The table below shows sites that were reviewed for their potential suitability for school sites. Each site was scored against the Panning Policy criteria at the top of the table. Where the site raised issues of concern, a '1' was marked against it.

i		<u>Prir</u>	mary School Sit	<u>e Search - Initia</u>	SITE SELECTION			
Map Sheet No.	Site No.	Site Name.	RO1 – Maintaining Open Character – Metropolitan Green Belt and Metropolitan Open Land	RO6 – Protecting the setting of Metropolitan Green Belt and Metropolitan Open Land	RO8 – Protecting Local Open Land – Local Open Land	RO9 – Education Open Space	RO15 – Outdoor Sport and Recreation	CS1 – Commur Facilitie includir Educati
3 4	1	St Josephs College				1	1	1
	2	Norwood Grove	1	1				
	3	Norwood Grove and Playing fields	1	1			1	
		Biggin wood and		 				
	4	allotments			1			
		Virgo fidelis and St						
56	1	Josephs Eversley				1	1	1
	2	Road Playing fields			1		1	
	3	Downsview Primary School				1	1	1
	4	Westwood Language College				1	1	1
	_	Norwood heights shopping						
	5	centre Triangle day centre &						
	6 7	Westow Park Queens hotel			1			
	8	Stanbourne Woods			1			
		Norbury Park						
78	1	and adult education centre			1	1	1	1
		Norbury Manor Primary						
	2	School				1	1	1
	3	Norbury Hall Kensington Avenue Primary			1		1	
	4	Primary School Highbury				1	1	1
	5	Avenue Playing fields St. James			1		1	1
	6	the Great Parchmore Road				1	1	1
	7	Industrial Estate						
		Bensham Grove Industrial						

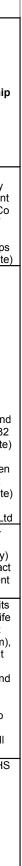
Summary of Search

This 2010 search identified 5 potential school sites (highlighted as blue in the table above) which had no major Planning Risk associated with them. They were

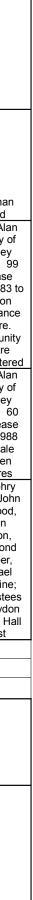
- Industrial Sites, Riddledown Road
- Refuse Depot, Brighton Road
- Builders Yard off Lower Addiscombe Road
- 50-66 Purley Way
- Croydon General Hospital

2012 Site Search

	e Search													
Referenc e Number	Map Sheet No.	Site Name.	RO6 – Protecting the setting of Metropolitan Green Belt and Metropolitan Open Land	RO8 – Protecting Local Open Land – Local Open Land	RO15 – Outdoor Sport and Recreation	EM2 - Industr y and Wareho using	Engaged policies total	Existing use	Site size (sq m)	Approx. distance to nearest school (metres)	Nearest school	Planning history	Additiona I informati on	Ownership
7	19 20	Industrial Site, 604 Mitcham Road					0	Industrial	8,620	50	Archbishop Lanfranc School	No significant proposals	0.5 - 1.7 acres advertised to let	O'Hara Property Investment Holding Co (rear of site), 3 ownerships (front of site)
	19 20	Boydon Tiles and adj Land, 20 - 24 and 32 Mayday Road							4,300, (5,275 includes 32 Mayday	280	Elmwood	10/00190/P application refused for 60 units (20-24 Mayday Road) - applicant Chantry Estates. 05/00182/P application refused for 14 units at 32 Mayday Road - applicant Brackendal e Investment		20 - 24 Boyden and Co Ltd. 32 (rear of site) Rodan Twenty Ten Ltd. 32 (front of site) Metis
9 23		Builders Yard, 22 Lansdowne Road and rear					0	Commercial	Rod) 14400	220	Infants St Marys Infant	No significant proposals	2006 value stated as £3.5m	Holdings Ltc In part - BRB (residuary) Ltd (contact David Gent LSH).
<u>24</u> 25	27 28 27 28	Commercial Works, Bensham Lane Westways and adj. Clinics, Lodge Road and 47 - 49					0 0	Commercial/ Retail Community/H ealth	<u>3500</u> 2750	adj . 280	Elmwood School Elmwood School	No significant proposals No significant proposals	SLAM potential dicposal	2 rear units Friends Life (approx 2,135 sqm), front unit Eileen Kostick and Audrey Kostick (lease to Power Group till 2017) SLAM NHS Trust
		St James Road											late 2012/ early 2013. Also NHS site adjacent increasing size to 3995/5525	



-													
												sq m	
	31	37 38	Land at c. 30 and 34 Addiscombe Road, adj. East Croydon Reform Church			0	Vacant	3225	400	Park Hill Infants	Pre-app discussiond for 59 flats and 400 sq m of commerical space - no formal proposals	Acquired (with other sites) for £2.25m in Jan 2009	Brennan Land
	33	51 52	Ambulance Station/Communit y Centre, 85/89 Waddon Way			0	Health	2910	325	Aerodrome Junior School	No significant proposals		F/H - Alan Mattey of Bushey Heath. 99 yr lease from 1983 t London Ambulance Centre. Community Centre unregistere
	34	51 52	Garden Centre, Waddon Way (adjacent to ambulance station)			0	Commercial	10435	325	Aerodrome Junior School	No significant proposals		unregistered F/H - Alan Mattey of Bushey Heath. 60 year lease from 1988 Wyevale Garden Centres
	35	53 54	Brethrens Meeting Room, Haling Road adj Haling park			0	Religious	3800	600	Purley Oaks Primary School	No significant proposals	For Sale by Auction Savills - 30 October 2012. Guide Price £900,000 +	Humphry Byng, Johr Harwood, Sean Carron, Raymond Cooper, Michael Napthine; the trustees of Croydon Gospel Hal Trust
	3	78	Nuffield Health Club, adj Norbury Hall, 1212 London Road	1		1	Leisure	1,600 building, need to check wider site	480	St James the Great Primary	No significant proposals	Adj. is Norbury Park Lawn Tennis Club and Open Space	
	4	9 10	Bensham Grove Industrial Estate, 52 - 78 Bensham Grove and adj to Osbourne Road			0	Industrial	East 14,770, West 5,180	250	St James the Grear Primary, St cyprians Greek Primary	No significant proposals. PP granted for 4 residential units at adjacent site at 9 Osbourne Rd	Well occupied Industrial Estate, one vacant unit	



														1	
													11/01224/P - permission granted for		
													residential developme		
													nt comprising 18 units on		
			Fountain Head PH							1,950			PH site. Applicant Fountain		
	5	13 14	and adj. Hall , c. 114 Parchmore Road					0	Leisure	PH, 4,050 wider site	125	Beulah Infants School	Head Investment s Ltd		
										5,340, 8,050 (includes		Archbishop	No		
	6	19 20	Challenge House, 616 Mitcham Road Telephone					0	Commercial	adj works)	adj.	Lanfranc School	significant proposals		
	8	19 20	Exchange and Sports Ground, 147 Brigstock Rd		1	1		2	Commercial/L eisure	Tim Gaynor reviewing					
													No significant proposals,		
			Car Works/Laundry, 226 Whitehorse									Broadmead School (50m to	although potentially multiple		
_	14	21 22	Gladstone Road					0	Industrial	7850	420	Brit)	ownerships 06/03465/P		
			Industrial, 1 - 28 Milton Avenue and									Decederated	Application for 35 units, rescinded		
	19	27 28	adjacent industrial units				1	0	Industrial	18500	320	Broadmead School	as 106 not entered		
	22	27 28	Territorial Army Centre, adj. 115 Sydenham Road					0	Community	8910	adj.	St Marys Infants	No significant proposals		
			Surface Car Park, previously known as Northern									St Marys		Forms part of the Ruskin Square	
┢	26	27 28	Gateway Site						Commercial	5130	200	Infants	07/01925/P	proposals	
													application for 22 units		
													appplicatio n not determined		
												Davidson	as s106 not agreed. Applicant	Head Office - approx	
	28	29 30	Roman House, 13 - 27 Grant Road					0	Commercial	5025	500	Primary School	Mansell Preperty	200 employees	
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	Referenc Number	Map Sheet No.	Site Name.	RO6 – Protecting the setting of Metropolitan Green Belt and Metropolitan Open Land	RO8 – Protecting Local Open Land – Local Open Land	RO15 – Outdoor Sport and Recreation	EM2 - Industr y and Wareho using	Engaged policies total	Existing use	Site size (sq m)	Approx distance to nearest school (metres)	Nearest school	Planning history	Additiona I informati on	Ownership
	10	19 20	Brigstock Manor, c. 131/133Brigstock Road						Residential					Separate feasibility being prepared	
	15	23 24	Addiscombe Boys and Girls Club, Stroud Green Way, CR0 7BE						Community					Close to Stroud Green Lodge	
	16	23 24	Stroud Green Lodge, 49 Stroud Green Way						Residential					Separate feasibility being prepared	
		7 8	Highbury Avenue Sports Ground						Community					Separate feasibility being prepared	

Summary of Search

The 2012 Site Search proved valuable for identifying potential sites. The shortlisted sites in the second table above and several from the first list have all been actively pursued for Primary School Sites. Addiscombe Boys and Girls Club was subsequently discounted as it was determined too valuable to the community.



2013 Site Search Sites revie ^{Site}	wed – disco Image/Site Plan	Ounted for T Planning Locality	argeted Ba	sic Need b	Rationale for discounting
Morland House and Rees Lodge Morland Road CR0 6NA	East	4600	Potenti al mixed use schem e includi ng educat ional use.	CCURV site	uiscounting
Davis House Robert St and Fell Road CR0 1QQ	Central	1300	Office buildin g immed iately behind the new civic centre. Jointly owned by CCUR V and LA.	Prohibitively expensiv access problematic. I	ve to procure. Level ∟imited outdoor space.
226 Pampisford Road CR8 2NG	South	3870	Vacant cleare d site opposi te Regina Coeli. Planni ng grante d for 31 additio nal care units and one unit for	Potential significant h	iate demand for places. highway issues. Unlikely r expansion of Regina

staff

Cheriton House Chipstead Avenue Thornton Heath CR7 7DG	North West		1700	Backs on to newly extended library. Disused T shaped brick building – potential for remodelling or demolition.
Leon House car park Eldridge Road and Masons Ave CR0 9XT	Central		4000	Substantial open space. Potential for temporary use/decant site. Leon House currently semi occupied.
Waddon Way Garden Centre CR0 4HY	Central	Central	10300	Generous site. Ownership to be determined. Adjacent to leisure/ community facilities and ambulance station. Potential for secondary/all through. The 'Diving Stage' is a Grade II Listed Structure and must be retained.

12-20 Surrey St Charles Street CR0 1TR	Central	3690	5 storey deep plan multi storey car park. Substantial structure. Adjacent to Exchange Square. Slab to slab height may be too shallow. Substantial remodelling project. Ownership to be determined.	Not in public ownership and – deliverability within required timescales for bid likely to be unfeasible. Longer term potential for secondary provision.
2 Union Road CR0 2XU	North West	383	3 storey D1 use. Freehold for sale for £325k. Poor condition.	Not in public ownership. No outside space. Site too small.
Wandle Road Car Park	Central	TBC	Council owned and currently used as staff car park. Long narrow site under and adjacent to flyover. Discussions progressed regarding erection of bus stand.	Likely to be unsuitable for primary – potentially significant noise and air quality

T Site committed for affordable housing

Not in public ownership and owner in receivership – deliverability within required timescales likely to be unfeasible

Not in public ownership and – deliverability within required timescales for bid likely to be Ill unfeasible, but longer term potential post ed September 2015

Croydon College Car Park Good central location. Small site Being developed for commercial Central - potential for short term and residential capacity All Saints C of E Primary On border of North West and Potential expansion project Insufficiently strong educational East rationale Independent school adjacent North West Discussions underway to bring Insufficiently strong educational to Virgo Fidelis RC secondary independent school into VA rationale as per DfE Criteria sector and add 1FE. Potential presumptive Free School/Academy - cosponsored? Eldon PHAB Hall, Dering Place Central Potential for colocation of Eldon Previous discussions with CR0 1DT PHAB and primary expansion – stakeholders have been Howard Primary. unsupportive of an expansion Discussions taking place re proposal. Howard already bulge class and use of car park. expanded and demand for places further to the north Westwood Girls Language Expansion potential – all Insufficiently strong educational North West rationale as per DFE criteria College through Spurgeon Road SE19 3UG **Telephone Exchange**, 80 South West Potential to engage with Not an area of immediate Brighton Road Telereal Trillium regarding site? demand but potential future CR8 4DA Limited outdoor space. option Crystal Palace Football Club East CPFC sponsorship of free Alternative plans for site in train car park school on part of car park site? SE25 6PU

Appendix A – School Site Searches – Educational Estates Strategy Cabinet Paper 17th June 2013, Supplementary Questions

Zodiac Court (near to Praise House)	Central	Not Council owned. Mixed development opportunity?	Not in public ownership and – deliverability within required
CR0 2RJ		Regen team looking at this.	timescales for bid likely to be unfeasible. Longer term potential for secondary provision.

Timebridge Community Centre, Fieldway New Addington CR0 9AZ

South East

Former independent nursery – Little David's School. Local Open Land. Existing use -Family Centre, Youth Centre, Learning Tree Pre-School? Needs investment.

No immediate local places demand. Council to grant long lease.