

Justin Carr
Senior Planning Officer
Croydon Council
Taberner House
Park Lane
Croydon
CR9 1JT

8th July 2004

Dear Mr Carr,

Draft Replacement Croydon Plan – Pre-Inquiry Changes

Thank you for giving the House Builders Federation (HBF) the opportunity to comment on the Pre –Inquiry Changes for the replacement UDP. The HBF have considered the proposed document and have the following comments to make on Further Proposed Change FPC 25 and FPC 28, which have been changed to denote that all new housing should be designed to ‘Lifetime Homes’ standards.

With regards to meeting ‘Lifetime Homes’ standards, this involves the internal layout of the building falls under Building Regulations and does not fall within the remit of Town and Country Planning legislation.

Draft Planning Policy Statement 1 (PPS 1) supports this view. The final sentence of Para 1.29 states:

“ Planning policies should not replicate, cut across, or detrimentally affect matters within the scope of other legislative requirements, such as those set out in Building regulations which concern the internal layout of a building.”

As a consequence, references to a requirement for all new housing to meet ‘Lifetime Homes’ standards should be deleted from the Plan.

Thank you again for giving the HBF opportunity to partake in the UDP process. I look forward to your acknowledgement of these comments.

Yours sincerely,

Jonathan Sheldon
Assistant Planner – HBF London