

Croydon Resident Associations' Planning Briefing

20/07/2021

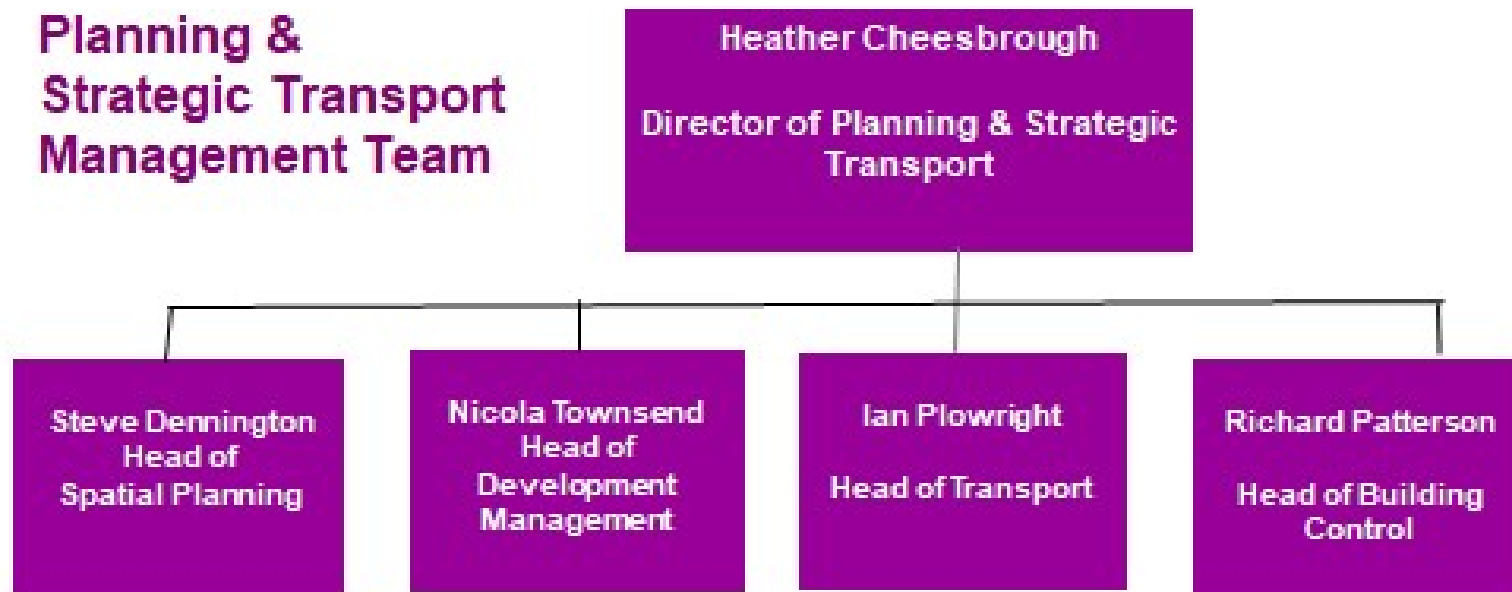
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AGENDA

- **Development Management Structure (NJT)**
- **Croydon Local Plan Review & nLP (JD and HF)**
- **Working together to manage development (NJT AND HC)**
- **The Planning Bill (HC)**
- **Discussion (ALL)**

27/07/2021

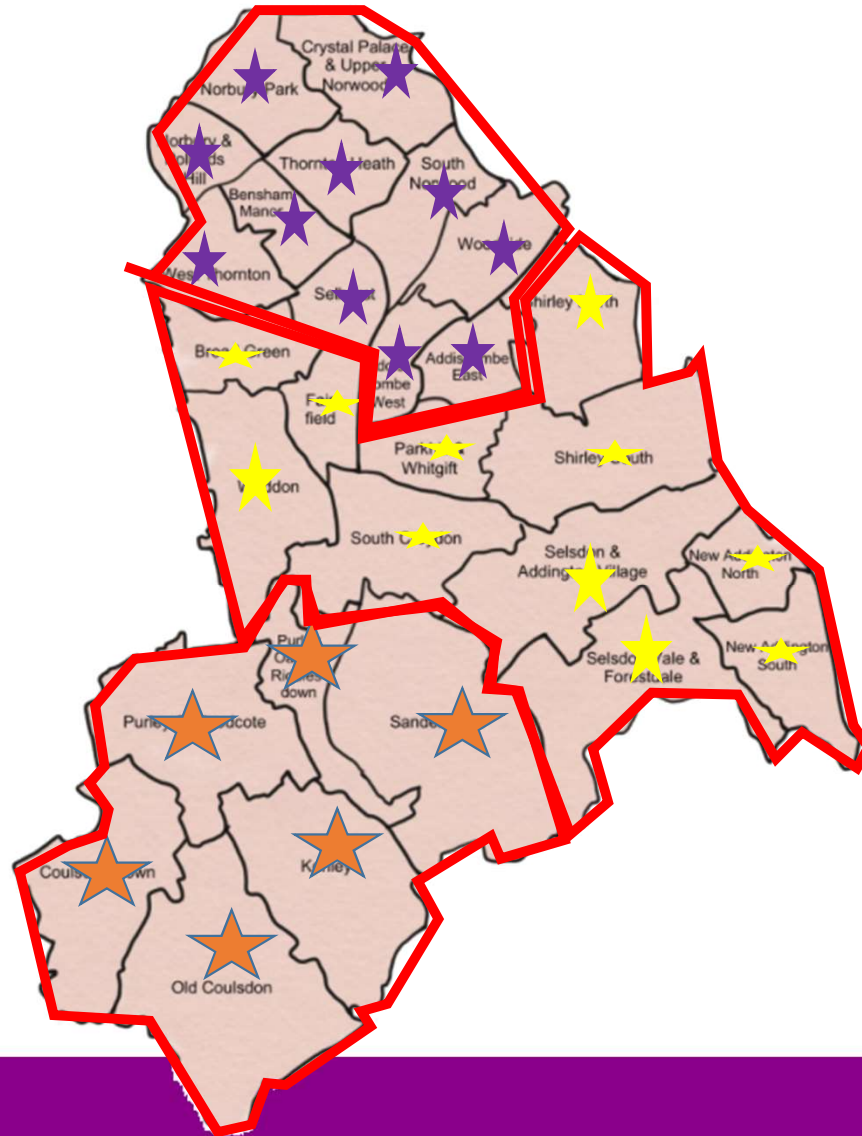
Planning & Strategic Transport Management Team



Development Management Area Teams and Service Structure

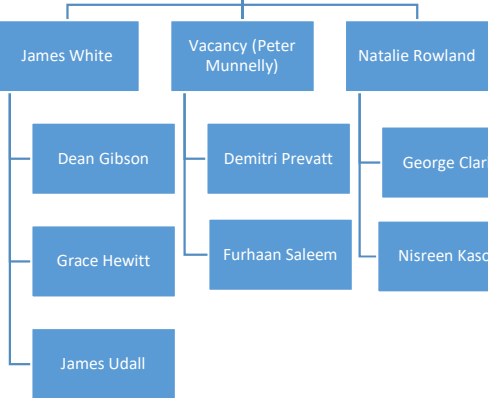
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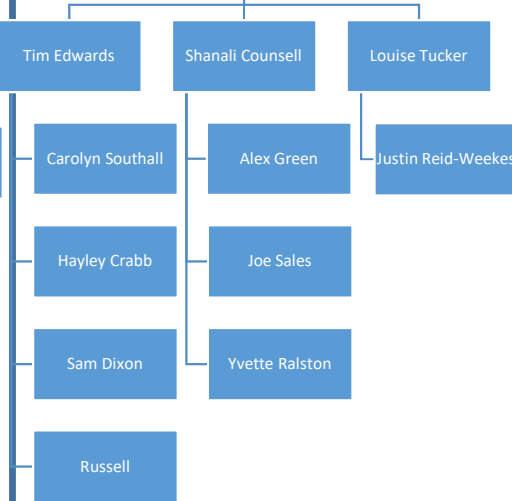
Nicola Townsend

Helen Furnell



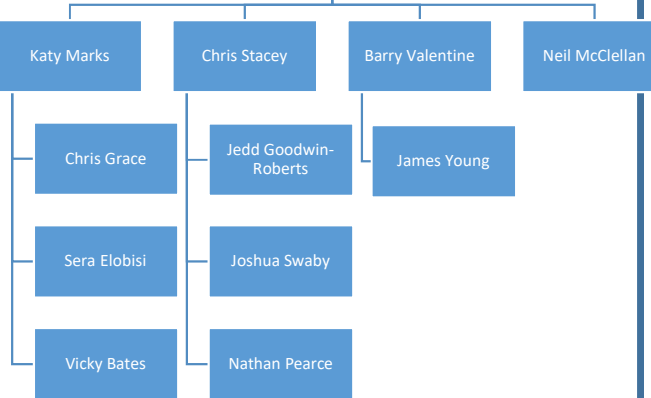
North Area Team

Richard Freeman



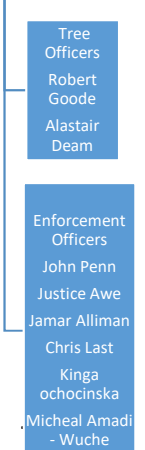
South Area Team

Ross Gentry



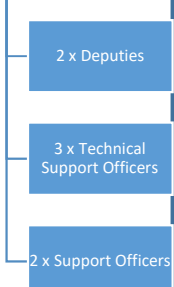
Central Area Team

Robert Snodin



and Enforcement Team

Charlie Fossett



Technical Support Team

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Why I love working at Croydon Council

Written by: Planning Jobs Published on: 29 Jun 2021

Category: Wonderful Workplaces

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Heather Cheesbrough, director of planning and strategic transport at Croydon Council, tells us about the diversity of the borough, the varied workload and the career opportunities on offer.



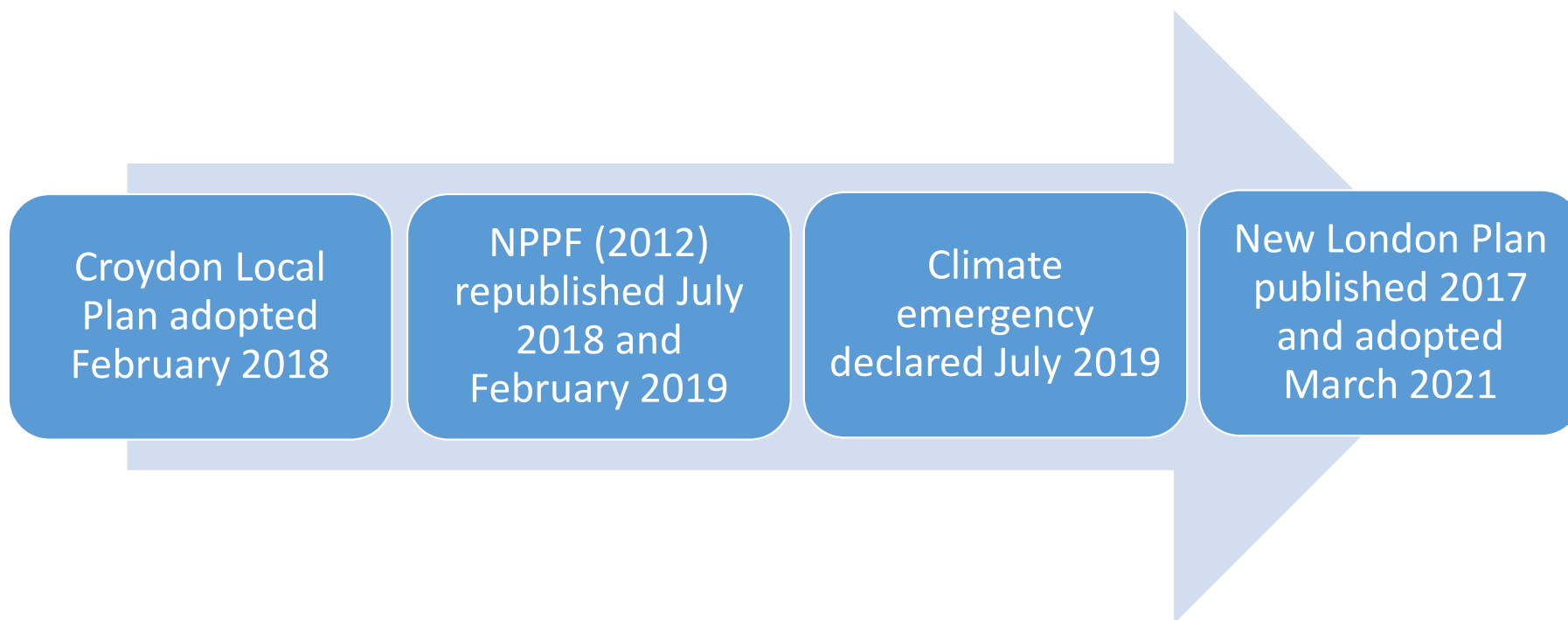
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Croydon Local Plan Review

20/07/2021

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Background to the Local Plan review



Our developing strategy

Croydon Opportunity Area
“city living” 12,410 homes

The North End Quarter
transformation area – focus
for new and renewed
retailing and leisure within
Croydon Town Centre

East Croydon Station
/Selhurst Triangle
transformation area – major
new transport infrastructure
enabling growth across the
borough

Purley Way transformation
area 2,000 - 7,445 homes
(subject to infrastructure),
intensified light industry and
warehousing

The New Town, East
Croydon area and the North
End Quarter – location of up
for new office floor space

Protection of industrial land
and premises

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and premises

Transformation Areas

- Stand alone as areas for change with the Place policies underneath
- Needed to drive and steer significant change
- Clear policy context for infrastructure requirements associated with the significant change
 - Purley Way
 - North End Quarter
 - Brighton Main Line

A Place of Opportunity

Homes

- 42,000 homes over 20 years, 641 pa on small sites
- Housing crisis and new targets (homes and affordable housing) and changing needs for housing, Quality of housing
- Taking account of ageing population
- Other types of housing

Retail

- Changes to respond to the new Use Classes
- Resilience of retail areas according to the locality they serve
- Removing the distinction between primary and secondary retail frontages - GPDO consequence

Employment

- Industrial land protection
- Creative economy, affordable workspace and benefits to the local workforce including training
- Changes to the Use Classes Order
- Grouping together some scattered employment areas in designations

Place to Belong

Urban Design

- Optimising capacity through a design led approach - focussed areas of intensification
- Policies and guidance aligned as a result of SPD2 Suburban Design Guide
- Existing Character Appraisal
- Climate emergency
- Tall buildings guidance
- Stronger link between heritage and character

Community Facilities

- Infrastructure Delivery Plan updated
- Housing crisis – need to match facilities with new development

Place with a Sustainable Future

Environment and Climate Change

- Government and London Plan policies
- Climate emergency Circular economy
- Reflect Council's Climate Change Commission

Green Grid

- Role in delivering solutions to address the climate change emergency
- Sustainability and green travel options
- Green and Blue grid – value and optimisation of water bodies
- Seeking to join up and deliver more of the Green Grid network
- Local Green Space designation
- Biodiversity net gain

Place with a Sustainable Future continued

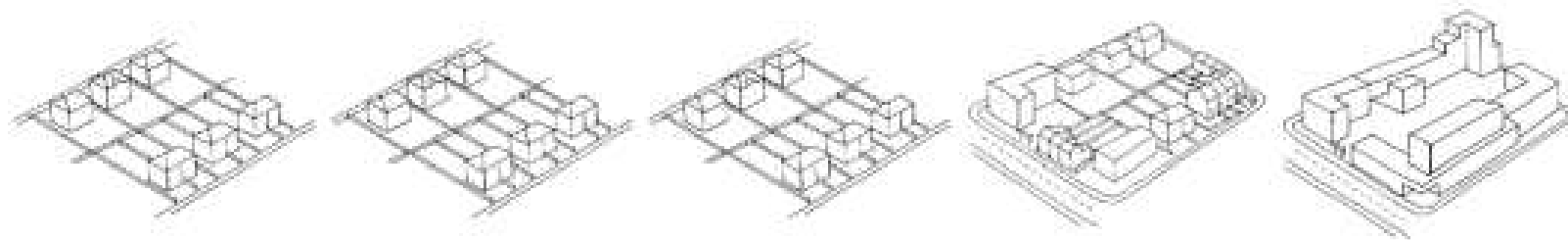
Transport and Communication

- Climate change – promote development in sustainable locations (overall strategy)
- Clear policy context for the delivery of sustainable transport measures
- Climate change - sustainable travel
- Reflect the Mayor's transport strategy
- London Plan – parking standards

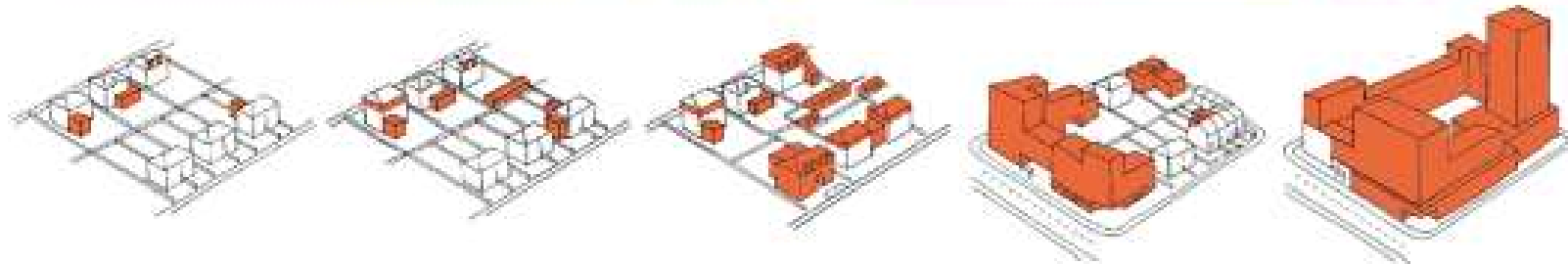
Approach to the 16 Places of Croydon

- Character based local vision
- Place specific policies and allocations
- Green spaces and contribution to the Green Grid
- Blue and green infrastructure
- Infrastructure provision identified

Small Sites and Suburban Development



PROTECT | EVOLVE | CHANGE



What the New London Plan means

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New London Plan and what it means

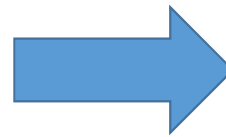
MAYOR OF LONDON

THE LONDON PLAN



THE SPATIAL DEVELOPMENT
STRATEGY FOR GREATER LONDON

MARCH 2021



Focus on 'Good Growth'

Good design

High quality
homes

Half of new
homes
affordable

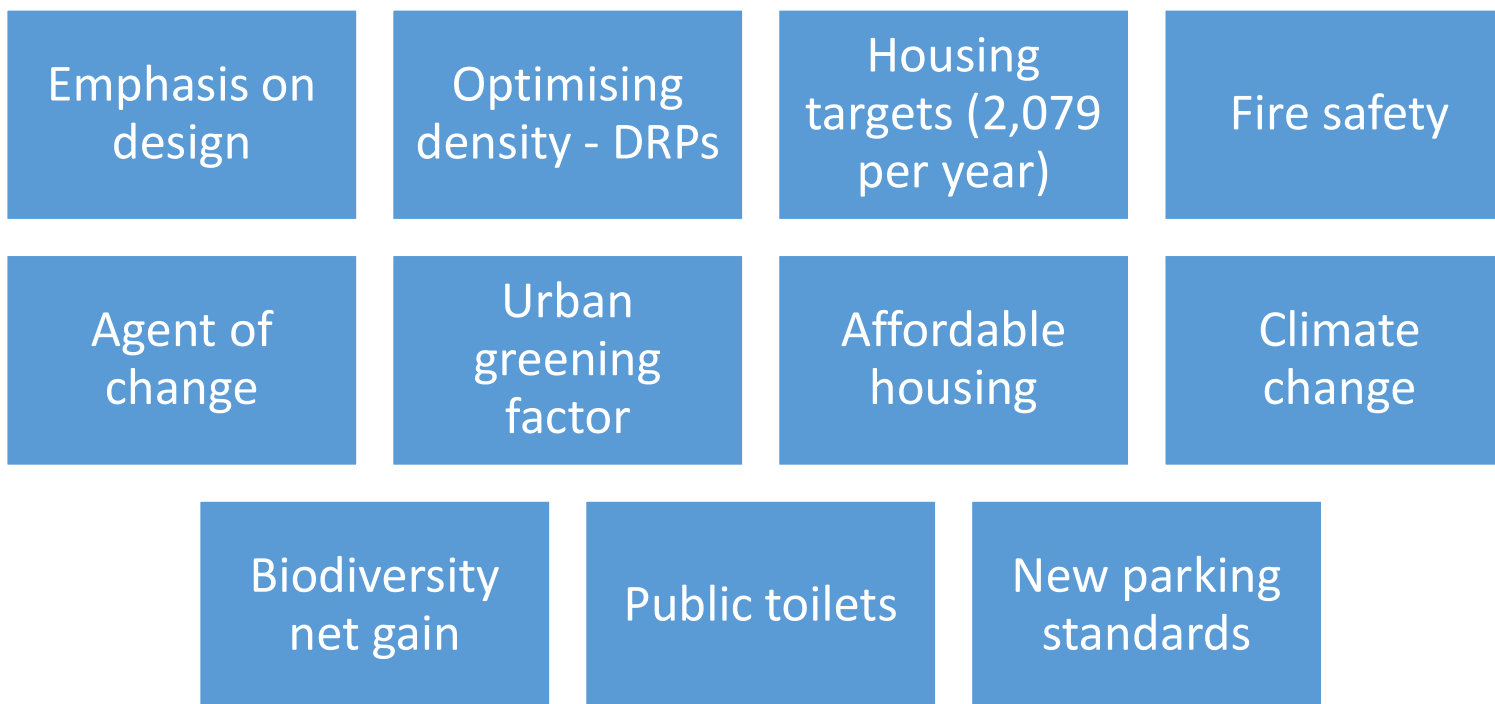
Protect green
belt and open
spaces

80% journeys
by sustainable
transport

Diversifying
London's
economy

Zero Carbon
by 2050

Key aspects worth drawing out



Working together to manage development and mitigate impact

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Planning Enforcement - working together

- Priority 1 – Irreversible works. Such as works to a listed building, to trees Protected by a TPO - Those which represent a serious breach of control.
- Priority 2 – Not adhering to approved drawings or planning conditions, building works in excess of PD rights, unauthorised changes of use and untidy land

Cases are rigorously prioritised, but Priority 2 response times is dependent on available resource.

Information provided at the time a complaint is made can be critical in assisting the Enforcement Investigation

Planning Enforcement

- Once an alleged Breach of Planning Control has been reported there are a number of factors to be considered:
 - Is the alleged breach controllable under planning law?
 - Has permission already been granted?
 - If a planning application was received what is the likelihood of planning permission being granted?
- Government Guidance is clear it is not for LPA's to take Enforcement action because a breach exists. Enforcement powers are discretionary to be used when expedient to do so, LPA's need to act in a proportionate way and judge if the breach is in the wider public interest
- In the majority of cases we will seek to resolve issues informally before taking formal action

What Planning Enforcement cannot do?

The planning enforcement service can only investigate alleged breaches of planning control. It cannot investigate or arbitrate in:

- Neighbour Disputes
- Boundary disputes
- Highway, Environmental Health or Police matters
- Potential breaches of covenants
- Party Wall Act
- Building Control Matters - including the actions of an Approved Inspector.
- Enforce the parking of commercial vehicles in the highway
- Operating a business from home where residential remains the primary use

The proposed Planning Bill

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New Planning Bill

“Laws to modernise the planning system, so that more homes can be built, will be brought forward...”

‘as we approach the second decade of the 21st century....being artificially constrained by a relic from the middle of the 20th – our outdated and ineffective planning system.’

‘The whole thing is beginning to crumble and the time has come to do what too many have for too long lacked the courage to do –

Tear it down and start again.

That is what this paper proposes.

Radical reform unlike anything we have seen since the Second World War.’

Purpose of the Bill

- Create a simpler, faster and more modern planning system
- Ensure homes and infrastructure – like schools and hospitals – can be delivered more quickly across England.
- Creation of a more efficient and easier to use digital and map-based service, allowing more active public engagement.
- Help deliver vital infrastructure whilst helping to protect and enhance the environment by introducing quicker, simpler frameworks for funding infrastructure and assessing environmental impacts and opportunities.

Gov's professed benefits of the Bill will be

- Providing more certainty for communities and developers, particularly smaller developers, about what is permitted where, through clear land allocations in local plans and stronger rules on design.
- Simpler, faster procedures for producing local development plans, approving major schemes, assessing environmental impacts and negotiating affordable housing and infrastructure contributions from development.
- Establishing a framework which focuses on positive outcomes, such as environmental opportunities and better designed places.
- Digitising a system to make it more visual and easier for local people to meaningfully engage with.

Main elements of the Bill are

- Strong emphasis on the delivery of housing.
- Changing local plans so that they provide more certainty over the type, scale and design of development permitted on different categories of land. Use of 3 zones to categorise capacity for development. (Growth, Renewal and Protect)
- Significantly decrease the time it takes for developments to go through the planning system. Increased use of design codes to assess acceptability of proposals.
- Replacing the existing systems for funding affordable housing and infrastructure from development with a new more predictable and more transparent levy.
- Using post-Brexit freedoms to simplify and enhance the framework for environmental assessments for developments.
- Increased use of digital technology, to present and access planning framework, submit and determine applications.

What next for the Bill

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What the government's vow that it no longer wants to 'rip up' the system tells us about the forthcoming planning bill

By David Blackman, 15 July 2021

The government response to consultation feedback on the planning white paper has been pushed back from its original spring deadline to the autumn, while the housing secretary has promised that ensuing changes will be council-led. Commentators say that a significant government retreat is on the cards.



Questions?

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