

**23rd January 2020
Planning Committee
Addendum**

Item 5.1: 80 and Land to the Rear of 76 & 78 Waddington Avenue, Coulsdon.

The list of Drawing Nos was written in error, it should read: 80WA P1 Rev C, 80WA P2 Rev D, 80WA P3, 80WA P4 Rev B, 80WA P5 Rev B and 802-L-02.

Two letters of objection were received following the publication of the Committee Report. These letters repeated the objection points as per the Committee Report paragraph 6.2 with the exception of the following concern:

Summary of additional objections	Response
Nine units to avoid delivering affordable housing.	The assessment of any application is based on the merits of the submitted proposal. The proposal for nine dwellinghouses would fit within the character of the area and would provide an alternative accommodation to flats. Additionally, the site has its own restrictions which potentially would not afford bigger building or a higher vehicle-parking provision.

An additional paragraph should be included as follows:

7.8 Emerging New London Plan

Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Plan appears to be close to adoption. The Mayor's Intend to Publish version of the New London Plan is currently with the Secretary of State and at the time of this addendum it is understood no response had been submitted to the Mayor from the Secretary of State. Therefore, the New London Plan's weight has increased following on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.

The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the "small sites" reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing

target for Croydon (641 homes a year) is not dissimilar to the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.

It is important to note, should the Secretary of State support the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more new homes than our current Croydon Local Plan 2018 targets.

For clarity, the Croydon Local Plan 2018, current London Plan (incorporating alterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications.

Paragraph 8.5 contained an error and referenced provision of ‘flats’; it should read as follows:

8.5 Loss of Existing Land Use: Policy DM1.2 of the CLP (2018) permits residential redevelopment where it would not result in the net loss of three-bedroom homes or the loss of homes smaller than 130 sqm. The proposal would provide **eight** three-bedroom **dwellinghouses and a four-bedroom dwellinghouse**, following the demolition of **one** family homes. Accordingly, it would not result in a net loss of three-bedroom homes the proposal would be acceptable.

Paragraph 8.65 contained an error referencing ‘Category B trees’; it should read as follows:

8.65 This report concluded that **all the trees** on site are low Category C. These Category C trees comprise ash, mock orange, sycamore, silver birch, holly, beech, apple and Leyland trees; none of which would be considered a relatively important species/specimen. The proposal would include the removal of 16 individual trees and a group of 5 trees; it would also retain 13 individual trees, two groups of trees and a hedge.

Item 5.2: Land To the Rear of 24-42 & 30 Moreton Road, South Croydon.

An additional paragraph should be included as follows:

7.7 Emerging New London Plan

Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Plan appears to be close to adoption. The Mayor’s Intend to Publish version of the New London Plan is currently with the Secretary of State and at the time of this addendum it is understood no response had been submitted to the Mayor from the Secretary of State. Therefore, the New London Plan’s weight has increased following on from the publication of the Panel Report and the London Mayor’s publication of the Intend to Publish New London Plan. The Planning

Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.

The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the "small sites" reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.

It is important to note, should the Secretary of State support the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more new homes than our current Croydon Local Plan 2018 targets.

For clarity, the Croydon Local Plan 2018, current London Plan (incorporating alterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications.

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