



Lucia Briault

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To: Planning for the Future Consultation
Ministry of Housing, Communities and Local Government
3rd Floor, Fry Building
2 Marsham Street
London SW1P 4DF

Via email : planningforthefuture@communities.gov.uk

Date 29th October 2020

Dear Sir or Madam,

CARA (Croydon Alliance of Residents' Associations) is a group of residents' associations based in the London Borough of Croydon, where we are regularly involved in local planning matters. Our aim is to share knowledge and best practice amongst our members; and speak with the voice of all our members on significant matters that affect the whole borough.

We write to express our grave misgivings about the government's proposed changes to the planning system. Both the short-term *Changes to the current planning system* and the *Planning for the Future* proposals should be scrapped or fundamentally rethought.

We agree that the planning system needs to establish a clear and ambitious vision and set high standards for design and environmental performance.

We also agree with the 'brownfield first' and 'infrastructure first' policies, but fear that the proposed reforms will take us in completely the wrong direction.

We believe that the proposals represent a developers' charter, and we agree with the president of RIBA's assessment that "deregulation won't solve the housing crisis". Developers are not building homes of the right size, type and tenure for different groups within the community, because they are solely focused on maximising profits; your proposals will exacerbate the already untenable situation.

We are also concerned that the proposed reforms will make planning less democratic. To build back better after COVID-19, local people and communities must be at the heart of any regeneration and they should have more say going forward, not less.

We want to see all development adhere to rigorous building standards in order to stop developers using permitted development rights to build sub-standard homes which are in danger of becoming the ‘slums of the future’. Building regulations should be incorporated into the planning process at analysis stage, and not a wholly separate ex post facto process.

Urgent measures are needed to ensure the build out of the one million consented homes that remain unbuilt, as well as the regeneration of long-term empty properties and derelict commercial sites.

We urge the government to think again so that our reformed planning system will deliver high quality, genuinely affordable and environmentally sustainable homes - the right homes in the right place, supported by the right infrastructure and services and with equal access to natural green space. We need to think long-term. As Bob Seely said during the Commons debate on 8th October, “we cannot keep ramming in housing without damaging our stewardship of the world”.

Our concerns are outlined in more detail in our response to the *Planning for the Future* consultation.

This letter is supported by a large number of our member Residents’ Associations. These are listed in the table below. We jointly represent almost 30,000 households in the London Borough of Croydon.

Full Name	Short name	Area name	Households represented
Addington Residents’ Association	ARA	Addington	750
Croham Valley Residents’ Association	CVRA	Croham Valley	1,500
Coulsdon West Residents’ Association	CWRA	West Coulsdon	3,500
East Coulsdon Residents’ Association	ECRA	East Coulsdon	2,000
Hartley & District Residents’ Association	HADRA	Purley, Kenley, Coulsdon	1,200
Kenley & District Residents’ Association	KENDRA	Kenley	2,100
Longheath Gardens, Long Lane and Milford Gardens Residents’ Association	LLMRA	Shirley	456
Monks Orchard Residents’ Association	MORA	Shirley	3,884
Old Coulsdon Residents’ Association	OCRA	Old Coulsdon	2,500
Purley & Woodcote Residents’ Association	PWRA	Purley	5,300
Riddlesdown Residents’ Association	RRA	Riddlesdown	1,500
Sanderstead Residents’ Association	SRA	Sanderstead	931
Selsdon Residents’ Association	SRA	Selsdon	4,000

CARA would be happy to enter into more detailed discussions concerning this and later formulations of the planning framework.

Yours faithfully

Lucia Briault
Chair of CARA