM1B Amenity standards for residential developments

DM1B.1 Residential development will need to provide private amenity space that:

- a) Is of high-quality design and enhances and respects the local character
- b) Provides a minimum amount of outdoor space of 5m² per 1–2-person unit and an extra 1m² per extra occupant thereafter; and it must achieve a minimum depth and width of 1.5m;
- c) Provides a functional space with a minimum width and depth of balconies of 1.5m;
- d) All flatted developments and major developments need to provide a minimum of 10m² per child of new play space, calculated using GLA's population yield calculator;
- e) All flatted developments of 10 units should provide a minimum of 50m² of communal amenity space with a further 1m² per additional unit thereafter; and
- f) In the case of development in the grounds of an existing building which is retained, a minimum length of 10m and no less than half or 200m² whichever is the smaller of the existing garden area is retained for the host property, after the subdivision of the garden.

DM1B.2 When calculating the communal amenity space requirements each bedroom will be treated as a 1b1p flat and the resultant private outdoor space requirement will be combined to form the total need for communal amenity space.

Comment:

a) Define how to measure “High Quality” design while respecting the Local Character? The Local Character is defined by the Area Type setting.¹

This would entail a subjective assessment by Officers which could not sustain a legal challenge. It is quite meaningless as a policy definition.

b) What is the definition of “Functional Space”?

These allocations of outdoor space or garden area is a ‘one size fits all’ statement, which is inappropriate for the different Area Type settings.

The Outdoor Space or garden area should be related to the Local Area Type by a proportionate amount calculated by:

The Plot Area Ratio (PAR) = Footprint ÷ site Area which differs for each Area Type setting.

¹ <https://www.gov.uk/government/publications/national-model-design-code>

Guidance can be found in the **National Model Design Code & Guidance (2021)**.²

How the policy works

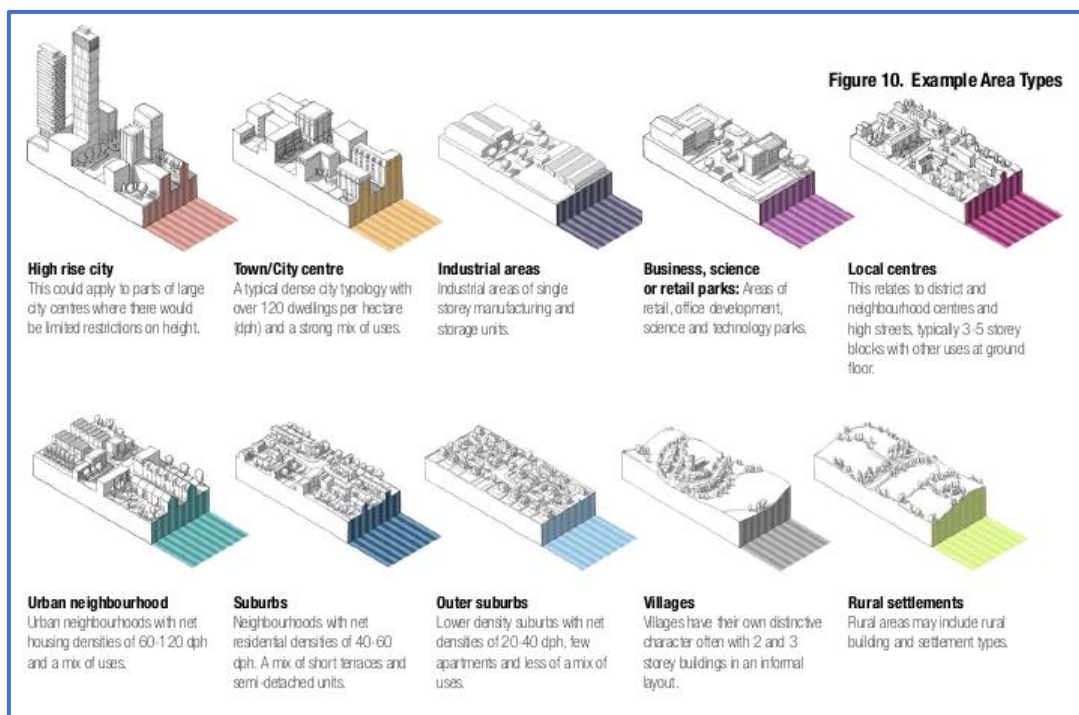
4.32P Amenity space is an important and essential element of a residential development, providing an outdoor space that is practical and can be used as a utility, social and recreation area. The health and wellbeing of local residents is a key consideration on the quantum of outdoor space, child's play space and communal open space to be provided for developments.

There is no mention of the **45°Degree Rule** to ensure a neighbour's amenity is not compromised, both **horizontally** and **Vertically**.

There is no flexibility between the Various **Area Type** settings as the relationships vary with the different **Area Type** settings.

Amenity Space:

The amenity space allocation should also be related to the '**Area Type**' as described in the **National Model Design Code & Guidance** ³ of the proposed developments location.



The relationship between **Footprint** and **Site Area** (**Plot Area Ratio = Footprint ÷ Site Area**), would normally be different according to the **Area Type** of the location, to reflect **proportionality** of local character.

² <https://www.gov.uk/government/publications/national-model-design-code>

³ <https://www.gov.uk/government/publications/national-model-design-code>

Examining plans: NPPF Para 35

- a) **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the areas objectively assessed needs¹⁹; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;

The proposed reasoning for the Policy neglects to relate the assessment of communal open space on the locality to respect local character.

- b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

We believe the justification should recognise the different locations to respect local character.

- c) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground;

We believe respecting local character is necessary to ensure public acceptability of proposed development in a location.

and

- d) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant

The Policy as written does not reflect National Policy as promulgated in the National Model Design Code & Guidance (2021)

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

No Comment

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.