

## ADDENDUM to Appendix 1 and Appendix 3

Site 119 Amenity land at Croydon AFC stadium, Mayfield Road is missing from Appendix 1 and Appendix 3 of the Cabinet report on the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) (CLP2). This addendum adds the site to both of these appendices.

Correction to Appendix 1 – Draft Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options)

Table 11.7 should read as follows:

Ref no	Site name	Proposed use	Alternative option for site
78	114-118 Whitehorse Road	Residential conversion and extension	-
119	Amenity land at Croydon AFC stadium, Mayfield Road	Primary school with access to playing field for community use outside of school hours	-
157	Canterbury Mill, 103 Canterbury Road	New primary school	-
302	30-32 Bensham Lane	Residential	-

Ref no	Site name	Proposed use	Alternative option for site
314	Valley Park (B&Q and Units A-G Daniell Way), Hesterman Way	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS), community and leisure to form the basis of a new residential community and local centre.	-

Ref no	Site name	Proposed use	Alternative option for site
334	Valley Leisure Park, Hesterman Way	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS), community and leisure to form the basis of a new residential community and local centre.	-
337	Zodiac Court, 161-183 London Road	Residential redevelopment	-
348	Homebase & Matalan stores, 60-66 Purley Way	Mixed use residential and retail development	-
396	Praise House, 145-149 London Road	Redevelopment for mixed use residential and community use	-
404	Vistec House & 14 Cavendish Road, 185 London Road	Residential development	-

Ref no	Site name	Proposed use	Alternative option for site
416	Challenge House, 618 Mitcham Road	Residential redevelopment or conversion. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development.	-
417	Stonemead House, 95 London Road	Residential	-
452	Westways Resource Centre, 49 St James's Road	Primary School	-
468	Grass area adjacent to, 55 Pawsons Road	Residential development	-
471	Masonic Hall car park, 1- 1B Stanton Road	Residential development	-
517	Milton House, 2-36 Milton Avenue	Residential and employment uses	-
946	Stubbs Mead Depot, 0 Factory Lane	Mixed residential and employment-industrial and warehousing.	-

Ref no	Site name	Proposed use	Alternative option for site
A170	24 Oakwood Place	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use
A298	Rear of, 31-73 Wortley Road	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use
A342	20-24 Mayday Road	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use

Ref no	Site name	Proposed use	Alternative option for site
A433	76-78 Canterbury Road	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use
A446	32 Mayday Road	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use
A503	Units 1 - 6, Pilton Industrial Estate, Pitlake	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use

Ref no	Site name	Proposed use	Alternative option for site
A509	Rear of, 59-77 Gloucester Road	Retain existing use  (The site is an operational integrated industrial site and there is a presumption against the loss of employment floor space)	Redevelopment including residential use

Ref no	Site name	Proposed use	Alternative option for site
A513	Peal Road Industrial Estate, Peall Road	Retain existing use  (The site is an operational integrated industrial site and there is a presumption against the loss of employment floor space)	Redevelopment including residential use

Correction to Appendix 3 – Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies (Preferred and Alternative Options) and the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options)

The following section of Appendix 3 should be as follows:

## Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) – Place-specific policies

Policy DM34: Broad Green and Selhurst

### Detailed Proposals – full details of sites

114-118 Whitehorse Road

Reference number	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
------------------	----------	--------------	------------------	--------------------------------------	--	-------------------------



Reference number	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
78	CR0 2JF	0.04ha	Retail unit on ground floor & vacant offices set back from retail frontage over 2 floors	Urban	High	Urban Shopping Areas

<p><b>Option 1</b></p> <p>Preferred option</p>	<p><b>Option 2</b></p> <p>Alternative option</p>
<p><u>Description of option</u> Residential conversion and extension</p> <p><u>Justification for option</u> Offices not in preferred location. Prior approval for office to residential for 8 units,there is potential for 10 units or more with potential to move the/extend the 1st storey and above to the building line of the ground floor. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development.</p> <p><u>Phasing of development</u> 2016 - 2021</p> <p><u>Evidence of deliverability</u> Site is subject to developer interest</p> <p><u>Number of homes</u> 7 to 8</p>	<p>No reasonable alternative option</p>

Amenity land at Croydon AFC stadium, Mayfield Road

Reference number	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
119	CR7 6DN	2.78ha	Amenity land	Suburban	Low	Green Infrastructure; Industrial Estates; Terraced houses and cottages

<b>Option 1</b>	<b>Option 2</b>
Preferred option	Alternative option
<p><u>Description of option</u> Primary school with access to playing field for community use outside of school hours</p> <p><u>Justification for option</u> The Council are looking to allow the playing field to be used as additional pitches under licence and also part of the site potentially for allotment use. These uses are not incompatible with use of part of the site as a primary school as the playing field would not be used during school hours. Although the site is Metropolitan Open Land there are no other sites available and suitable in the north west of the borough to meet the need beyond 2017 for primary school places. Sufficient sites have been identified to meet the need up to 2017. The Sustainability Appraisal recommends the loss of open space is mitigated by the development and that public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.</p> <p><u>Phasing of development</u> 2016 - 2021</p> <p><u>Evidence of deliverability</u> In Council ownership</p> <p><u>Number of homes</u></p>	No reasonable alternative option

n/a

Canterbury Mill, 103 Canterbury Road

Reference number	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
157	CR0 3HA	0.10ha	Former factory building	Urban	Medium	Industrial Estates; Institutions with associated grounds; Terraced houses and cottages

<b>Option 1</b>	<b>Option 2</b>
Preferred option	Alternative option
<p><u>Description of option</u> New primary school</p> <p><u>Justification for option</u> The site is of a suitable size for a primary school, is in an area that has a high demand for school places and can make a significant contribution to meeting this demand. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.</p> <p><u>Phasing of development</u> 2016 - 2021</p> <p><u>Evidence of deliverability</u> Site forms part of Educational Estate Strategy</p> <p><u>Number of homes</u> n/a</p>	No reasonable alternative option

30-32 Bensham Lane

Reference number	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
302	CR0 2RQ	0.28ha	Industrial buildings	Urban	High	Industrial Estates; Large houses on relatively small plots; Terraced houses and cottages

<b>Option 1</b>	<b>Option 2</b>
Preferred option	Alternative option
<p><u>Description of option</u> Residential</p> <p><u>Justification for option</u> As part of the Croydon Local Plan: Detailed Policies and Proposals any town centre or scattered employment site that has been vacant for more than 18 months is being proposed for redevelopment if it could accommodate 10 or more new homes. Policy SP3.2 of the Croydon Local Plan: Strategic Policies requires that evidence of lack of demand for the existing premises or site for an employment use be provided before other uses can be considered. However, the need for new homes in the borough is so great that, as a plan-making process, a plan-led release of vacant town centre and scattered employment sites is proposed to help meet the need for new homes.</p> <p><u>Phasing of development</u> 2021 - 2026</p> <p><u>Evidence of deliverability</u> Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed</p> <p><u>Number of homes</u></p>	No reasonable alternative option

13 to 72

Valley Park (B&Q and Units A-G Daniell Way), Hesterman Way

Reference number	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
314	CR0 4YJ	11.5ha	Out of town retail warehouses and surface car parking	Urban	Low	Retail Estates & Business & Leisure Parks

<b>Option 1</b>	<b>Option 2</b>
Preferred option	Alternative option
<p><u>Description of option</u> Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS), community and leisure to form the basis of a new residential community and local centre.</p> <p><u>Justification for option</u> Potential for a new Local Centre in the Valley Park area is identified in the Croydon Local Plan: Strategic Policies. Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential and retail use alongside new community and leisure uses. Flood mitigation measures must be incorporated in the development to assist sustainability. As the site is within Flood Zone 2 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.</p> <p><u>Phasing of development</u> Post 2026</p> <p><u>Evidence of deliverability</u></p>	No reasonable alternative option

Site has no known developer interest and the Council will need to work with landowner to bring it forward

Number of homes

403 to 1092



Valley Leisure Park, Hesterman Way

Reference number	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
334	CR0 4YA	0.95ha	Vue Cinema and Valley Park Leisure Complex	Urban	Low	Retail Estates & Business & Leisure Parks

<p><b>Option 1</b></p> <p>Preferred option</p>	<p><b>Option 2</b></p> <p>Alternative option</p>
<p><u>Description of option</u>                      Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS), community and leisure to form the basis of a new residential community and local centre.</p> <p><u>Justification for option</u>                      Potential for a new Local Centre in the Valley Park area is identified in the Croydon Local Plan: Strategic Policies. Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential and retail use alongside new community and leisure uses. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place. Flood mitigation measures must be incorporated in the development to assist sustainability. As the site is within Flood Zone 2 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.</p> <p><u>Phasing of development</u>                      Post 2026</p> <p><u>Evidence of deliverability</u>                      Site has no known developer interest and the Council will need to work with landowner to</p>	<p>No reasonable alternative option</p>

bring it forward

Number of homes

34 to 90

Zodiac Court, 161-183 London Road

Reference number	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
337	CR0 2RJ	0.71ha	Residential building with ground floor commercial units	Urban	High	Large buildings with well defined building line and adjacent to other buildings; Urban Shopping Areas

<b>Option 1</b>	<b>Option 2</b>
Preferred option	Alternative option
<p><u>Description of option</u> Residential redevelopment</p> <p><u>Justification for option</u> Redevelopment provides an opportunity to intensify the use of the site. However, it is noted that there are significant issues with viability of redevelopment that will need to be overcome before this site could be developed.</p> <p><u>Phasing of development</u> Post 2026</p> <p><u>Evidence of deliverability</u> Site has no known developer interest and the Council will need to work with landowner to bring it forward</p> <p><u>Number of homes</u> 32 to 184</p>	No reasonable alternative option

Homebase & Matalan stores, 60-66 Purley Way

Reference number	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
348	CR0 3JP	2.84ha	Retail stores and associated car park	Urban	Medium	Retail Estates & Business & Leisure Parks

<p><b><i>Option 1</i></b></p> <p>Preferred option</p>	<p><b><i>Option 2</i></b></p> <p>Alternative option</p>
<p><u>Description of option</u> Mixed use residential and retail development</p> <p><u>Justification for option</u> Residential development would help meet the need for new homes in the borough. Premises are currently on long leases which will not expire until the mid 2020's. Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential and retail use. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.</p> <p><u>Phasing of development</u> Post 2026</p> <p><u>Evidence of deliverability</u> Site has no known developer interest and the Council will need to work with landowner to bring it forward</p> <p><u>Number of homes</u> 128 to 482</p>	<p>No reasonable alternative option</p>

Praise House, 145-149 London Road

Reference number	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
396	CR0 2RG	0.25ha	Former office building of 4 floors currently with a community use with extension at rear last used as garage. Frontage used as tyre fitters.	Urban	High	Industrial Estates;Retail Estates & Business & Leisure Parks;Terraced houses and cottages

<b>Option 1</b>	<b>Option 2</b>
Preferred option	Alternative option
<p><u>Description of option</u> Redevelopment for mixed use residential and community use</p> <p><u>Justification for option</u> Site has an existing community use that is protected. The redevelopment of this site would help to meet the need for new homes in the borough. Currently it is not likely to be viable so it development of the site is not likely to be completed before 2026.</p> <p><u>Phasing of development</u> Post 2026</p> <p><u>Evidence of deliverability</u> Site has no known developer interest and the Council will need to work with landowner to bring it forward</p> <p><u>Number of homes</u> 9 to 52</p>	No reasonable alternative option

Vistec House & 14 Cavendish Road, 185 London Road

Reference number	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
404	CR0 2RJ	0.69ha	6 storey office building fronting London Road and 2 storey warehouse on Cavendish Road	Urban	High	Large buildings with well defined building line and adjacent to other buildings; Urban Shopping Areas

<b>Option 1</b>	<b>Option 2</b>
Preferred option	Alternative option
<p><u>Description of option</u> Residential development</p> <p><u>Justification for option</u> The redevelopment of this site could help to meet the need for new homes in the borough and as it is outside the Local Centre and Primary Shopping Area retail and other town centre uses are not preferred uses on this site.</p> <p><u>Phasing of development</u> 2016 - 2021</p> <p><u>Evidence of deliverability</u> Site is subject to developer interest and a planning application is likely soon with the landowner looking to develop the site themselves</p> <p><u>Number of homes</u> 32 to 179</p>	No reasonable alternative option

Challenge House, 618 Mitcham Road

Reference number	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
416	CR0 3AA	0.80ha	3-storey office building	Urban	Medium	Industrial Estates; Institutions with associated grounds; Terraced houses and cottages

<b>Option 1</b>	<b>Option 2</b>
Preferred option	Alternative option
<p><u>Description of option</u> Residential redevelopment or conversion. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development.</p> <p><u>Justification for option</u> Office use is not protected. The Council's preferred location for offices is in the New Town and East Croydon station areas of Croydon Metropolitan Centre and in District Centres. The redevelopment of this site will help to meet the need for new homes in the borough. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.</p> <p><u>Phasing of development</u> Post 2026</p> <p><u>Evidence of deliverability</u> Site has no known developer interest and the Council will need to work with landowner to bring it forward</p> <p><u>Number of homes</u></p>	No reasonable alternative option

36 to 136



Stonemead House, 95 London Road

Reference number	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
417	CR0 2RF	0.16ha	Vacant office building	Urban	High	Retail Estates & Business & Leisure Parks; Urban Shopping Areas

<b>Option 1</b>	<b>Option 2</b>
Preferred option	Alternative option
<u>Description of option</u> Residential  <u>Justification for option</u> The redevelopment or conversion of the building could help to meet the need for new homes.  <u>Phasing of development</u> 2021 - 2026  <u>Evidence of deliverability</u> Site has no known developer interest and the Council will need to work with landowner to bring it forward  <u>Number of homes</u> 23 to 64	No reasonable alternative option

Westways Resource Centre, 49 St James's Road

Reference number	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
452	CR0 2UR	0.74ha	Disused hospital buildings	Urban	High	large buildings with surrounding space; Terraced houses and cottages

<b>Option 1</b>	<b>Option 2</b>
Preferred option	Alternative option
<p><u>Description of option</u> Primary School</p> <p><u>Justification for option</u> The site is of a suitable size for a primary school, is in an area that has a high demand for school places and can make a significant contribution to meeting this demand.</p> <p><u>Phasing of development</u> 2016 - 2021</p> <p><u>Evidence of deliverability</u> Site forms part of Educational Estate Strategy</p> <p><u>Number of homes</u> n/a</p>	No reasonable alternative option

Grass area adjacent to, 55 Pawsons Road

Reference number	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
468	CR0 2QA	0.27ha	Fenced of grass area to the rear of shops on Whitehorse Road and adjacent to estate of 1 - 55 Pawsons Road and former depot at rear of 57 Pawsons Road	Urban	Medium	Medium rise blocks with associated grounds; Terraced houses and cottages; Urban Shopping Areas

<b>Option 1</b>	<b>Option 2</b>
Preferred option	Alternative option
<u>Description of option</u> Residential development  <u>Justification for option</u> Residential development will help to meet the need for new homes in the borough. The Sustainability Appraisal recommends that development proposals should seek to ensure that any loss of open land is mitigated through alternative provision.  <u>Phasing of development</u> 2016 - 2021  <u>Evidence of deliverability</u> In Council ownership  <u>Number of homes</u> 13 to 45	No reasonable alternative option

Masonic Hall car park, 1- 1B Stanton Road

Reference number	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
471	CR0 2UN	0.15ha	Private Car Park between 1 and 1 B Stanton Road, called Masonic Hall car park.	Urban	High	Large houses on relatively small plots; Terraced houses and cottages

<b>Option 1</b>	<b>Option 2</b>
Preferred option	Alternative option
<p><u>Description of option</u> Residential development</p> <p><u>Justification for option</u> Residential development will help to meet the need for new homes in the borough. Delivery will be an issue with the land in private ownership and as a car park for a hall the Community Policy SP5 must be complied with. A Contaminated Land Assessment will be required.</p> <p><u>Phasing of development</u> Post 2026</p> <p><u>Evidence of deliverability</u> Site has no known developer interest and the Council will need to work with landowner to bring it forward</p> <p><u>Number of homes</u> 7 to 39</p>	No reasonable alternative option

Milton House, 2-36 Milton Avenue

Reference number	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
517	CR0 2BP	1.32ha	Mostly vacant & semi derelict factory units in integrated industrial location surrounding Milton Avenue	Urban	Medium	Compact houses on relatively small plots; Industrial Estates; Large buildings in an urban setting; Terraced houses and cottages

<b>Option 1</b>	<b>Option 2</b>
Preferred option	Alternative option
<p><u>Description of option</u> Residential and employment uses</p> <p><u>Justification for option</u> The redevelopment of this site could help to meet the need for new homes in the borough, whilst also providing some employment and mitigating against possible loss of employment in the area. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating and that mitigation of loss of employment might take the form of requirements around training and skills development.</p> <p><u>Phasing of development</u> 2016 - 2021</p> <p><u>Evidence of deliverability</u> Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed</p> <p><u>Number of homes</u></p>	No reasonable alternative option

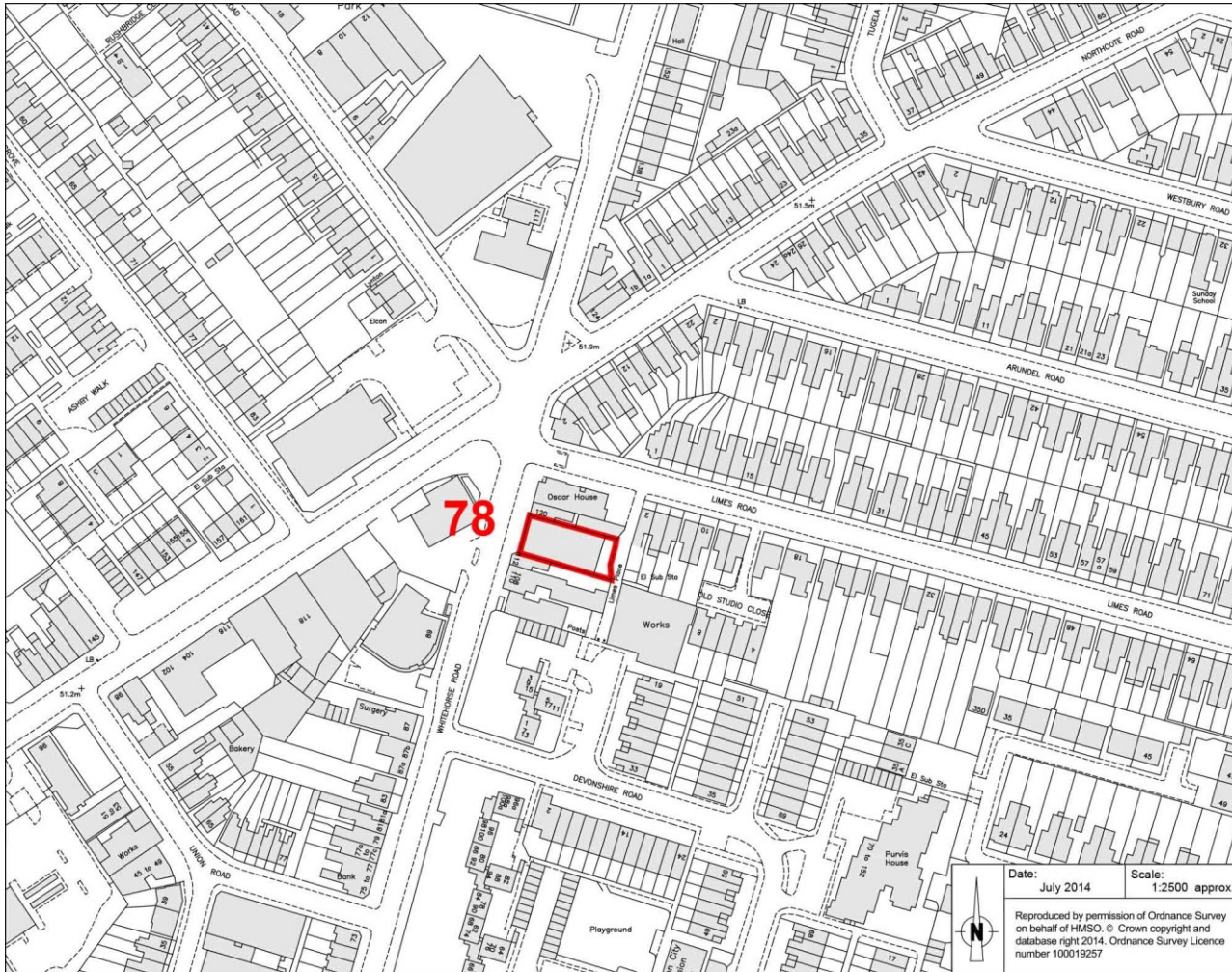


Stubbs Mead Depot, 0 Factory Lane

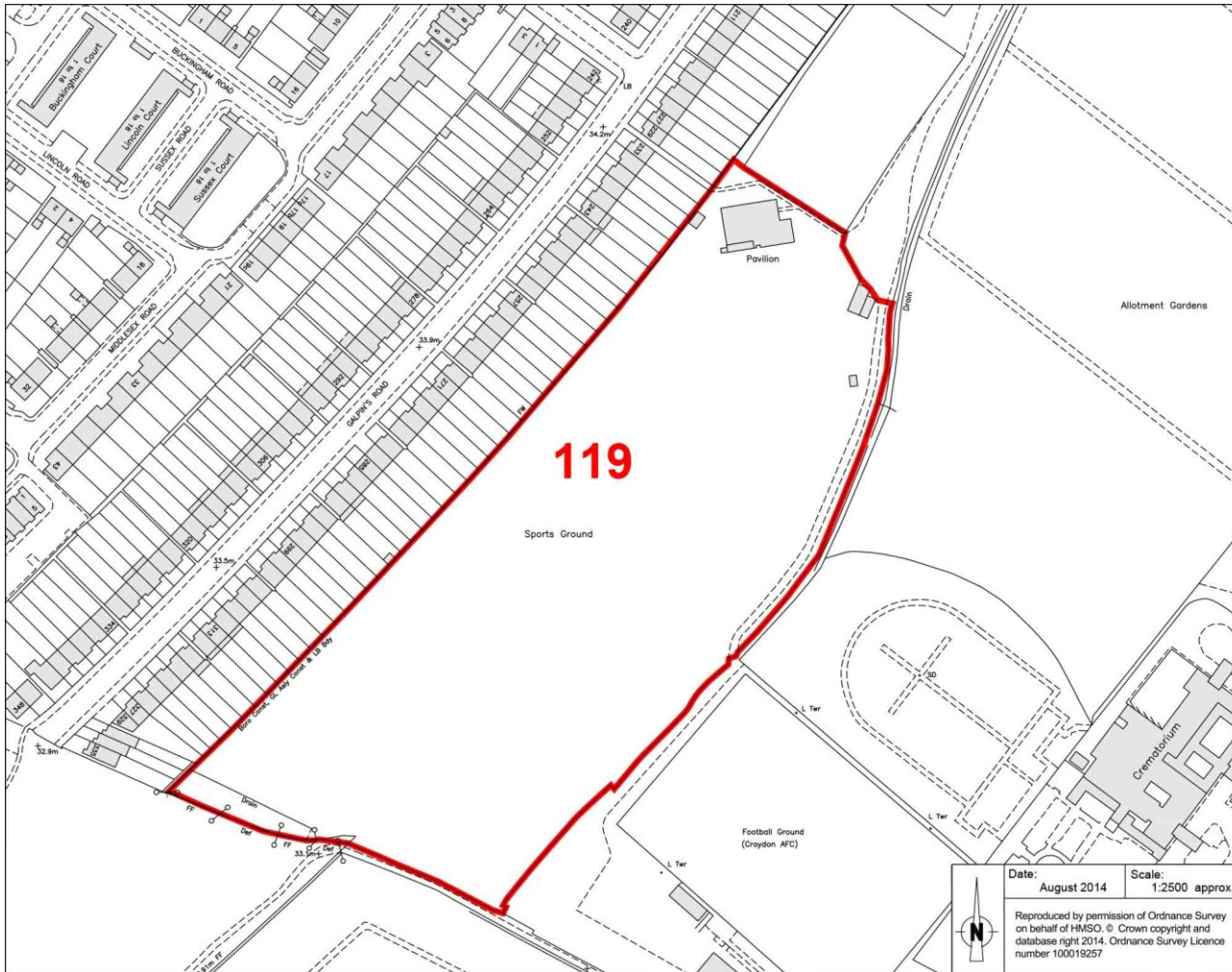
Reference number	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
946	CR0 3RL	2.71ha	Council Depot with parking area, and six buildings and one bay of fuel pumps.	Urban	High	Industrial Estates

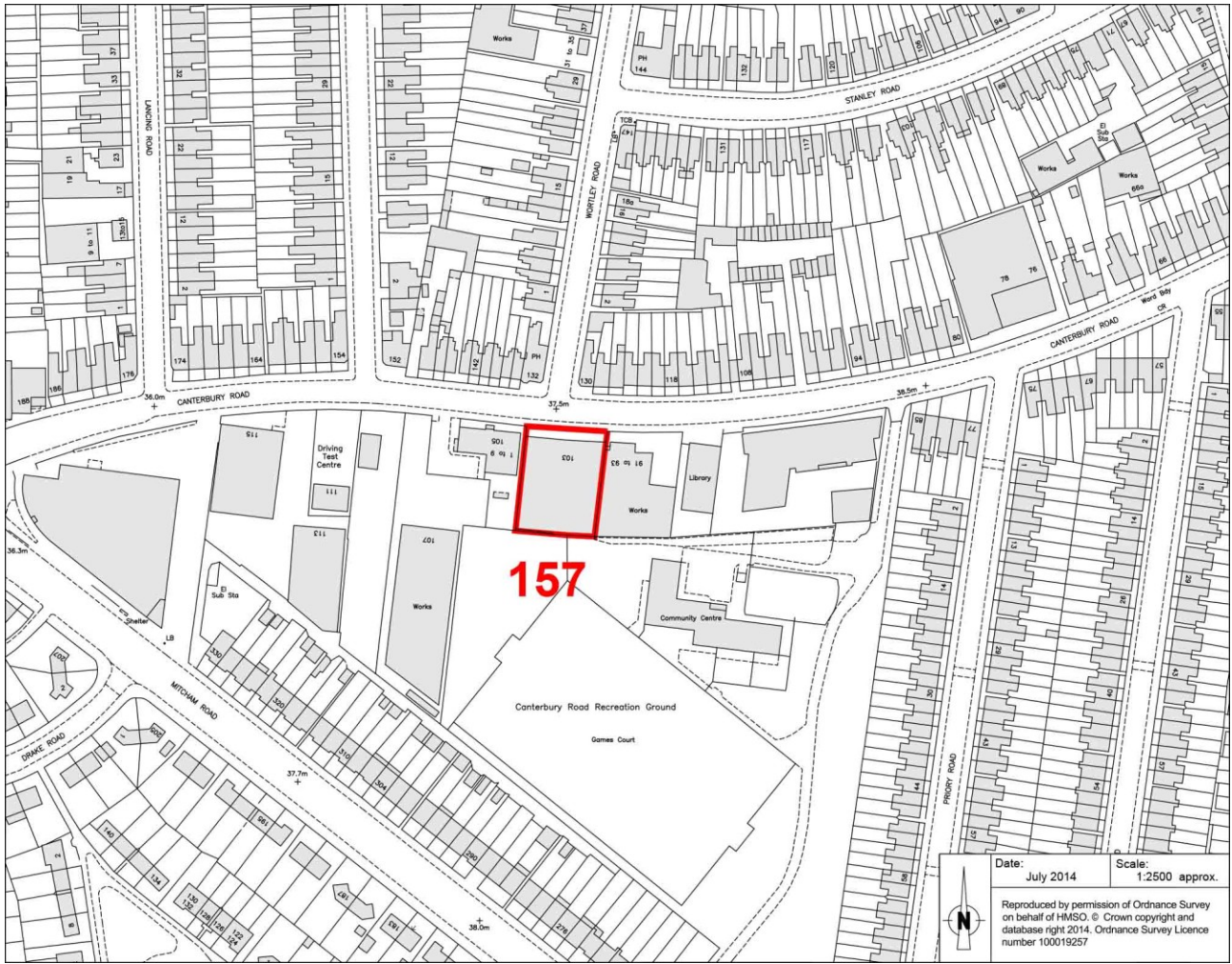
<b>Option 1</b> Preferred option	<b>Option 2</b> Alternative option
<p><u>Description of option</u> Mixed residential and employment- industrial and warehousing.</p> <p><u>Justification for option</u> The employment use is a protected use and therefore need to be retained on the site. The redevelopment of this site could help to meet the need for new homes in the borough. The provision of flood prevention measures is required to improve the sustainability of the development.</p> <p><u>Phasing of development</u> 2021 - 2026</p> <p><u>Evidence of deliverability</u> In Council ownership</p> <p><u>Number of homes</u> 157 to 440</p>	No reasonable alternative option

# Detailed Proposals – maps



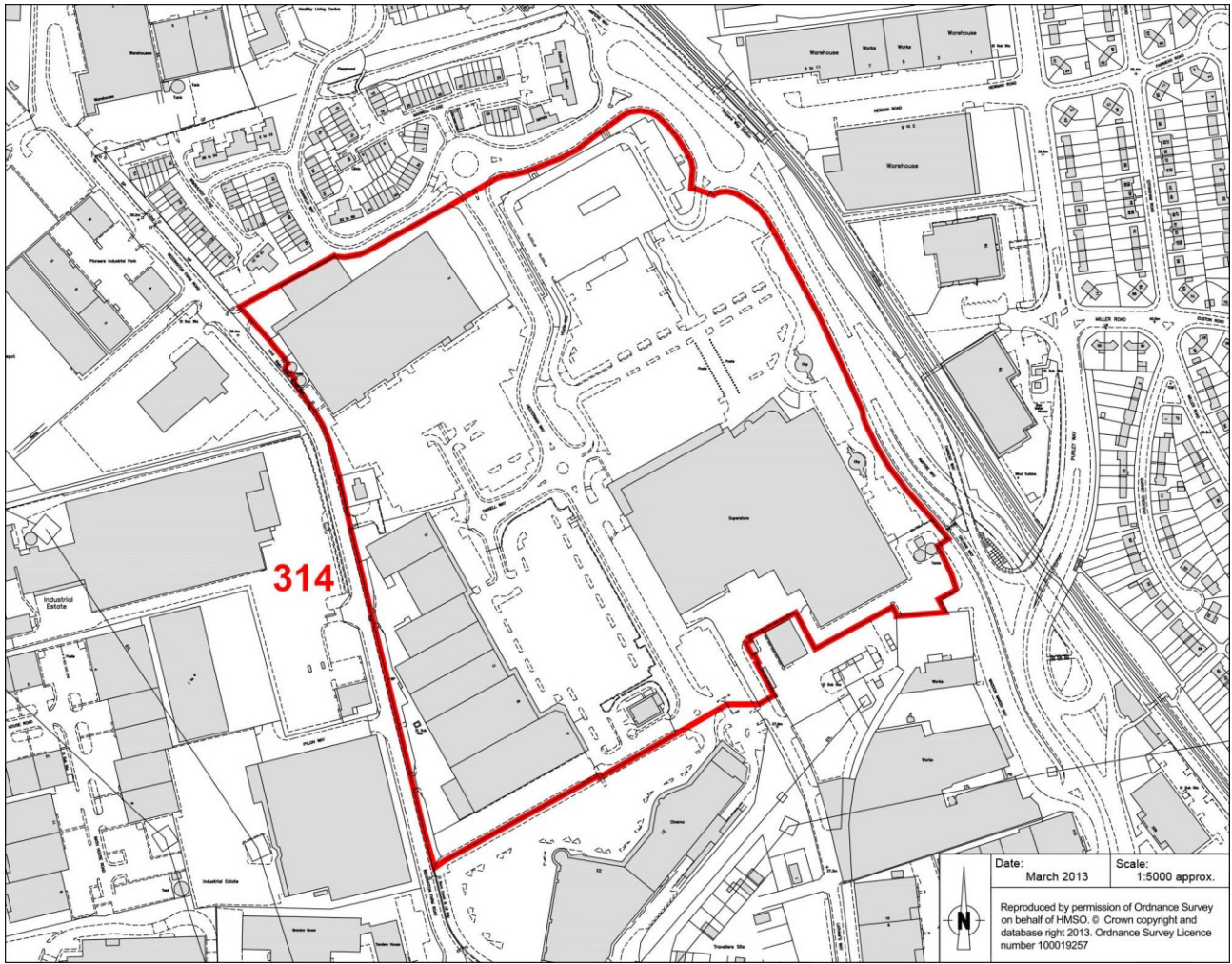




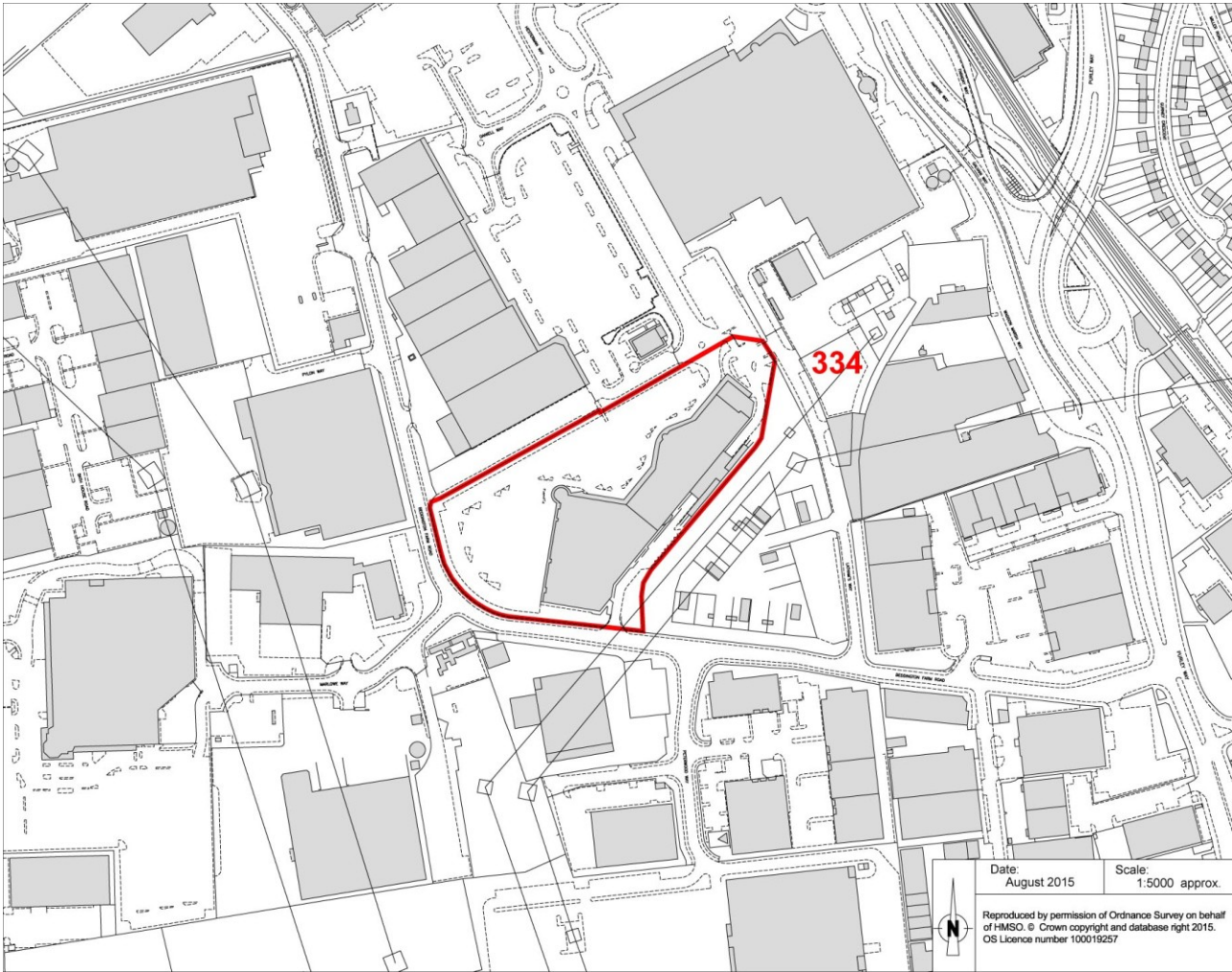


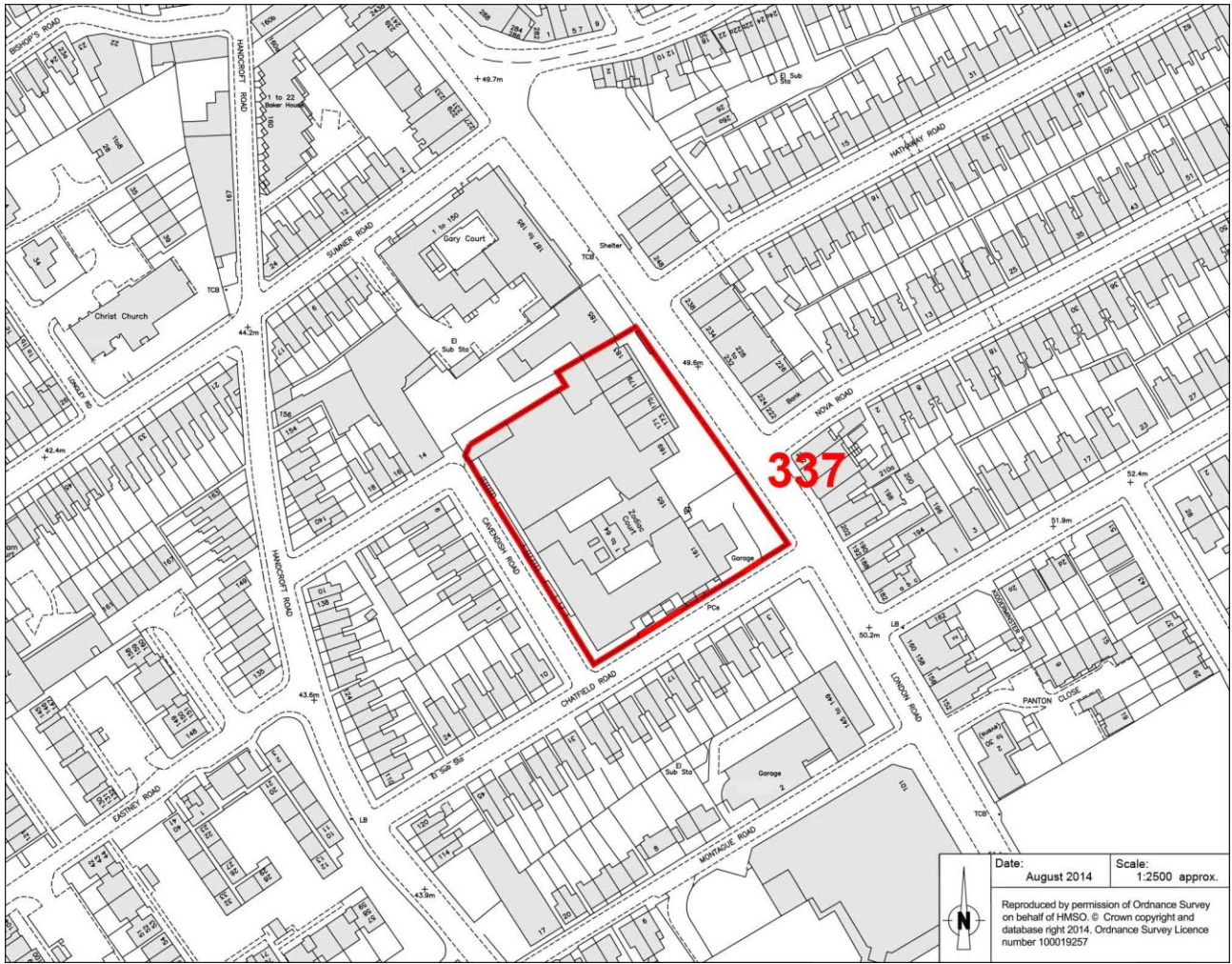








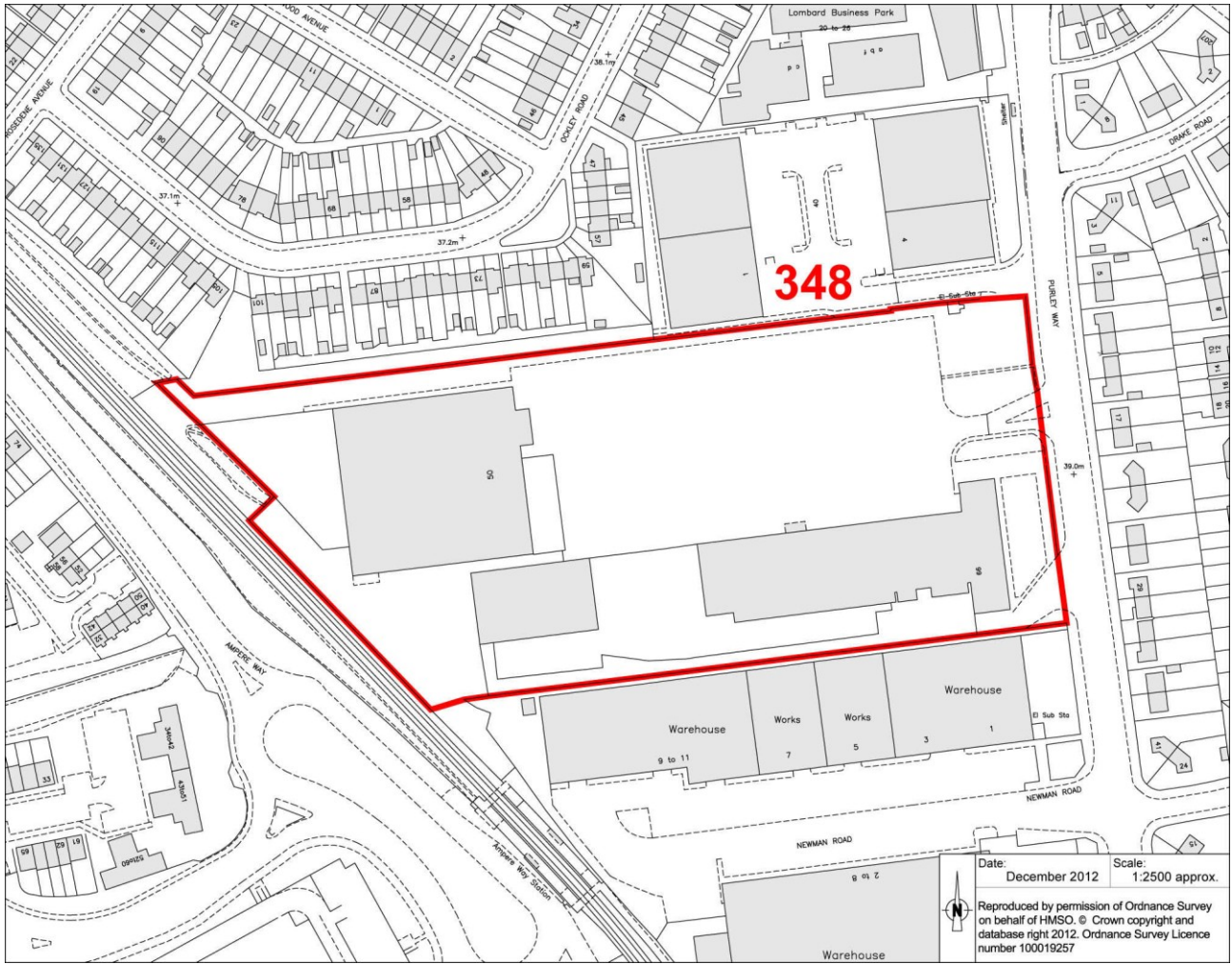




Date: August 2014      Scale: 1:2500 approx.

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100019257



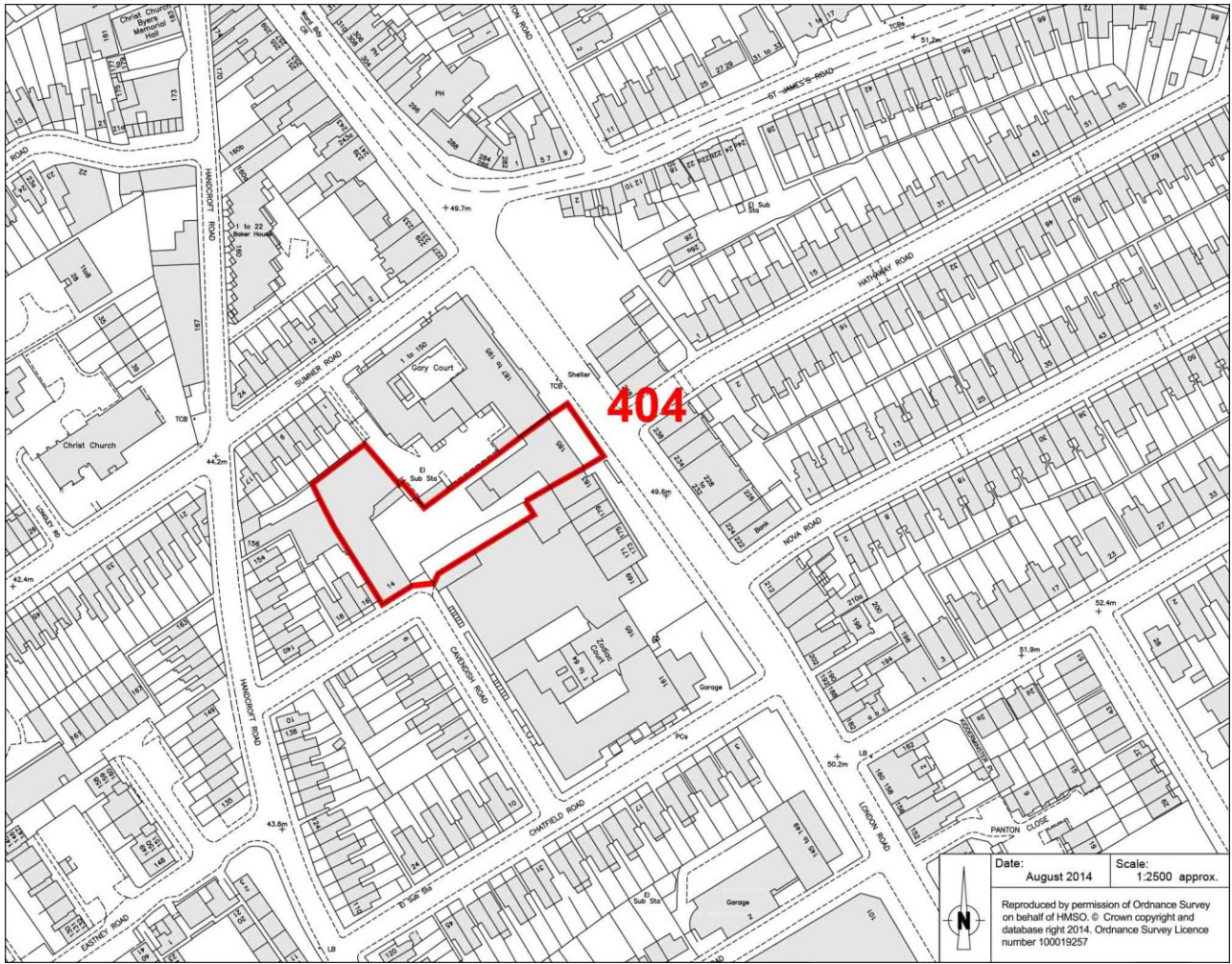


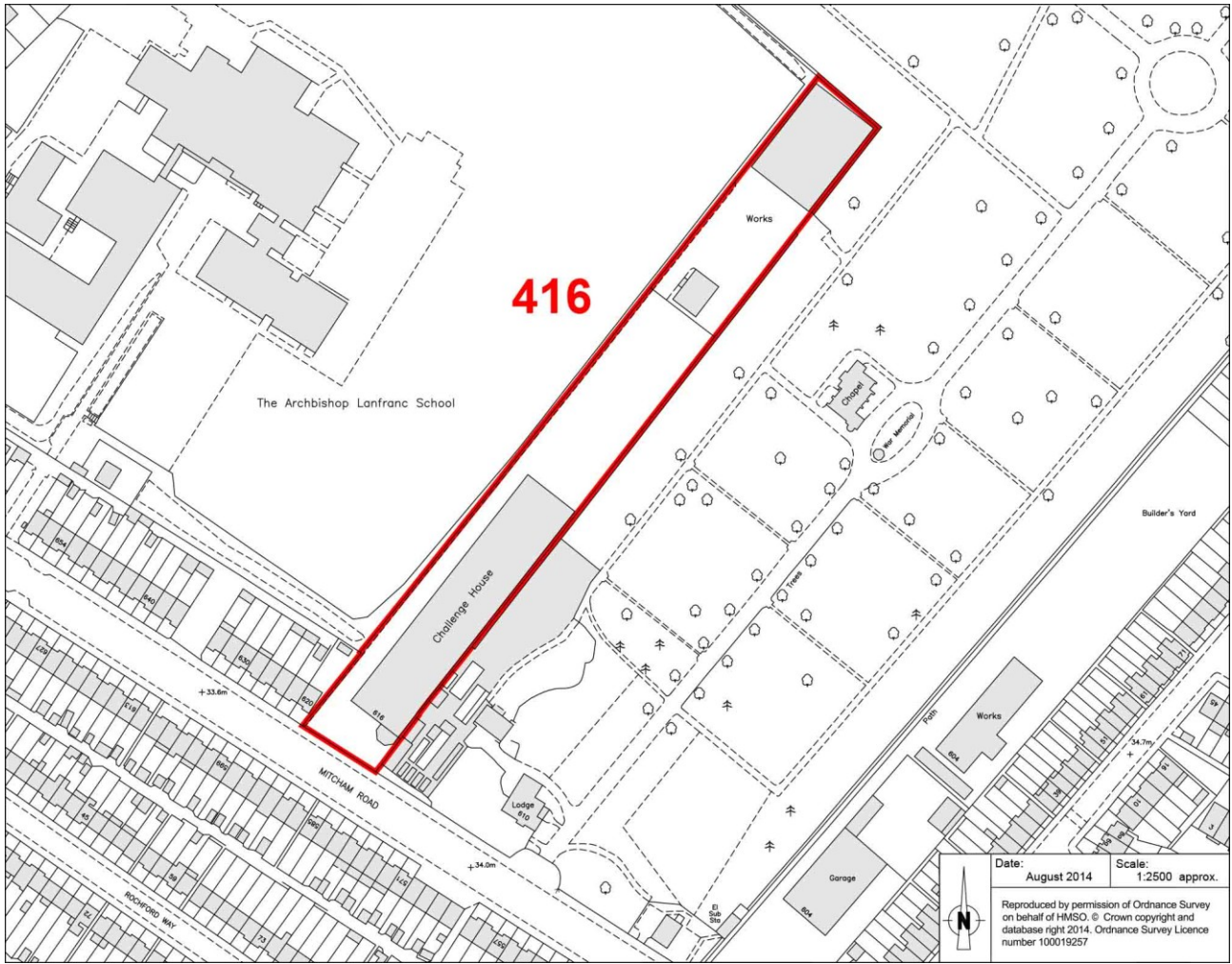
Date: December 2012      Scale: 1:2500 approx.

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2012. Ordnance Survey Licence number 100019257

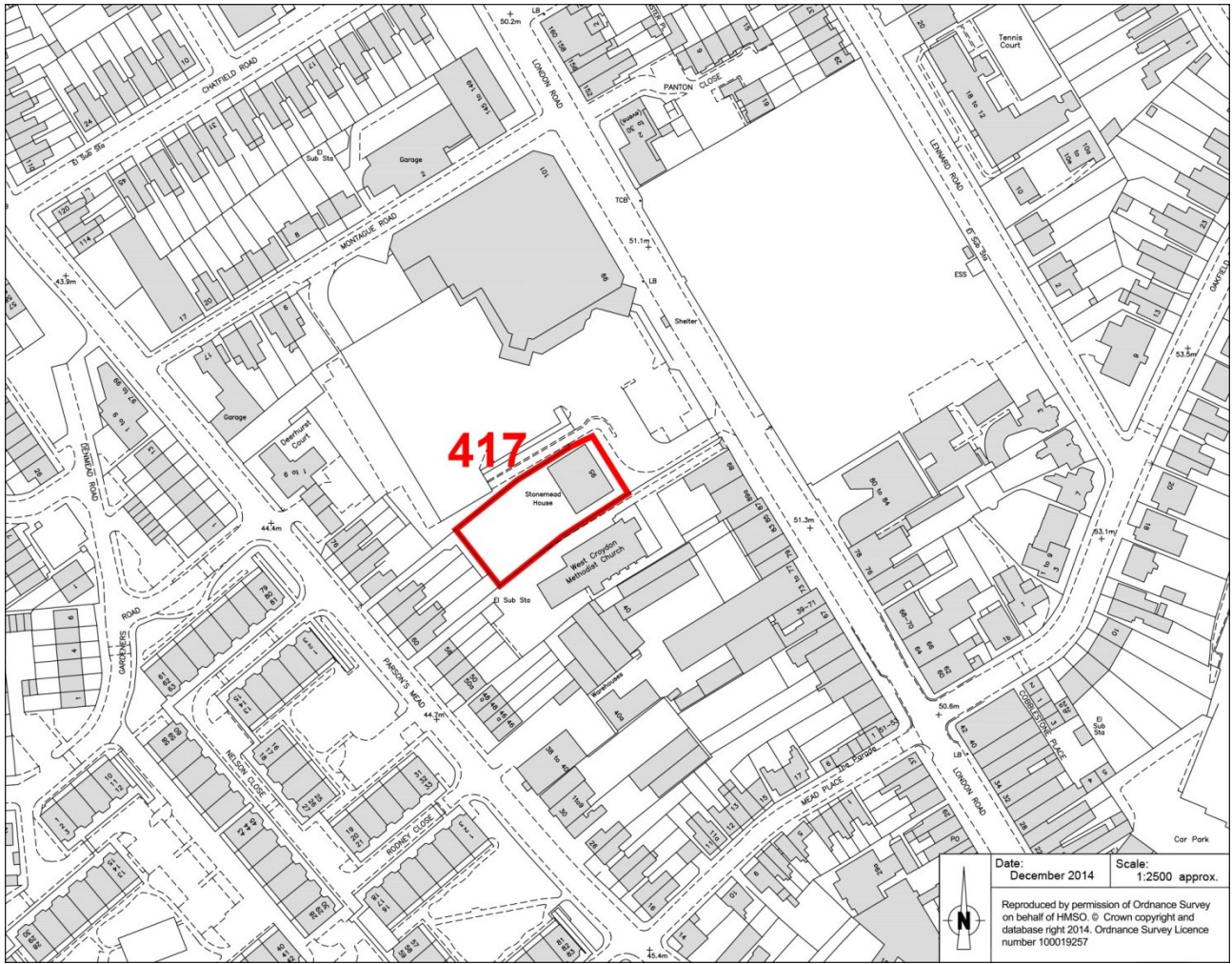






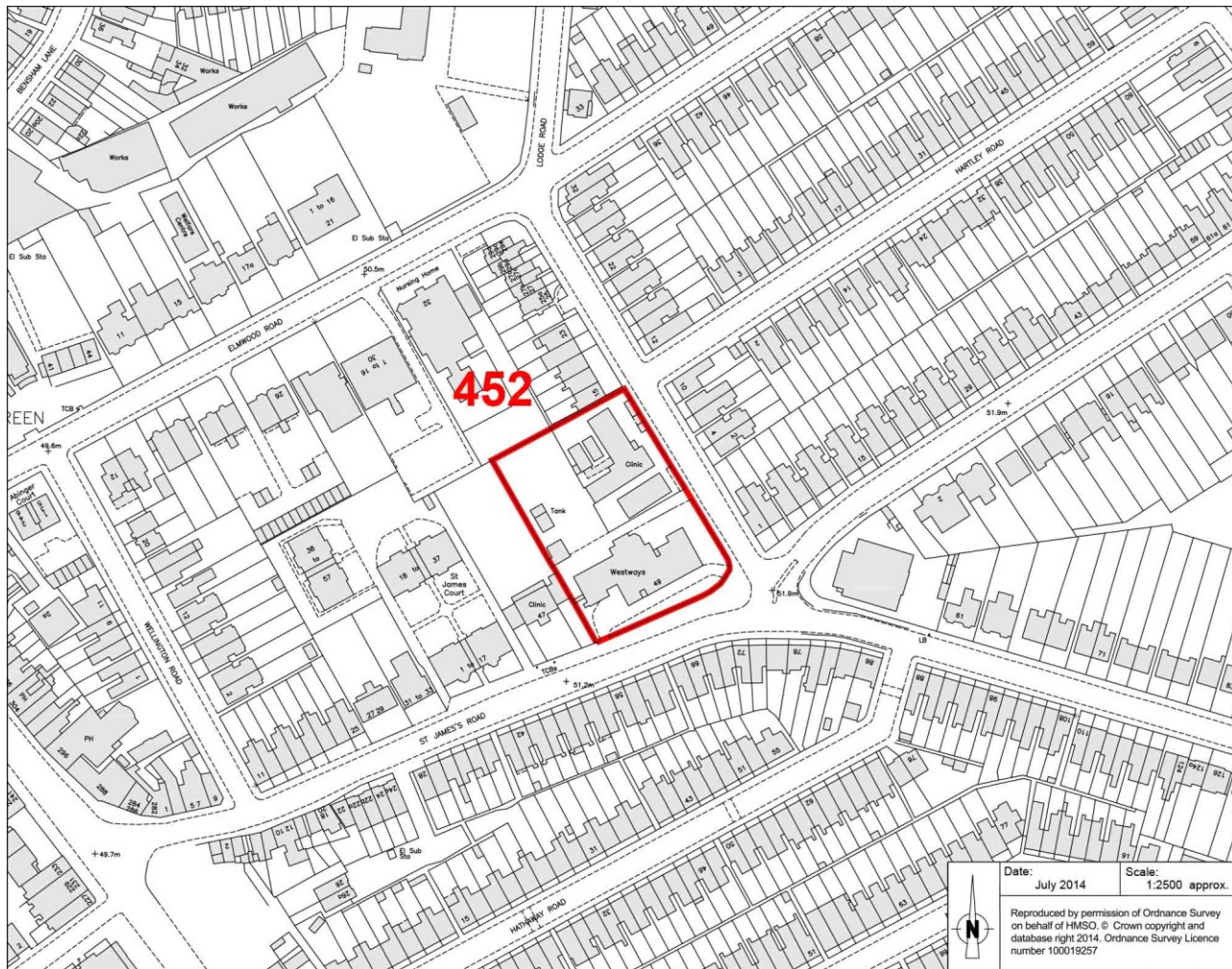






Date: December 2014      Scale: 1:2500 approx.

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100019257



Date: July 2014  
Scale: 1:2500 approx.

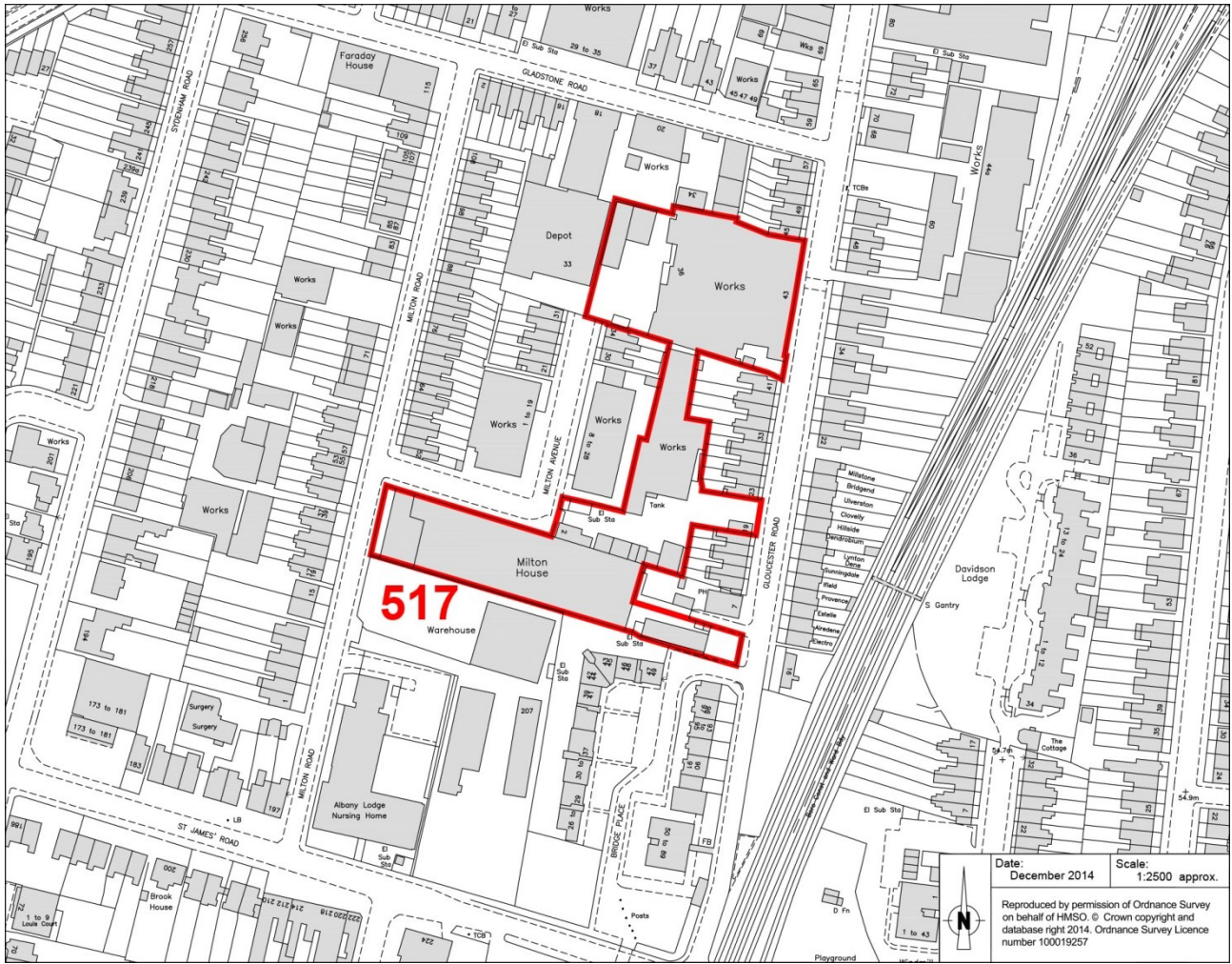
Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100019257











Date: December 2014      Scale: 1:2500 approx.

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100019257

