

For General Release

REPORT TO:	CABINET 11 July 2016
AGENDA ITEM:	7.2
SUBJECT:	Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
LEAD OFFICER:	Jo Negrini, Acting Chief Executive Heather Cheesbrough, Director of Planning and Strategic Transport
CABINET MEMBER:	Councillor Alison Butler – Deputy Leader Statutory - Cabinet Member for Homes, Regeneration & Planning
WARDS:	All

CORPORATE PRIORITY/POLICY CONTEXT/AMBITIOUS FOR CROYDON:

The Croydon Local Plan will set the growth and development vision and planning policies for the borough from 2016 – 2036. The Croydon Local Plan will provide the planning policy basis for the borough to plan for the borough’s housing need, deliver necessary affordable housing, accommodate sustainable growth, regenerate the district centres, strengthen neighbourhood and local centres, safeguard and provide employment floorspace and deliver a renewed Croydon Opportunity Area, with a residential population of up to 20,000 people, a comprehensively developed retail core and provision of public realm and infrastructure.

The Corporate Plan (2015-2018) sets out how the council will deliver on three key ambitions:

- GROWTH, creating growth in our economy;
- INDEPENDENCE, helping residents to be as independent as possible;
- LIVEABILITY, creating a welcoming, pleasant place in which local people want to live.

Ambition Priority One of the Corporate Plan, growth is underpinned by the Croydon Local Plan, enabling development to occur in sustainable locations, in a desired form and at the appropriate time. The Croydon Local Plan establishes the planning policy vision and the statutory basis with which to support the growth and development objectives delivered through the Croydon Promise and Places Plans.

The Corporate Plan contains the Council’s contribution to Croydon’s Community Strategy 2016-2021 developed by Croydon’s Local Strategic Partnership (LSP). The Community Strategy is the overarching strategy for the borough and sets out the direction for the Local Strategic Partnership for the next five years and beyond, with the focus on three overarching outcomes, each with their individual priorities, which will see Croydon become:

- a place to learn work and live through ambitious placemaking, regeneration, economic growth, cultural renaissance and providing a safe pleasant environment
- a place of opportunity for everyone through better education, health promotion, supporting independence and resilience, and tackling poverty

- deprivation and homelessness
- a place with a vibrant and connected community and voluntary sector through enabling communities to connect, collaborate and take responsibility where they see a need and have capacity and commitment to provide for it.

The Community Strategy is set within the context of 'We are Croydon', Croydon's long term vision that was developed by approximately 20,000 residents and adopted in 2010. Croydon's vision is to be

Enterprising - a place renowned for its enterprise and innovation with a highly adaptable and skilled workforce and diverse and thriving local economy

Connected - a place that is well connected, easy to get to and around, and supported by infrastructure that enables people to easily come together; with one of the best digital, communications and transport networks in the country

Creative - a place that draws people to its culture and creativity – an inspiration and enabler of new artistic and sporting talent

Sustainable - a place that sets the pace amongst London boroughs on promoting environmental sustainability and where the natural environment forms the arteries and veins of the city

Learning - a place that unleashes and nurtures local talent and is recognised for its support and opportunity for lifelong learning and ambitions for children and young people

Caring - a place noted for its safety, openness and community spirit where all people are welcome to live and work and where individuals and communities are supported to fulfil their potential and deliver solutions for themselves.

The Croydon Local Plan will assist in delivery of Croydon's vision and the Partnership's priorities for each outcome.

FINANCIAL IMPACT

The Croydon Local Plan can be delivered from the Croydon Local Plan budget (reserve) 2015 – 2018.

KEY DECISION REFERENCE NO.: Not a key decision as defined by the Council's constitution.

The Leader of the Council has delegated to the Cabinet the power to make the decisions set out in the recommendations below

1. RECOMMENDATIONS

- The Cabinet is recommended to
- 1.1 To approve the draft Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) Appendices 1 and 2 for Regulation 19 (The Town and Country Planning (Local Planning) (England) Regulations 2012) publication;

- 1.2 To approve the draft Council responses to the comments on the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) Appendix 4 made during the consultation from 6 November to 18 December 2015.
- 1.3 Delegate to the Director of Planning and Strategic Transport, in consultation with Deputy Leader Statutory - Cabinet Member for Homes, Regeneration & Planning, the making of minor and factual amendments to the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) prior to publication.
- 1.4 To approve that the Submission of the Croydon Local Plan: Detailed Policies and Proposals, which is not an executive decision, be reported directly to Council with the delegation to the Deputy Leader Statutory - Cabinet Member for Homes, Regeneration & Planning to agree any proposed main modifications to the Croydon Local Plan: Detailed Policies and Proposals post publication to be approved by Council.

2. EXECUTIVE SUMMARY

- 2.1 The draft Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission), is the proposed planning policy framework to be published for public comment in accord with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's adopted Statement of Community Involvement 2012. All comments received will be forwarded directly to the Planning Inspectorate to form the basis of independent examination of the proposed Croydon Local Plan: Detailed Policies and Proposals.
- 2.2 The preferred and alternative options (Regulation 18 of the above Act) were consulted on from 6 November to 18 December 2015. This consultation resulted in an unprecedented number of representations and attendees at our consultation events. This engagement in the Local Plan process is welcomed and the comments received have helped shape this version of CLP2. The changes that have been made to CLP1.1 as a consequence of the valuable consultation are set out in summary form in appendix 5 and in full in appendix 4.
- 2.3 Once fully adopted the Croydon Local Plan: Detailed Policies and Proposals will form part of the development plan for the borough along with the Croydon Local Plan: Strategic Policies (including its Partial Review), the South London Waste Plan and the London Plan. On adoption, the draft Croydon Local Plan: Detailed Policies and Proposals will replace the remaining saved policies of the existing Unitary Development Plan to ensure the borough has an up to date development plan that is focussed on meeting the need for homes, jobs and associated infrastructure whilst respecting and enhancing the character of Croydon.
- 2.4 The draft Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) sets out the detailed planning policies that will enable the growth strategy of the draft Croydon Local Plan: Strategic Policies Partial Review (Proposed Submission) to be realised. It also sets out the proposed

development sites that will be allocated for development where those sites are over 0.25ha in extent.

- 2.5 As the draft Croydon Local Plan: Strategic Policies Partial Review (Proposed Submission) in setting the borough's growth strategy, vision, objectives and policies enshrines Ambitious for Croydon, Croydon's Growth Zone and Croydon's Community Strategy this flows through to the draft Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) and provides conformity with these documents.
- 2.6 The draft Detailed Policies and Proposals propose an innovative approach to meeting the needs of the borough for new homes and associated infrastructure and the regeneration of the district centres, strengthening neighbourhoods (with designation of neighbourhood centres), and local centres and promoting employment opportunities and economic growth. They set out an approach that will encourage higher density development within the urban area of the borough with sustainable growth of the suburbs throughout Croydon to enable more sustainable growth and development, more mixed use development, particularly along the A23 and in the Croydon Opportunity Area, and a higher quality residential accommodation with new rigorous standards for private amenity space in flatted developments to encourage the provision of family homes in areas which to date have predominantly seen the development of smaller homes.
- 2.7 The draft Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) is considered to be positively prepared, justified, effective and consistent with national policy. It presents both the preferred option for each policy area and proposal site and reasonable alternatives.
- 2.8 The costs associated with undertaking consultation on the draft Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) can be met from the Local Plan Budget (reserve) 2015-18.

3. DETAIL

- 3.1 The context of the draft Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) report is set out below.

The national context

- 3.2 The National Planning Policy Framework states that "Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities".
- 3.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that "planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise". Currently the development plan in Croydon consists of the London Plan, the Croydon Local Plan: Strategic Policies, the saved policies of the Unitary Development Plan and the South London Waste Plan.

- 3.4 The National Planning Policy Framework states that Local Plans must be positively prepared, justified, effective and consistent with national policy.
- 3.5 To be positively prepared the Plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
- 3.6 To be justified the Plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.
- 3.7 To be effective the Plan should be deliverable over its time period and based on effective joint working on cross-boundary strategic priorities.

The Croydon Local Plan

- 3.8 A new Croydon Local Plan is being prepared to replace the saved policies of the Unitary Development Plan which were adopted in 2006 and to update the Strategic Policies to reflect the new London Plan adopted in March 2015. Following the publication of the National Planning Policy Framework in March 2012 the saved policies of the Unitary Development Plan could have reduced weight if they are found to be out of alignment with the government's planning policies as expressed in the National Planning Policy Framework.
- 3.9 The Croydon Local Plan is split into two documents, the Strategic Policies Development Plan Document (CLP1) and the Detailed Policies and Proposals Development Plan Document (CLP2).
- 3.10 The Croydon Local Plan: Strategic Policies Development Plan Document was adopted by the Council on 22nd April 2013 and, along with the London Plan, the remaining saved policies of the Unitary Development Plan and the South London Waste Plan, forms the current development plan for Croydon. A partial review of the Croydon Local Plan: Strategic Policies (CLP1.1) is currently being prepared and a draft Proposed Submission consultation report is being presented to this Cabinet in a separate report.
- 3.11 The Croydon Local Plan: Detailed Policies and Proposals will replace the remaining saved policies of the Unitary Development Plan (set out in Appendix 3). Upon adoption it will become part of the development plan for Croydon and will benefit from the full weight afforded to development plan policies under Section 38(6) of the Planning and Compulsory Purchase Act 2004.

Detailed Policies and Proposals Development Plan Document

- 3.12 The Croydon Local Plan: Detailed Policies and Proposals will need to set out the detailed planning policies that will be used to determine planning applications in the borough and allocate land for development up to 2036 to meet the requirements of the Croydon Local Plan: Strategic Policies

(including the Partial Review).

- 3.13 The Croydon Local Plan: Detailed Policies and Proposals will then assist with the sustainable growth of the borough through the setting of a planning framework that will provide certainty to the community and developers that will contribute to meeting housing need along with the need for associated infrastructure and jobs.
- 3.14 The timetable for preparation of the Croydon Local Plan: Detailed Policies and Proposals is set out below:

Stage	When
Consultation on Detailed Policies and Proposals (Preferred and Alternative Options)	6 November 2015 – 18 December 2015
Proposed Submission draft of Croydon Local Plan: Detailed Policies and Proposals	5 September 2016 – 17 October 2016
Submission of the Croydon Local Plan: Detailed Policies and Proposals to the Secretary of State	December/January 2016
Independent examination by a Planning Inspector	Spring/Summer 2017
Adoption of Croydon Local Plan: Detailed Policies and Proposals as the Council's planning policies	Winter 2017

The Detailed Policies and Proposals (Proposed Submission)

- 3.15 The draft Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) publishes all the Detailed Policies and Proposals as they would appear if they were to be adopted without any amendment. They are presented for publication so any interested person can make representation on them for consideration at Examination in Public by an independent planning inspector appointed by the Secretary of State.
- 3.16 The Proposed Submission draft follows on from the Preferred and Alternative Options consultation on the Detailed Policies in October 2013 and the Preferred and Alternative Options consultation on the Detailed Policies and Proposals in November 2015. It also follows on from two "Call for Sites" engagements that took place in February 2012 and February 2014 when developers, landowners and other interested parties were asked to send in sites that they wished to see developed, or safeguarded for a particular infrastructure use.
- 3.17 The draft Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) has taken account of the comments made as part of the October 2013 and November 2015 consultations. A full consultation log including draft Council response to each comment made during the November 2015 consultation can be found in Appendix 4. The full consultation log including the Cabinet approved Council response for the October 2013 consultation is provided as a background document to

this report. There is a summary of the consultation responses and the draft Council response in the next section of this report.

- 3.18 The draft Detailed Policies and Proposals Proposed Submission will assist in the delivery of the administration's Ambitious for Croydon with the emphasis on the following
- Increase housing supply
 - Increase affordable housing supply
 - Focus on District Centres (in addition to the COA)
 - Retail core renewal
 - Employment opportunities and economic growth
 - Increased emphasis on culture
 - The Croydon Promise, Croydon Growth Zone and Place Plans

This is reflected in the Plan as follows:

- Sustainable growth of the suburbs to increase the supply of homes, including affordable homes
- Affordable housing policy amendment to improve supply (in the Croydon Local Plan: Strategic Policies – Partial Review)
- A new Neighbourhood centres designation
- Shopping parades reviewed and additional parades designated
- District and Local Centre boundary revisions proposed
- More flexible approach for locating creative and cultural industries in town centres across the borough
- Some edge of employment locations are suitable as residential transition areas
- Support for Crystal Palace Football Club and its presence in the borough
- Public Houses protections policy
- Alignment with the Croydon Promise, regeneration and place plans

- 3.19 The draft Detailed Policies and Proposals (Proposed Submission) sets out the planning policies and proposals to be included in the Croydon Local Plan: Detailed Policies and Proposals to be submitted to the Planning Inspectorate subject to approval from Council. They are also subject to any other material circumstances that arise prior to seeking approval to submit. Any such changes will be reported as Main Modifications in the report to Council. In this report a delegated authority to the Deputy Leader (Statutory) – Cabinet Member for Homes, Regeneration & Planning is sought to agree any proposed main modifications to the Croydon Local Plan: Detailed Policies and Proposals post Proposed Submission publication to be approved by Council for Submission.

- 3.20 The draft Detailed Policies and Proposals (Proposed Submission) sets

out the preferred Proposal sites (allocations) which consist of sites capable of accommodating 10 or more homes that will help to meet the need for homes, including for gypsy and travellers and associated infrastructure in the borough up to 2036. It includes allocating land for new primary and secondary schools in the borough.

- 3.21 In total the proposed sites when combined with an allowance for small windfall sites will help to meet 73% of the need for homes and gypsy and traveller pitches in the borough. The remaining need will have to be met under the Duty to Co-operate by other boroughs in London and the wider South East. Discussions have been held with other local planning authorities with a housing market connection to Croydon to discuss their ability to help meet Croydon's unmet need for homes and gypsy and traveller pitches.
- 3.22 A full Sustainability Appraisal (incorporating a Strategic Environmental Assessment) has been prepared. Amendments have been made to the draft Croydon Local Plan: Detailed Policies and Proposals as a result of the findings of the Sustainability Appraisal on the previous Preferred and Alternative Options draft of the Plan.
- 3.23 The focus of the draft Detailed Policies and Proposals (Proposed Submission) is on reflecting and enhancing the character and environment of each of the sixteen Places of Croydon and enabling the meeting of the borough's need for new homes, jobs and supporting infrastructure through sustainable growth of the borough including its suburbs, with higher density, high-quality, family friendly and more sustainable development.
- 3.24 The draft Detailed Policies and Proposals (Proposed Submission) compliments the adopted Croydon Local Plan: Strategic Policies and the draft Partial Review of the Strategic Policies. The Strategic Policies (including the Partial Review) set out in detail the authority's planning policies for establishing and seeking to meet housing need, affordable housing, economic growth, regeneration and renewal of the Croydon Opportunity Area, industrial land, environmental standards of new development and transport. These policy areas are not therefore covered in detail in the draft Detailed Policies and Proposals (Proposed Submission) except to add further detail on a small number of matters including intensification of industrial locations and further detail on car parking standards.
- 3.25 The following policies are put forward in the Preferred and Alternative options:
- Policy DM1: Housing choice for sustainable communities
 - Policy DM2: Protecting rear garden land
 - Policy DM3: Residential care and nursing homes
 - Policy DM4: Vacant building credit
 - Policy DM5: Development in Croydon Metropolitan Centre, District and Local Centres
 - Policy DM6: Development in Neighbourhood Centres

- Policy DM7: Development in Shopping Parades
- Policy DM8: Development in Restaurant Quarter Parades
- Policy DM9: Development in edge of centre and out of centre locations
- Policy DM10: Expansion of industrial and warehousing premises in Strategic, Separated and Integrated Industrial Locations
- Policy DM11: Design and character
- Policy DM12: Shop front design and security
- Policy DM13: Advertisement hoardings
- Policy DM14: Refuse and recycling
- Policy DM15: Public art
- Policy DM16: Tall and large buildings
- Policy DM17: Promoting healthy communities
- Policy DM18: Views and Landmarks
- Policy DM19: Heritage assets and conservation
- Policy DM20: Providing and protecting community facilities
- Policy DM21: Crystal Palace Football Club
- Policy DM22: Protection of Public Houses
- Policy DM23: Providing for cemeteries and burial grounds
- Policy DM24: Sustainable Design and Construction
- Policy DM25: Land contamination
- Policy DM26: Sustainable Drainage Systems and Reducing Flood Risk
- Policy DM27: Metropolitan Green Belt, Metropolitan Open Land and Local Green Spaces
- Policy DM28: Protecting and enhancing our biodiversity
- Policy DM29: Trees
- Policy DM30: Promoting sustainable travel and reducing congestion
- Policy DM31: Car and cycle parking in new development
- Policy DM32: Restricting temporary car parks
- Policy DM33: Facilitating rail improvements
- Policy DM34: Telecommunications
- Policy DM35: Positive character of the Places of Croydon

3.26 Each of the sixteen Places of Croydon has its own specific policy to guide development in each area. The Detailed Proposal sites are also included in these follows. The policies are as follows:

- Policy DM36: Addington
- Policy DM37: Addiscombe
- Policy DM38: Broad Green and Selhurst
- Policy DM39: Coulsdon
- Policy DM40: Croydon Opportunity Area
- Policy DM41: Crystal Palace and Upper Norwood
- Policy DM42: Kenley and Old Coulsdon
- Policy DM43: Norbury
- Policy DM44: Purley
- Policy DM45: Sanderstead
- Policy DM46: Selsdon
- Policy DM47: Shirley
- Policy DM48: South Croydon

- Policy DM49: South Norwood and Woodside
- Policy DM50: Thornton Heath
- Policy DM51: Waddon

Significant changes from the existing Unitary Development Plan

- 3.27 The draft Detailed Policies and Proposals (Proposed Submission) is not an update of the remaining saved policies of the existing Unitary Development Plan as all proposed policies must be positively prepared, justified, effective and consistent with national policy. Not all existing saved policies are now able to meet these four tests.
- 3.28 The draft Croydon Local Plan: Detailed Policies and Proposals (Proposes Submission) has more emphasis on sustainable growth in the context of local character compared to the Unitary Development Plan and supports an evolution of lower density areas of the borough to encourage more sustainable development of higher density, supporting housing growth, including family homes with high quality private amenity space and creating and supporting local and neighbourhood centres.
- 3.29 Some, but not all of the sixteen Places in the draft Detailed Policies and Proposals (Proposed Submission) have a Place-specific development management policy. These policies highlight areas within each Place where the local character is indeterminate and thereby justifying a specific policy to steer proposed developments within the context of sustainable development and supporting housing growth. The Place-Specific development management policies focus on enhancing the character of areas of the borough and provide a framework within which to determine whether a proposed development would enhance existing local character and present an opportunity for development. Each of the 16 Places also has a Place-Specific policy containing the Detailed Proposals (site allocations) that set out how specific larger sites in the borough will be developed over the lifetime of the Croydon Local Plan up to 2036.

Key policies of the Detailed Policies and Proposals (Proposed Submission)

- 3.30 This section details key policies of the Detailed Policies and Proposals (Proposed Submission). It does not provide details of every policy. All references to changes to designations result in changes to the Policies Map that accompanies the Croydon Local Plan. All proposed changes to the Policies Map are shown on the draft Local Plan Policies Map in Appendix 2.
- 3.31 Policy DM1 protects small family homes (less than 130m²); all three-bedroom homes, and sets minimum levels of family homes (with three or more bedrooms) on residential developments with ten or more homes across the borough. The minimum levels of family homes are significantly higher than that achieved at the moment reflecting both the need for larger homes, (which are not being met using existing planning policies), and the step change that the development industry will need to

achieve over the life of the Croydon Local Plan to deliver family homes in higher density development in Croydon and London in general.

- 3.32 Policy DM2 protects garden land in the borough by limiting development of garden land to those in keeping with the surrounding character of the area and subservient to the original dwelling, where a minimum length of 10m and no less than half of the existing garden area is retained after the subdivision of the garden of the original dwelling; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. In effect this means that only the largest of gardens in Croydon might be considered suitable. Even then other policies of the Plan on design and biodiversity would still apply. This policy has been changed from the Preferred and Alternative Options consultation.
- 3.33 Policy DM3 limits the granting of planning permission for new residential care and nursing homes to instances where there is a demonstrated need for the type of home proposed. This is to reflect the oversupply of all types of residential care and nursing homes that currently exists in the borough.
- 3.34 Policy DM4 clarifies the definition of a vacant building for the vacant building credit recently reintroduced by the government. It defines a building as vacant for the purposes of application of vacant building credit only if has been marketed for lawful uses for a period of at least 18 months. This is to prevent buildings which have been made intentionally vacant for the purposes of redevelopment from benefiting from vacant building credit. This policy was not in the Preferred and Alternative Options consultation due to not being in force at the time of the consultation in November 2015.
- 3.35 Policy DM5 proposes amendments to a number of District and Local Centres in the borough and also Croydon Metropolitan Centre to protect and improve their viability and vitality in the future including the permitting of Class B business units in secondary retail frontages to provide space for creative and cultural industries. It also sets a new requirement for development outside of designated shopping frontages in centres to provide a free fitting out for the first end occupier, and be designed such that they could be converted to residential use if no end occupier is found. However, the primary focus will be on giving every opportunity for an alternative use to be realised. This is to reduce the risk of vacant ground floor premises blighting street frontages in the borough. The table below highlights those centres with notable changes¹:

Name of Centre	Significant proposed amendments
Croydon Metropolitan Centre	The area within which new retail development would be permitted is expanded to include:

¹ Note that is not a list of all District and Local Centres in Croydon

Name of Centre	Significant proposed amendments
	<ul style="list-style-type: none"> • George Street east of the Wellesley Road; and • The entirety of the area encompassed by George Street, North End, Poplar Walk and Wellesley Road.
Norbury District Centre	Contract boundary of the centre at the northern and southern end to focus on the main areas of retailing along London Road. This reflects changes in the London Borough of Lambeth which has also removed the District Centre designation from the parts of Norbury District Centre in Lambeth bordering Croydon.
Purley District Centre	Remove areas predominantly residential areas in the north east of the existing centre to focus of the main areas of commercial activity to the south and west.
South Norwood District Centre	Contract boundary to focus on the main areas of retail activity along the High Street and Station Road and the northern end of Portland Road.
Thornton Heath District Centre	Contract boundary to focus on the main areas of retail activity along the High Street and Brigstock Road.
Beulah Road	Designate a new Local Centre at Beulah Road replacing and expanding upon the existing Shopping Parade designation.
Brighton Road (Selsdon Road) Local Centre	Remove areas north of Warham Road from the Local Centre designation. These areas have high levels of vacancy at present and focusing retail activity in the remainder of the Centre may stimulate investor activity in the de-designated areas.
Pollards Hill Local Centre	Remove areas on east side of London Road north of Kilmartin Avenue as this part of the existing centre is dominated by car showrooms which are not a Local Centre activity.

3.36 Policy DM6 sets out the location of a new designation, Neighbourhood Centres. These are locations in the borough which are the focus of community activities (including convenience shopping). The policy is designed to enable growth of community activities in these locations to support the existing and future residents. Neighbourhood Centres do not have a defined boundary, rather planning applications will be determined based on the relationship of application sites to the focus point of the Neighbourhood Centre. The following locations are proposed as Neighbourhood Centres:

- Ashburton Park

- Brighton Road/Downlands Road
- Brigstock Road
- Coulsdon Road/Court Avenue
- Fieldway
- Green Lane/Northwood Road
- Kenley (Godstone Road)
- London Road/Kidderminster Road
- Lower Addiscombe Road/Cherry Orchard Road
- Portland Road/Watcombe Road/Woodside Avenue
- Selhurst Road
- Selsdon Park Road/Featherbed Lane
- Shirley Road
- South End/Parker Road/St Peter's Church
- South Norwood Hill
- Spring Park/Bridle Road
- Waddon Road/Abbey Road
- Woodside Green

3.37 Policy DM7 proposes a number of new Shopping Parades in the borough to protect the existing retail and community function of their locations. The policy also proposes the de-designation of a few existing Shopping Parades which no longer function as a parade and are unlikely to do so in the future. The table below sets out these changes:

Shopping Parade	New	Amended boundary	De-designated
Beulah Road			✓
Brighton Road/ Kingsdown Avenue		✓	
Brighton Road/ Biddulph Road	✓		
Bywood Avenue		✓	
Grovelands		✓	
Headley Drive		✓	
London Road/Mead Place	✓		
London Road/Nova Road	✓		
London Road/Fairholme Road	✓		
Lower Addiscombe Road/Davidson Road	✓		
Morland Road			✓
Northwood Road			✓

Shopping Parade	New	Amended boundary	De-designated
Old Lodge Lane			✓
Portland Road/Sandown Road	✓		
Royal Oak			✓
Shirley Road/Bingham Road	✓		
Southbridge Road	✓		
The Parade, Coulsdon Road		✓	
Thornton Road	✓		
Waddon Road		✓	
Whitehorse Lane	✓		
Whitehorse Road		✓	

- 3.38 Policy DM8 proposes a new Restaurant Quarter Parade designation which will apply to various frontages in South End. In this area applications for new food and drink establishments (excluding hot food take-aways), will be considered favourably.
- 3.39 Policy DM11 is a generic design and character policy for all developments in the borough. It promotes high quality development across the borough that enhances and sensitively responds to the existing built form in a way to encourage growth. It also sets new standards for private amenity space in developments to ensure that all new developments provide more space that is of higher quality and more useable than currently is the case in many developments. In particular the standards themselves encourage the provision of communal gardens in flatted developments so that all flats have access to open space and are thus potentially suitable for families.
- 3.40 Policy DM17 is a new policy on promoting healthy communities. It is the result of joint working between the Council's Spatial Planning and Public Health services which highlighted the need (through a Health Impact Assessment) to promote the creation of healthy communities which encourage healthy behaviours and lifestyles through the design of new development. This policy was not in the Preferred and Alternative Options consultation.
- 3.41 Policy DM21 recognises the importance of Crystal Palace Football Club to the borough by stating that the Council will continue to support Selhurst Park as the home stadium of Crystal Palace Football Club and ensure that any redevelopment would enhance the club's position with a football stadium which makes a significant contribution to the Borough. This policy was not in the Preferred and Alternative Options consultation.
- 3.42 Policy DM22 proposes the protection of public houses with a number of

criteria that the applicant must satisfy before a change of use or demolition of a public house will be permitted. A new viability test will apply to ensure that viable public houses are retained.

- 3.43 Policy DM26 sets new higher standards for new development so that through the use of Sustainable Urban Drainage Systems within developments, when it rains, the run-off of water from the site is slower than it would be if the site was a green field that had never been developed. These high standards are justified because of the high risk of surface water flooding in many parts of the borough. Use of these higher standards should reduce the risk of flooding related to new development in the borough.
- 3.44 The National Planning Policy Framework creates a new designation of Local Green Space that aims to protect green spaces which are demonstrably special to a local community and hold a particular local significance, for example because of their beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of their wildlife, and where the green space is in reasonably close proximity to the community it serves and local in character (rather than an extensive tract of land). Policy DM27 proposes that publically accessible areas not located within Metropolitan Green Belt or Metropolitan Open Land that are either nationally or locally important Historic Parks and Gardens, community gardens, children's play areas, tranquil areas, natural and semi-natural open spaces, sites of nature conservation importance, playing fields or recreation ground, or cemeteries, churchyards and burial grounds are designated as Local Green Space. In addition any non-publically accessible site that meets at least three of these criteria is also proposed as Local Green Space. Each Local Green Space would have the same level of protection as land currently located within Metropolitan Green Belt and almost all types of development would be considered inappropriate. The list below details all proposed Local Green Spaces in the borough:

- Addiscombe Railway Park
- Addiscombe Recreation Ground
- All Saints Churchyard, Sanderstead
- All Saints Graveyard, Sanderstead
- All Saints with St Margaret's Churchyard, Upper Norwood
- Alder Way Playground
- Apsley Road Playground
- Ashburton Park
- Ashen Grove
- Beaulieu Heights
- Beulah Hill Pond
- Biggin Wood
- Boulogne Road Playground
- Bourne Park
- Brickfields Meadow

- Canterbury Road Recreation Ground
- Castle Hill Avenue playground
- Chaldon Way Gardens
- College Green
- Convent Wood
- Copse Hill Spinney
- Coulsdon Coppice (Bleakfield Shaw)
- Coulsdon Coppice (North)
- Coulsdon Coppice (Stonyfield Shaw)
- Coulsdon Memorial Ground
- Dartnell Road Recreation Ground
- Duppas Hill
- Former Godstone Road allotments
- Foxley Wood and Sherwood Oaks
- Glade Wood
- Grangewood Park
- Green Lane Sports Ground
- Haling Grove
- Heavers Meadow & allotments
- Higher Drive Recreation Ground
- King Georges Field
- Land rear of Hilliards Heath Road
- Land rear of Honeysuckle Gardens
- Little Road Playground
- Lower Barn Road Green
- Millers Pond
- Norbury Hall
- Norbury Park
- Normanton Meadow
- Northwood Road Recreation Ground
- Park Hill Recreation Ground
- Parkfields Recreation Ground
- Peabody Close playing field and allotments
- Pollards Hill
- Pollards Hill Triangle
- Promenade du Verdun
- Purley Beeches
- Queen's Road Cemetery
- Roke Play Space
- Rotary Field
- St James Church Garden
- St John's Church
- St John's Church Memorial Garden

- St John's Memorial Garden (east)
- St John's Memorial Garden (north)
- St Peter's Churchyard
- Sanderstead Plantation
- Sanderstead Pond (and Green)
- Scrub Shaw
- Selsdon Recreation Ground
- Shirley Oaks playing field and wood
- Shirley Recreation Ground
- South Croydon Recreation Ground
- South Norwood Recreation ground
- Spring Park Wood
- Stambourne Woodland Walk
- Temple Avenue Copse
- The Lawns
- The Queen's Gardens
- The Ruffet
- Thornton Heath Recreation Ground
- Trumble Gardens
- Upper Norwood Recreation Ground
- Waddon Ponds
- Wandle Park
- Westow Park
- Wettern Tree Garden
- Whitehorse Meadow
- Whitehorse Road Recreation Ground
- Whitgift Pond
- Wilford Road Playground
- Woodcote Village Green
- Woodside Green

3.45 Policy DM28 protects Sites of Nature Conservation Importance in the borough. Following a review of all existing Sites of Nature Conservation Importance of Borough Grade I and II, and of Local Grade, as well as sites proposed following the October 2013 consultation on the Detailed Policies, a number of new Sites of Nature Conservation Importance are proposed. These are set out in the list below:

- Copse Hill Spinney
- Falconwood Meadow
- Grounds of Heathfield House
- Hamsey Green Pond
- Ladygrove
- Shirley Park Golf Course
- Spices Yard tree belt
- Temple Avenue Copse

- Whitgift Pond
- 3.46 Policy DM31 sets local standards for car and cycle parking in new development. In most cases the standards of the London Plan will apply in Croydon except in the following circumstances:
- Developers will be required to enable to provision of electric car charging bays in new residential development (which means put electricity cables throughout parking areas so a charging point can easily be added at a later date). This is instead of providing specific spaces so as to ensure that all occupiers could have an electric car;
 - In major residential developments at least 5% of the spaces of the total number of spaces should be for car clubs or pool cars with a minimum of 1 parking space plus additional spaces at a rate of 1 space for every 20 spaces below the maximum overall number of car parking spaces set out in Table 6.2 of the London Plan to enable residents of developments with reduced levels of car parking to have access to a car at all times; and
 - Cycle parking requirements will also include parking for motorcycles and mobility scooters within the existing London Plan standards.

Evolution of the suburbs, Place-specific policies and Detailed Proposals

3.47 Policies DM35 to DM51 set out the approach to the sustainable growth of the suburbs, the Place-specific policies and the Detailed Proposals.

3.48 Policy DM35 stipulates that across the borough growth will be accommodated through development that complements and enhances character. In particular it identifies four methods of accommodating sustainable growth across the borough, including the suburbs and improving Croydon as set out in the table below:

Method of accommodating growth and improving Croydon	How it works	Areas where it applies
Evolution without significant change of area's character	Each character type has a capacity for growth. Natural evolution is an ongoing process where development occurs in a way that positively responds to the local context and seeks to reinforce and enhance the existing predominant local character. Most development throughout the borough will be of this nature.	All areas that are not identified in the areas identified for intensification.
Guided intensification associated with enhancement of	Areas where the local character cannot be determined as a result of no one character being dominant	<ul style="list-style-type: none"> • New Addington District Centre • Addiscombe District Centre • Area between Addiscombe

Method of accommodating growth and improving Croydon	How it works	Areas where it applies
area's local character	further growth can be accommodated through place specific enhancement policies.	<p>Railway Park & Lower Addiscombe Road (Section between Leslie Park Road & Grant Road)</p> <ul style="list-style-type: none"> • Broad Green Local Centre • Area of the Lombard Roundabout • Area north of Broad Green Local Centre • Area of the junction of Windmill Road and Whitehorse Road • Croydon Opportunity Area (New Town and the Retail Core) • Croydon Opportunity Area (London Road area) • Croydon Opportunity Area (area along Sydenham and Lansdowne Road) • Norbury District Centre • Pollards Hill Local Centre • Purley District Centre and its environs • Environs of Reedham station • Area of the junction of Brighton Road and Purley Downs Road • Sanderstead Local Centre • Hamsey Green Local Centre • Selsdon District Centre • Shirley Local Centre • Area between 518 and 568 Wickham Road • Area of the Wickham Road Shopping Parade • Brighton Road (Selsdon Road) Local Centre • Section of Portland Road between the South Norwood Conservation Area and Watcombe Road • Section of Portland Road between Watcombe Road

Method of accommodating growth and improving Croydon	How it works	Areas where it applies
		<ul style="list-style-type: none"> and Woodside Avenue • Thornton Heath District Centre and environs • Thornton Heath Pond Local Centre and environs
Focussed intensification associated with change of area's local character	Further growth can be accommodated through more efficient use of infrastructure. Due to the high availability of community and commercial services intensification will be supported in and around District, Local and potential Neighbourhood Centres which have sufficient capacity for growth.	<ul style="list-style-type: none"> • Area around Kenley station • Brighton Road (Sanderstead Road) Local Centre with its setting • Around Forestdale Neighbourhood Centre • Setting of the Sanderstead Local Centre • Settings of Shirley Local Centre and Shirley Road Neighbourhood Centre
Redevelopment	In larger areas where growth would result in a change to the local character it must be supported by masterplans or design codes.	<ul style="list-style-type: none"> • Croydon Opportunity Area (All) • Potential new Local Centre at Valley Park • Waddon's potential new Local Centre at Fiveways

3.49 Policies DM32-DM51 also set out the preferred options for site allocations across the borough (the Detailed Proposals). The table below shows each of the proposed allocations in each of the sixteen Places of Croydon.

Ref no	Site name	Proposed use	Place
44	Central Parade West, Central Parade	Mixed development including residential, community, healthcare facility, leisure, retail and open space	Addington
120	Timebridge Community Centre, Field Way	Residential development including replacement community facilities. Any loss of playing fields must be reprovided and provision of a family centre shall be continuous during the construction stage.	Addington

Ref no	Site name	Proposed use	Place
636	Land west of Timebridge Community Centre, Lodge Lane	Secondary school	Addington
68	130 Oval Road	Residential development	Addiscombe
116	Rees House & Morland Lodge, Morland Road	Secondary School	Addiscombe
474	Rear of The Cricketers, 47 Shirley Road	Residential development	Addiscombe
78	114-118 Whitehorse Road	Residential conversion and extension	Broad Green & Selhurst
119	Amenity land at Croydon AFC stadium, Mayfield Road	Primary school with access to playing field for community use outside of school hours	Broad Green & Selhurst
157	Canterbury Mill, 103 Canterbury Road	New primary school	Broad Green & Selhurst
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.	Broad Green & Selhurst
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.	Broad Green & Selhurst
337	Zodiac Court, 161-183 London Road	Residential redevelopment	Broad Green & Selhurst
348	Homebase & Matalan stores, 60-66 Purley Way	Mixed use residential and retail development	Broad Green & Selhurst
396	Praise House, 145-149 London Road	Redevelopment for mixed use residential and community use	Broad Green & Selhurst
404	Vistec House & 14 Cavendish Road, 185 London Road	Residential development	Broad Green & Selhurst

Ref no	Site name	Proposed use	Place
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.	Broad Green & Selhurst
471	Masonic Hall car park, 1- 1B Stanton Road	Residential development	Broad Green & Selhurst
517	Milton House, 2-36 Milton Avenue	Residential and employment uses	Broad Green & Selhurst
60	Cane Hill Hospital Site, Farthing Way	Residential development with new community, health and educational facilities	Coulsdon
372	Car park, Lion Green Road	Mixed use development comprising leisure, community facilities and retention of car parking spaces. Also retail so long as the current planning permission is extant.	Coulsdon
764	Land to the east of Portnalls Road, Portnalls Road	Secondary school	Coulsdon
945	Waitrose, 110-112 Brighton Road	Residential and healthcare facilities	Coulsdon
21	Former Royal Mail Sorting Office, 1-5 Addiscombe Road	Mixed use development incorporating residential, hotel and/or office. Also retail so long as the current planning permission is extant.	Croydon Opportunity Area
31	Croydon College car park, College Road	Mixed use redevelopment comprising hotel & residential	Croydon Opportunity Area
32	4-20 Edridge Road	Residential development	Croydon Opportunity Area
50	44-60 Cherry Orchard Road	Residential development	Croydon Opportunity Area
104	Former Taberner House site, Fell Road	Residential development	Croydon Opportunity Area

Ref no	Site name	Proposed use	Place
123	Prospect West and car park to the rear of, 81-85 Station Road	Residential (with healthcare facility if required by NHS). It is recommended that basements are not considered at this site. Further ground investigations would be required at this site to confirm the likelihood of groundwater occurrence. There is one historic record of surface water flooding held by the Council in this location.	Croydon Opportunity Area
138	Cherry Orchard Gardens and site between railway line and Cherry Orchard Road, Cherry Orchard Road	Mixed use development comprising residential, offices, restaurant/café, hotel and community facilities	Croydon Opportunity Area
142	1 Lansdowne Road	Mixed use development comprising residential, offices, leisure and hotel	Croydon Opportunity Area
155	St Anne's House & Cambridge House, 20-26 Wellesley Road	Conversion of building to residential and hotel	Croydon Opportunity Area
162	St George's House, Park Lane	Conversion and extension of existing building to provide retail and other Class A activities (such as food and drink) on the ground floor with residential accommodation on upper floors. There is one historic record of surface water flooding held by the Council in this location.	Croydon Opportunity Area
172	Ruskin Square and surface car park, 61 Dingwall Road and Lansdowne Road	Mixed use development comprising residential, offices, restaurant/café and fitness centre	Croydon Opportunity Area
173	28-30 Addiscombe Grove	Redevelopment to provide more homes	Croydon Opportunity Area

Ref no	Site name	Proposed use	Place
174	30-38 Addiscombe Road	Residential development. It should be noted that ordinary watercourses have not have been included in the fluvial modelling of the River Wandle and therefore a fluvial flood risk from this watercourse may be present. As set out in Section 11.3.2 of the Level 1 SFRA, applicants considering development of this site may need to prepare a simple hydraulic model to enable a more accurate assessment of the probability of flooding associated with this ordinary watercourse to inform the site specific FRA. This should be carried out in line with industry standards and in agreement with the LLFA.	Croydon Opportunity Area
175	Stephenson House, Cherry Orchard Road	Primary school with residential and/or office on upper floors	Croydon Opportunity Area
176	Exchange Court, 3 Bedford Park	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	Croydon Opportunity Area
178	Arcadia House, 5 Cairo New Road	Residential development and Class B business use	Croydon Opportunity Area
182	St Mathews House, 98 George Street	Redevelopment for residential and/or offices and/or retail (on George Street frontage)	Croydon Opportunity Area
184	1-19 Derby Road	Residential development above, community uses on lower floors	Croydon Opportunity Area
186	Jobcentre, 17-21 Dingwall Road	Offices and/or residential and/or hotel and/or replacement Class A2 (Finance) premises (with healthcare facility if required by the NHS)	Croydon Opportunity Area

Ref no	Site name	Proposed use	Place
187	28 Dingwall Road	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	Croydon Opportunity Area
189	Car parks, Drummond Road	Residential development	Croydon Opportunity Area
190	Car park to the rear of Leon House, 22-24 Edridge Road	Residential development. Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface' (BGS Susceptibility to Groundwater Flooding).	Croydon Opportunity Area
192	Suffolk House, George Street	Mixed use redevelopment with offices or residential dwellings above retail units at ground level	Croydon Opportunity Area
193	100 George Street	Mixed use development with offices or residential dwellings above retail units at ground level	Croydon Opportunity Area
194	St George's Walk, Katharine House and Park House, Park Street	Residential and retail with new civic space.	Croydon Opportunity Area

Ref no	Site name	Proposed use	Place
195	Leon House, 233 High Street	Conversion to residential or mixed use residential/office with retention of retail on the ground floor. It should be noted that ordinary watercourses have not have been included in the fluvial modelling of the River Wandle and therefore a fluvial flood risk from this watercourse may be present. Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface' (BGS Susceptibility to Groundwater Flooding).	Croydon Opportunity Area
196	Stonewest House, 1 Lamberts Place	Residential development	Croydon Opportunity Area
197	Emerald House, 7-15 Lansdowne Road	Office and residential and/or hotel (with healthcare facility if required by the NHS)	Croydon Opportunity Area
199	20 Lansdowne Road	Residential development with light industrial workshops and studio spaces	Croydon Opportunity Area
200	Multi-storey car park, Lansdowne Road	Mixed use, public car park and residential.	Croydon Opportunity Area
201	Lidl, Easy Gym and car park, 99-101 London Road	Primary school with residential development on upper floors	Croydon Opportunity Area

Ref no	Site name	Proposed use	Place
203	West Croydon station and shops, 176 North End	Remodelling of station and redevelopment to provide an improved transport interchange, cycle hub, retail & office units with residential development above. In the surrounding area, surface water flood risk is generally low. However, Station Road and the A212 have areas shown to be at high risk from surface water flooding. There are two historic records of surface water flooding held by Croydon Council in this location.	Croydon Opportunity Area
211	Poplar Walk car park and, 16-44 Station Road	A more intensive use of the site with 232 residential units as part of an overall redevelopment of the site which includes re-provision of retail uses, car and cycle parking and a public square.	Croydon Opportunity Area
218	Lunar House, Wellesley Road	Office and residential and/or hotel (with healthcare facility if required by the NHS) if the site is no longer required by the Home Office.	Croydon Opportunity Area
220	9-11 Wellesley Road	Residential and/or hotel and/or retail and/or finance	Croydon Opportunity Area
222	Multi-storey car park, 1 Whitgift Street	Residential with community facilities commensurate in size and functionality to that currently on the site	Croydon Opportunity Area
231	Segas House, Park Lane	Residential conversion with cultural uses if required (with town centres uses considered if there is no interest in delivery of cultural uses).	Croydon Opportunity Area

Ref no	Site name	Proposed use	Place
234	Southern House, Wellesley Grove	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	Croydon Opportunity Area
236	Apollo House, Wellesley Road	Offices and residential and/or hotel (with healthcare facility if required by the NHS) if the site is no longer required by the Home Office. There is one record of sewer flooding.	Croydon Opportunity Area
242	Davis House, Robert Street	Residential development with limited retail to replace existing floor space	Croydon Opportunity Area
245	Mondial House, 102 George Street	Office and/or residential development or offices or hotel and/or retail (on George Street frontage)	Croydon Opportunity Area
247	Norwich Union House, 96 George Street	Offices with residential development or hotel and/or retail (on George Street frontage)	Croydon Opportunity Area
294	Croydon College Annexe, Barclay Road	Residential redevelopment with community uses and Creative and Cultural Industries Enterprise Centre. There is one record of sewer flooding.	Croydon Opportunity Area
311	Mott Macdonald House, 8 Sydenham Road	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	Croydon Opportunity Area

Ref no	Site name	Proposed use	Place
374	Reeves Corner former buildings, 104-112 Church Street	Mixed use with residential to upper storeys and retail on ground floor. Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface' (BGS Susceptibility to Groundwater Flooding). A high risk of surface water flooding surrounds the site, particularly across the road network such as Cairo New Road and Church Street. There is one historic record of surface water flooding held by Croydon Council in this location.	Croydon Opportunity Area
375	Northern part of, 5 Cairo New Road	Residential redevelopment above community use. The surrounding areas of Cairo New Road and Roman Way are shown to be at a high risk of surface water flooding.	Croydon Opportunity Area
392	Carolyn House, 22-26 Dingwall Road	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	Croydon Opportunity Area

Ref no	Site name	Proposed use	Place
393	Whitgift Centre, North End	Expansion of shopping centre, improved public realm and residential development and car parking provision. The majority of the site is shown to be at a very low risk. The surrounding areas are generally at a low risk of surface water flooding with the areas of the road network (i.e. Wellesley Road) being shown to be at high risk. There are three historic records of surface water flooding and one historic record of sewer flooding.	Croydon Opportunity Area
398	Coombe Cross, 2-4 South End	Residential development. It should be noted that ordinary watercourses have not have been included in the fluvial modelling of the River Wandle and therefore a fluvial flood risk from this watercourse may be present. There are further areas of medium risk of surface water flooding to the west of the site. The surrounding area is generally an area of low to medium surface water flood risk. However, there are areas of high risk in regards to surface water flooding in areas such as Parker Road and South End. There are two historic records of surface water flooding.	Croydon Opportunity Area
417	Stonemead House, 95 London Road	Residential	Croydon Opportunity Area
450	Lennard Lodge, 3 Lennard Road	Residential development	Croydon Opportunity Area
488	Canius House, 1 Scarbrook Road	Residential conversion	Croydon Opportunity Area

Ref no	Site name	Proposed use	Place
489	Corinthian House, 17 Lansdowne Road	Retention of offices with residential conversion, and/or hotel (with healthcare facility if required by the NHS)	Croydon Opportunity Area
492	5 Bedford Park	Residential conversion	Croydon Opportunity Area
493	Pinnacle House, 8 Bedford Park	Mixed use of residential with offices (or a healthcare facility if required by the NHS) on the ground floor	Croydon Opportunity Area
522	Surface car park, Wandle Road	Bus stand underneath the flyover and a district energy centre and residential development on the remainder of the car park. The majority of the site is within Flood Zone 3a to the south-west and the rest of the site are within Flood Zone 1. This More Vulnerable development should be preferably located in Flood Zone 1. If it is essential to build on Flood Zone 3a, then all residential uses should be located in the first floor level or above. Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface' (BGS Susceptibility to Groundwater Flooding).	Croydon Opportunity Area
950	Norfolk House, 01-28 Wellesley Road	Mixed use development to include retail, residential, office and hotel uses (up to 7000sqm commercial floorspace).	Croydon Opportunity Area
28	Bowyers Yard, Bedwardine Road	Cultural and Creative Industries Enterprise Centre	Crystal Palace & Upper Norwood

Ref no	Site name	Proposed use	Place
80	Victory Place	Ground floor retail, restaurant and studio space with hotel, office/or and residential uses on other floors	Crystal Palace & Upper Norwood
82	St John The Evangelist Vicarage, Sylvan Road	Redevelopment to provide new hall and residential dwellings	Crystal Palace & Upper Norwood
357	Norwood Heights Shopping Centre, Westow Street	Retail, replacement community use and residential	Crystal Palace & Upper Norwood
420	87-91 Biggin Hill	Residential development	Crystal Palace & Upper Norwood
937	Kempsfield House, 1 Reedham Park Avenue	Residential development with community use	Kenley and Old Coulsdon
284	Asharia House, 50 Northwood Road	Residential development including replacement community facility	Norbury
320	S G Smith, 409-411 Beulah Hill	Retail supermarket on ground floor with residential above	Norbury
951	1485-1489 London Road	Redevelopment for residential and retail	Norbury
30	Purley Leisure Centre, car park and former Sainsbury's Supermarket, High Street	Mixed use redevelopment incorporating public car park, new leisure facilities, including a swimming pool, and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accommodation.	Purley
35	Purley Baptist Church, 2-12 Banstead Road	Mixed use redevelopment comprising new church, community facility and residential, with development located outside Flood Zone 2 and 3a.	Purley
61	Car park, 54-58 Whytecliffe Road South	Residential use with retention of car parking spaces	Purley
66	1-3 Pampisford Road	Residential development	Purley
130	1-9 Banstead Road	Residential	Purley
324	Purley Oaks Depot, 505-600 Brighton Road	Gypsy and Traveller pitches	Purley

Ref no	Site name	Proposed use	Place
325	Telephone Exchange, 88-90 Brighton Road	Conversion of existing building to residential use if no longer required as a telephone exchange in the future	Purley
347	Tesco, 2 Purley Road	Mixed use residential, healthcare facility (if required by the NHS) and retail development	Purley
405	Capella Court & Royal Oak Centre, 725 Brighton Road	Residential development and health facility, with no net loss of flood storage capacity	Purley
409	Beech House, 840 Brighton Road	Conversion of the office building to residential uses.	Purley
410	100 Brighton Road	Mixed use residential and retail development	Purley
411	Palmerston House, 814 Brighton Road	Residential redevelopment	Purley
490	95-111 Brighton Road	Primary school	Purley
495	Dairy Crest dairy, 823-825 Brighton Road	Conversion of buildings fronting Brighton Road to studio space (with potential for a Creative and Cultural Industries Enterprise Centre serving Purley) with new light industrial units to the rear	Purley
683	Purley Back Lanes, 16-28 Pampisford Road	Residential development and public car park including new industrial units to replace those currently on the site	Purley
306	The Good Companions Public House site, 251 Tithe Pit Shaw Lane	Mixed use of residential and retail	Sanderstead
947	359-367 Limpsfield Road	Residential with 1 - 3 commercial units on ground floor.	Sanderstead
948	230 Addington Road	Residential with retail on ground floor (up to 3 units).	Selsdon
128	Land at, Poppy Lane	Residential development	Shirley

Ref no	Site name	Proposed use	Place
502	Coombe Farm, Oaks Road	Residential development so long as the development has no greater footprint, volume or impact on openness on the Metropolitan Green Belt than the existing buildings on the site	Shirley
504	Stroud Green Pumping Station, 140 Primrose Lane	Residential development (including the conversion of the Locally Listed pumping station) if the site is no longer required for its current use in the future. It should be noted that ordinary watercourses have not have been included in the fluvial modelling of the River Wandle and therefore a fluvial flood risk from this watercourse may be present.	Shirley
54	BMW House, 375-401 Brighton Road	Mixed use residential and supermarket. The site is located within Flood Zone 3a associated with the culverted River Wandle. At this location , the culverted River Wandle has been incorporated into the surface water sewer system as it flows north below the A235 Brighton Road. A Flood Warning and Evacuation Management Plan must be prepared for the site.	South Croydon
345	Normanton Park Hotel, 34-36 Normanton Road	Residential development with primary school expansion if required (otherwise the whole site may be used for residential development).	South Croydon
662	Coombe Road Playing Fields, Coombe Road	Secondary school with retention of playing pitches	South Croydon

Ref no	Site name	Proposed use	Place
97	24 Station Road	Residential development with a retail unit	South Norwood & Woodside
137	Paxton House, 9 Cargreen Road	Residential development	South Norwood & Woodside
486	Land and car park at rear of The Beehive Public House, 45A Woodside Green	Residential development	South Norwood & Woodside
115	Cheriton House, 20 Chipstead Avenue	Residential redevelopment	Thornton Heath
129	843 London Road	Primary school	Thornton Heath
136	Supermarket, car park, 54 Brigstock Road	Mixed use of residential, retail along Brigstock Road, and employment use	Thornton Heath
248	18-28 Thornton Road	Residential development	Thornton Heath
286	35-47 Osborne Road	Residential development	Thornton Heath
295	2 Zion Place	Residential development	Thornton Heath
326	Ambassador House, 3-17 Brigstock Road	Mixed use conversion comprising residential, retail and community facilities	Thornton Heath
400	Day Lewis House, 324-338 Bensham Lane	Residential redevelopment	Thornton Heath
407	797 London Road	Conversion or redevelopment to residential use	Thornton Heath
468	Grass area adjacent to, 55 Pawsons Road	Residential development	Thornton Heath
499	Croydon University Hospital Site, London Road	Consolidation of the hospital uses on a smaller area of the site with enabling residential development on remaining part subject to there being no loss of services provided by the hospital in terms of both quantity and quality	Thornton Heath
11	Croydon Garden Centre, 89 Waddon Way	Residential development	Waddon
16	Heath Clark, Stafford Road	Secondary School and residential development subject to access from Stafford Road	Waddon

Ref no	Site name	Proposed use	Place
25	Morrisons Supermarket, 500 Purley Way	Redevelopment of a mix of residential, retail, commercial and community uses to form the basis of a new residential community. It is recommended that basements are not considered at this site. Further ground investigations would be required at this site to confirm the likelihood of groundwater occurrence.	Waddon
48	294-330 Purley Way	Mixed use development comprising retail store, commercial space and residential units	Waddon
301	Sea Cadet Training Centre, 34 The Waldrons	Residential use with community use	Waddon
316	PC World, 2 Trojan Way	Redevelopment of this area to a mixture of residential, retail and commercial use, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community	Waddon
332	Superstores, Drury Crescent	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community	Waddon

Ref no	Site name	Proposed use	Place
349	Harveys Furnishing Group Ltd, 230-250 Purley Way	Redevelopment of this area to a mixture of residential, retail and commercial use, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community. As the site is partly within a Flood Zone 3 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment.	Waddon
350	Wing Yip, 544 Purley Way	Redevelopment of a mix of residential, retail, commercial and community uses to form the basis of a new residential community	Waddon
351	Furniture Village, 222 Purley Way	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by NHS) and community uses to form the basis of a new residential community	Waddon
355	Decathlon, 2 Trafalgar Way	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community	Waddon
430	Grafton Quarter, Grafton Road	Creative and Cultural Industries Enterprise Centre and residential development	Waddon
946	Stubbs Mead Depot, Factory Lane	Mixed residential and employment (industry and warehousing)	Waddon

4. CONSULTATION

- 4.1 The draft Detailed Policies and Proposals (Proposed Submission) has been prepared by the Spatial Planning Service with significant assistance from the Development Management and Strategic Transport services. It is presented as a justified and effective planning policy

framework.

- 4.2 Other Croydon Council divisions have also been involved with the preparation of the draft Detailed Policies and Proposals (Proposed Submission), notably Public Health, Streets, Safety and District Centres & Regeneration.
- 4.3 The Council has additionally worked with NHS England, the Croydon Clinical Commissioning Group, the Mayor of London, Transport for London and Network Rail on specific aspects of the Croydon Local Plan: Detailed Policies and Proposals.
- 4.4 Proposed allocations have also been shared with a large proportion of the owners of specific sites to ensure that all of the listed proposal sites have the potential for being developed by 2036. Sites where the landowner had no intention of developing the site by 2036 have not been included in the Detailed Proposals.
- 4.5 Recommendation 1.3 is necessary to ensure that at the time the formal publication period on the Croydon Local Plan: Detailed Policies and Proposals commences (a few weeks post Cabinet) the Plan is up to date, factually correct and minors amendments can be made to support the publication.
- 4.6 The Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) was consulted on from 6 November to 18 December 2015. Posters were displayed in the libraries and copies of the documents made available. The consultation was also publicised on the Council's website, and on Facebook and Twitter, the latter daily reminding the public about the dates and locations of the consultation. A new platform of social media called Street Life also posted the same post as the Facebook page onto their webpage. There were six drop in events for the Croydon Local Plan covering both the Strategic Polices – Partial Review and the Detailed Policies and Proposals with five events focusing on specific Places and with one event covering the whole of the borough. However all Places could be discussed at any of the events. They were held on three Wednesdays, two Tuesdays and one Saturday, with the weekday venues opening for 3.5 to 4.5 hours commencing from 3.30pm, depending on availability of the venue, the latest start being 4.30pm, and all ending at around 8pm. The weekday events were held at Addington Community Centre, New Addington, St John's Community Hall, Selsdon, Christ Church Methodist Church Hall, Addiscombe, Purley Baptist Church and South Norwood Methodist Church. The Saturday event was held at the Community Space in Bernhard Weatherill from 10 am to 2pm and covered the entire borough. A total of 831 people signed in at the events.
- 4.7 Site notices were also placed around all preferred proposal sites which included details of the proposed use, nearby consultation events and how to comment on the draft Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options).

- 4.8 The draft Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) takes into consideration the responses to the November 2015 consultation on the Detailed Policies and Proposals. A summary of those consultation responses and the amendments made to the draft Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) are set out in appendix 5. Note that where there were no comments that entailed any further consideration and/or changes, the policies have been omitted in the table. The full consultation log can be found in Appendix 4 to this report. At the end of the consultation period 5,843 individual people and organisations made duly made representations on the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options).
- 4.9 A total of 1,493 representations of 8,159 representations received were not duly made. Of these 560 were not duly made because they did not have a named person and/or postal or e-mail address. The Council received 771 (of the 1,493), representations containing discriminatory comments about Romany Gypsies, English Gypsies or Irish Travellers, or another specific ethnic group. These were not considered duly made as they contravene the Equality Act 2010. 140 out of the 1,493 not duly made representations were not considered to be duly made because they arrived after the close of the consultation and were therefore considered to be late. These statistics cover both the Detailed Policies and Proposals (Preferred and Alternative Options) and the Strategic Policies – Partial Review (Preferred and Alternative Options).
- 4.11 The next stage in preparing the Croydon Local Plan: Detailed Policies and Proposals is to publish the Proposed Submission draft for comment with all comments to be sent to the Planning Inspectorate for consideration by an independent Planning Inspector at an Examination in Public. This report is seeking endorsement to publish the Detailed Policies and Proposals (Proposed Submission) report for comment. This will fulfil the requirements of Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's adopted Statement of Community Involvement 2012. The publication is not a consultation as the Council is not able to make changes to the Local Plan following publication. Any proposed changes will be considered by the independent planning inspector. The Council is however able to recommend main modifications to the planning inspector. Any main modifications arising from the publication of the Proposed Submission report will be presented to Council with the report seeking approval to submit the Croydon Local Plan: Detailed Policies and Proposals to the Planning Inspectorate.
- 4.12 The publication will be communicated by the following:
- Emails and/or letter to the Local Plan consultee database, regularly updated- a list of all the organisations and stakeholders, Croydon engages with on planning documents, this includes the Duty to Cooperate authorities, Statutory Bodies, landowners and developers and local community organisations, businesses and residents.

- Printed media and libraries – adverts in the local newspaper, and council communications including e-bulletins to promote the publication period
- A printed copy of the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) will be provided for all Councillors at the start of the Publication period.
- The Proposed Submission documents will be sent to all the libraries with promotional material such as posters for notice boards. Opportunities for information stands will be considered.
- Web pages, and social media such as Facebook, Wordpress, Youtube and Flickr will be utilised to reach as many people as possible

4.13 It is planned that Submission of the Croydon Local Plan: Detailed Policies and Proposals and any main modifications will be reported to Council on 5 December 2016.

5 FINANCIAL AND RISK ASSESSMENT CONSIDERATIONS

5.1

1 Revenue and Capital consequences of report recommendations

	Current year	Medium Term Financial Strategy – 3 year forecast		
	2016/17 £'000	2017/18 £'000	2018/19 £'000	2019/20 £'000
Revenue Budget available				
Expenditure	253	148		
Effect of decision from report				
Expenditure (previously agreed)	0	0		
Expenditure	105	40		
Remaining budget	<u>148</u>	<u>108</u>		

2 The effect of the decision

The draft Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) report is one stage in the process of preparing the Croydon Local Plan: Detailed Policies and Proposals. Publication prior to submission is a statutory requirement in preparing a Development Plan Document, of which the Croydon Local Plan: Detailed Policies and Proposals is one. All the current work required to support the Croydon Local Plan: Detailed Policies and Proposals is accounted for within the current Spatial Planning Service resource level and Local Plan budget (reserve). Other future expenditure is limited to staff costs funded from the staff budget for the Spatial Planning service, expenditure associated with the Detailed Policies and Proposals (Proposed Submission) report (publishing costs), a

statutory Examination in Public (submission of the plan and facilitation costs), and the adoption of the Croydon Local Plan: Detailed Policies and Proposals (publishing costs). All of these costs will be funded from the Local Plan Budget (reserve). There is an earmarked reserve of £253k for the delivery of the Croydon Local Plan and the expenditure for this element of the Local Plan can be funded from within it. Once the expenditure in this report has been realised this reserve will be fully spent and an additional £2k budget will be required to fund the project. This will be funded through existing revenue budgets or through reduced spending up to 2018.

3 Risks

The preparation of the Croydon Local Plan: Detailed Policies and Proposals is a complex multi-stage process, being prepared to a tight timetable. There is therefore inherent risk that any unforeseen circumstances, additional analysis or legal challenge will result in additional financial costs above those available and could delay the final adoption of the Croydon Local Plan: Detailed Policies and Proposals.

These are being mitigated to reduce their impact with a programme management approach and up front communication with key stakeholders including statutory organisations. Further work is currently being undertaken to monitor the processes to ensure the document is found to be sound and based on up to date evidence.

As the Croydon Local Plan: Detailed Policies and Proposals will be part of the overarching Local Planning Authority's spatial planning strategy for the next twenty years, it is also essential that it is of sufficient quality and purpose to ensure the Council can achieve its Vision.

4 Options

There are no options with regard to publication, as the processes being undertaken is specified by statutory requirements.

In the absence of the Croydon Local Plan: Detailed Policies and Proposals future planning decisions will be at risk of challenge as existing saved policies of the Unitary Development Plan could have reduced weight if they don't conform with the government's planning policies as expressed in the National Planning Policy Framework.

5 Future savings/efficiencies

A sound Croydon Local Plan: Detailed Policies and Proposals will contribute indirect financial savings by assisting the regeneration of the borough through the setting of firm planning framework that will provide certainty to the community and developers and mitigate cost associated with planning appeals.

6 Approved by: Zulfiqar Darr, Interim Head of Finance - Place & Resources

6. COMMENTS OF THE COUNCIL SOLICITOR AND MONITORING OFFICER

6.1 The Council Solicitor comments that the draft Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) forms the basis of pre-submission publication of the Croydon Local Plan: Detailed Policies and Proposals in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's adopted

Statement of Community Involvement 2012. It will also contribute towards compliance with the Duty to Cooperate as required under Section 33A (1) (c) of the Planning and Compulsory Purchase Act 2004.

Approved by Sean Murphy – Principal Corporate Solicitor (Regeneration) on behalf of the Acting Council Solicitor & Acting Monitoring Officer.

7. HUMAN RESOURCES IMPACT

- 7.1 There are no direct Human Resources considerations arising from this report in terms of impact on staff. However, consultation on the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) can be undertaken in a proportionate manner with the current Spatial Planning resource level and availability.

Approved by Adrian Prescod, HR Business Partner, for and on behalf of Director of HR, Resources department.

8. EQUALITIES IMPACT

- 8.1 The draft Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) was subject to an Equality Analysis, which assessed the draft Plan's impact on equalities and mitigation measures have been taken into account where necessary. The equality analysis was undertaken to assess the likely impact on protected groups. This concluded that a full analysis would not be required as the draft Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) would not have any adverse impact on protected groups compared to non-protected groups. The analysis found a number of equality and inclusion issues that would be likely to have a positive impact e.g. the construction of three bedroom homes will provide extra housing for Croydon communities and the provision. Therefore no further Equalities Analysis has been undertaken on the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) and it is not included as a background paper to this report.

9. ENVIRONMENTAL IMPACT

- 9.1 A full Sustainability Appraisal (incorporating a Strategic Environmental Assessment) of the draft Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) has been prepared and the findings incorporated into the Proposed Submission report. A Scoping Report on the sustainability objectives was published on 7 August 2012 and was thereupon subject to a five week consultation.

10. CRIME AND DISORDER REDUCTION IMPACT

- 10.1 The draft Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) report does not have an impact on the reduction or prevention of crime and disorder.

11. REASONS FOR RECOMMENDATIONS/PROPOSED DECISION

- 11.1 Publication of the Proposed Submission report is an essential and statutory requirement in preparing the Croydon Local Plan: Detailed Policies and Proposals. The draft Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) report is considered to be positively prepared, justified, effective and consistent with national policy. It is presented as a draft planning policy framework and list of proposal sites and therefore is able to be published for representations to be made by interested parties on the development of the Croydon Local Plan: Detailed Policies and Proposals.
- 11.2 In the absence of the Croydon Local Plan: Detailed Policies and Proposals future planning decisions will be at risk of challenge as there could be the absence of an up to date development plan and possible non-conformity with London Plan policy.
- 11.3 The Housing and Planning Act 2016 introduces the ability of the Secretary of State to intervene in a Council's plan making if they don't have an up to date Local Plan by 2017. Progression of the Council's Local Plan keeps plan making in the Council's control.

12. OPTIONS CONSIDERED AND REJECTED

- 12.1 There are no options with regard to publication as the processes being undertaken is specified by statutory requirements. The Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) report contained all the options previously considered and rejected. This has been consulted upon and following the responses taken into account in preparing the draft Croydon Local Plan (Proposed Submission) It is proposed that the draft Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) report be published so representations can be made by interested parties and those representations can be considered at Examination in Public by an independent Planning Inspector.

CONTACT OFFICER: Steve Dennington, Interim Head of Spatial Planning (ext. 64973)

BACKGROUND PAPERS - LOCAL GOVERNMENT ACT 1972

(Available via

<https://secure.croydon.gov.uk/akscroydon/users/public/admin/kabmenu.pl?cmte=CAB>)

- Evidence base for Croydon Local Plan: Strategic Policies Partial Review (Proposed Submission) of the Sustainability Appraisal
- Consultation log (including approved Council response to comments) for the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options) consultation, October 2013

APPENDICES

(Available via

<https://secure.croydon.gov.uk/akscroydon/users/public/admin/kabmenu.pl?cmte=CAB>)

Appendix 1 – Draft Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

Appendix 2 – Draft Croydon Local Plan (Proposed Submission) Policies Map and Addendum (the Policies Map layers shown on the Addendum supersede the Draft Croydon Local Plan (Proposed Submission) Policies Map and are those to be approved).

Appendix 3 – Saved policies of the Unitary Development Plan to be deleted upon adoption of the Croydon Local Plan: Detailed Policies and Proposals DPD

Appendix 4 – Consultation log (including draft Council response to comments) for the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) consultation, November 2015

Appendix 5 - Summary of the main comments received on Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) consultation November 2015 and the Council's response and changes made to Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission).