

Meeting of residents' associations representatives with Croydon Planning Department

20.07.2021

The planning laws come in three layers, National Plan, London Plan and Local Croydon Plan. Our heritage and our environment may now be subordinated to the simple supply of numbers of dwellings/houses. Already, even in the conservation areas, we have seen applications for intensification (by means of proliferating extensions/infilling) or for building houses on open-space/back-land being approved.

Here is the basic information on planning laws that guide council officers when determining the planning applications: approving them or refusing them.

The decisions can be made by the planning officers or by the Planning Committee.

If the decision is made by the Council's Planning Committee (consisting of several elected councillors) the planning officer will make a recommendation but sometimes councillors do not follow the officer's advice. So, it is a bit of an unknown and often not what residents would like to hear or anticipate.

Once approved residents cannot appeal. However, a refused application can be appealed by the developer to the independent Planning Inspector (based in Bristol). If the appeal is approved, the council must pay the costs of the appeal. For this reason, the planning officers are very careful when refusing and need to keep to all planning regulations.

The following presentation, given to residents' associations representatives, covers various aspects of the planning and strategic management set up at the Council at present (when this presentation was given on 20th July 2021). You will find who is who and what departments exist.

[View the presentation](#)

The feeling among representatives was that what is being built in Central Croydon is not of high quality and that almost anything goes.

"We do need new homes, but that surely cannot mean just ploughing ahead and accepting as somehow as inevitable as the weather the "evolution" of the built environment in ways that may change the whole character of some of the Borough's Places (besides making no significant contribution to numbers), or involve the irretrievable loss of precious open space", quoting Gordon Thompson, our neighbour from Clyde Road who sits with me on the Mid Croydon Conservation Area Advisory Panel.

It is certainly worth registering with the Council to get notice of any applications near you and selecting which areas you wish to be notified about. If you need help with this, email athome@addiscombe.net and put **Help with planning notifications** in the email subject line.

Melanie gets an update on behalf of H.O.M.E - you can find the active applications here <https://www.home.addiscombe.net/planning-applications>.

Note written by Mira Armour