

REPORT TO:	CABINET 21 OCTOBER 2019
SUBJECT:	Issues and Options Consultation on the Croydon Local Plan Review
LEAD OFFICER:	Executive Director Place – Shifa Mustafa Director of Planning and Strategic Transport – Heather Cheesbrough
CABINET MEMBER:	Councillor Scott – Cabinet Member for Environment, Transport & Regeneration (Job Share) Councillor King – Cabinet Member for Environment, Transport & Regeneration (Job Share)
WARDS:	All
CORPORATE PRIORITY/POLICY CONTEXT/ AMBITIOUS FOR CROYDON	
Corporate Plan for Croydon 2018-2022	
The vision set out in the introductory section of the document is provided from the Corporate Plan for Croydon 2018-2022. Relevant sections to planning of ‘what does success look like’ and ‘what will we do’ have been identified and also provided within this vision section. Going forward, this will allow future planning policies to align with the Corporate Plan vision and actions.	
FINANCIAL IMPACT	
The consultation on the Local Plan Review Issues and Options consultation document is estimated to cost £165k and will be funded from the Local Plan Review Reserve.	
FORWARD PLAN KEY DECISION REFERENCE NO.: 2219CAB	
This is a Key Decision as defined in the council’s constitution. The decision may not be implemented until after 13.00 hours on the 6th working day following the day on which the decision was taken unless referred to the Scrutiny and Overview Committee by the requisite number of councillors.	

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 That the Cabinet approve the publication of the Croydon Local Plan Review (Issues and Options) consultation document (Appendix 1) for public consultation under the Town and Country Planning (Local Planning)(England) Regulations 2012; and,

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| <p>1.2 That Cabinet delegate minor and/or factual changes to the Croydon Local Plan Review (Issues and Options) consultation document prior to publication for consultation to the Director of the Director of Planning and Strategic Transport in consultation with the Cabinet Member for Environment, Transport and Regeneration (Job Share).</p> |
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2. EXECUTIVE SUMMARY

- 2.1 The purpose of this report is to seek Cabinet approval to publish the Croydon Local Plan Review (Issues and Options) consultation document for public consultation, to take place from 1 November 2019 to 20 December 2019. Consultation on the proposed content of the Local Plan Review is required under Regulation 18 of the Town and Country Planning (Local Planning)(England) Regulations 2012.
- 2.2 The main aim of the Local Plan Review is to address the need for Croydon to help deliver more high quality housing and affordable housing whilst developing vibrant places to live, work, visit and socialise. Croydon has a need for 46,040 new homes between 2019 and 2039. This first consultation on the Local Plan Review sets out three different possible spatial strategies to directing growth across the borough, to meet housing need and the need for associated jobs and infrastructure, focused on different aspects of sustainability, namely environmental, economic and social sustainability.
- 2.3 The consultation document provides a section that summaries the key issues and proposed policy options for each key policy area including housing, affordable housing, housing design, urban design, heritage and local character, employment, retail, community facilities – health and education, community facilities – social infrastructure, environment and climate change, green grid, transport, parking, Purley Way and Brighton Mainline Upgrade and East Croydon Station.
- 2.4 The 16 Places of Croydon will change depending on their local character, their accessibility to services and public transport, their heritage status and the ability to deliver commensurate physical and social infrastructure to mitigate growth. For each spatial strategic option, the proportion of new homes to be built in each of the 16 Places of Croydon, and the potential growth scenarios for each of the spatial strategy options, is set out in this document.

3. DETAIL

- 3.1 Croydon needs to review its existing Local Plan to rise to the challenges facing the borough and its communities over the next 20 years and beyond. Planning is critical to ensuring that Croydon meets the needs of all its residents and visitors. This Local Plan review sets out how Croydon might contribute to meeting its own housing needs, including the need for affordable homes; whilst tackling the causes of climate change in the borough, and ensuring it is developing vibrant places for people to live, work and visit.

- 3.2 A Strategic Housing Market Assessment produced for Croydon Council by GL Hearn has calculated, using the government's standard methodology, that there is a need for 46,040 new homes in the borough between 2019 and 2039. Furthermore, the emerging London Plan, which is due to be adopted in February 2020, proposes that 29,490 new homes be built in Croydon between 2019 and 2029. The Local Plan Review will need to address both of the need for homes and the London Plan's housing targets.
- 3.3 The Croydon Local Plan Review – Issues and Options consultation document is provided over three sections:
- Strategic Options
 - Policy areas
 - Place Specific Policies

Strategic Options

- 3.4 The review sets out the possible spatial strategies, sites and planning policies necessary to meet these needs, over the period from 2019 to 2039. For each spatial strategic option, the proportion of new homes to be built in each of the 16 Places of Croydon is set out in this document. In the final adopted version of the Local Plan review (which will be published in 2022 following an examination of the Plan by an independent planning inspector), it is intended that each of the 16 Places of Croydon will have its own target for the number of homes to be built. With each of the spatial strategic options some areas in the borough are likely to see less growth than envisaged by the Croydon Local Plan 2018, whilst other areas with better accessibility to public transport and local services, as well as the capacity to evolve and change, will see higher levels of growth. The strategic options set out three distinct ways the borough could grow and address the housing crisis. Each has its own strengths and challenges. Following consultation a combination of the different options may be taken forward, in consideration of the comments received about the balance of those strengths and challenges and what the most effective way of tackling the housing crisis might be.
- 3.5 The following strategic options are proposed:
- Strategic Option 1
- 3.6 **Strategic Option 1** is an environmentally and economically sustainable option but would have the greatest impact upon existing residential neighbourhoods. It is proposed a third of all new homes will be in Central Croydon, mostly on larger developments, a sixth of all new homes will be on 'allocated' sites away from Central Croydon and the Purley Way, about 10% of new homes will be in the Purley Way area as part of a comprehensive regeneration of the retail parks along the Purley Way and smaller 'windfall' sites accommodating about 40% of all new development in the borough, achieved through a combination of evolution of character in most areas of the borough; and intensification of development in areas where homes are built on large plots and are within 800m of a train station or tram stop, resulting in a gradual change of character.
- 3.7 It is considered this option is the easiest to deliver, it complies with national and regional planning policy, it is not overly reliant on large volume of housebuilders to deliver homes (meaning there is less risk in Croydon falling behind on its

housing targets and needs) and there will be no loss of green belt land, except for supporting infrastructure.

3.8 However, this option will result in changes in character in some parts of the borough where existing homes are built on large plots of land, particularly where they are located in accessible locations (within 800m of a Town Centre, train station or tram stop, or with higher levels of public transport accessibility). This will see some areas change more significantly.

3.9 Under strategic option 1 the following homes by Place (2012-2039) are proposed:

Place	Total
Addington	280 to 350
Addiscombe	1,480 to 1,880
Broad Green & Selhurst	950 to 1,140
Coulsdon	2,050 to 2,490
Central Croydon	12,430 to 14,040
Crystal Palace & Upper Norwood	480 to 670
Kenley and Old Coulsdon	2,000 to 2,480
Norbury	540 to 670
Purley	7,260 to 9,390
Purley Way transformation area	2,900 to 4,470
Sanderstead	1,670 to 2,070
Selsdon	870 to 1,070
Shirley	360 to 460
South Croydon	890 to 1,070
South Norwood & Woodside	460 to 520
Thornton Heath	1,450 to 1,880
Waddon	500 to 610
Already under construction	5,370
Borough totals	At least 46,040 new homes across the borough

Strategic Option 2

3.10 **Strategic Option 2** is an environmentally and socially sustainable option but would probably be the hardest to deliver as it is the most reliant on large, complex development sites to deliver. In it more growth is focussed on the Purley Way area to reduce the pressure on the suburbs of Croydon. It differs from Option 1 as it proposed to accommodate 9,500 to 12,000 homes along the Purley Way through a radical vision and plan led approach to the redevelopment of the area with high density residential and commercial/retail developments, whilst respecting the borough's most valued and protected commercial locations. The development of a delivery focused masterplan will need to facilitate this ensuring that wider infrastructure is developed to enable good growth and a vibrant place. This includes a joined up, welcoming and accessible public realm. Smaller 'windfall' sites will accommodate about a quarter of all new homes in the borough. Mainly this will be through evolution of existing character, although some areas close to services with good public transport accessibility may see some intensification. No Green Belt release is proposed under this strategic option, except for supporting infrastructure.

- 3.11 This option also has the potential to reduce the pressure for development on many of the borough's existing suburbs and the Purley Way has the potential to deliver a significant number of homes if a very high density form of development is taken forward.
- 3.12 However, this level of development along the Purley Way could impact on the important functions of the adjacent strategic industrial areas, although this impact will need to be managed/mitigated given the economic importance of the strategic industrial areas. Both Central Croydon and Purley Way would be redeveloped using a similar form of development and it is unknown if there is a big enough market for over 25,000 homes of similar types in Croydon and developers and landowners may not want to develop 25,000 homes of the types found in Central Croydon and would be expected in the Purley Way area. New typologies of high density mixed use developments and places will need to be developed which may not be fully tested. Therefore, there is a real risk that if developers did not build at the required rate, then Croydon's suburbs could still be under great pressure from development, which would have not been proactively planned for.
- 3.13 Under strategic option 2 the following homes by Place (2019-2039) are proposed:

Place	Total
Addington	190 to 230
Addiscombe	1,030 to 1,310
Broad Green & Selhurst	890 to 1,070
Coulsdon	1,460 to 1,760
Central Croydon	12,430 to 14,040
Crystal Palace & Upper Norwood	420 to 600
Kenley and Old Coulsdon	1,380 to 1,710
Norbury	360 to 450
Purley	5,400 to 7,060
Purley Way regeneration area	9,430 to 12,000
Sanderstead	1,170 to 1,450
Selsdon	580 to 710
Shirley	360 to 450
South Croydon	680 to 810
South Norwood & Woodside	350 to 380
Thornton Heath	1,340 to 1,740
Waddon	400 to 480
Already under construction	5,370
Borough totals	<u>At least 46,040 new homes across the borough</u>

- Strategic Option 3
- 3.14 **Strategic Option 3** is an economically and socially sustainable option but with the greatest impact on green spaces in the borough as it involves a limited release of Green Belt land for residential development to reduce the pressure

on the suburbs of Croydon. It differs from Spatial Strategic Option 1 as it proposes a limited release of Green Belt in New Addington, Selsdon and Sanderstead for 5,350 homes and smaller 'windfall' sites accommodating about just over a quarter of all new homes in the borough. This will be mainly through evolution of existing character, although some areas close to services with good public transport accessibility may see some intensification.

- 3.15 This option has the potential to reduce the pressure for development on many of the borough's existing suburbs. It is also easier to provide family homes on Green Belt sites than on intensification sites in suburban areas, or through redevelopment of Central Croydon and Purley Way and more affordable housing can be provided on Green Belt sites as their existing financial value is low. The Green Belt sites suggested already have good access to current utilities, public transport and local services and other areas of Green Belt could be improved and have better public access in compensation for the loss of some Green Belt land with little or no public access.
- 3.16 However, the emerging London Plan does not encourage the loss of Green Belt land for residential development. Although the Green Belt sites are the most sustainable sites (in terms of access to services and public transport), they are not the sites which would cause the least harm to the borough's Green Belt if they were released. As such there would be harm to the borough's Green Belt caused by this option. By releasing Green Belt for residential development it may make other parts of the borough, in particular Croydon Town Centre and Purley Way, less attractive places to develop, inadvertently increasing the pressure to redevelop the suburbs.
- 3.17 Under strategic option 3 the following homes by Place (2019-2039) are proposed:

Place	Total
Addington	190 to 230
<i>Urban extension (Green Belt) of New Addington</i>	<i>2,560 to 3,030</i>
Addiscombe	1,030 to 1,310
Broad Green & Selhurst	890 to 1,070
Coulsdon	1,460 to 1,760
Central Croydon	12,430 to 14,040
Crystal Palace & Upper Norwood	420 to 600
Kenley and Old Coulsdon	1,380 to 1,710
Norbury	360 to 450
Purley	5,400 to 7,060
Purley Way regeneration area	2,900 to 4,470
Sanderstead	1,170 to 1,450
<i>Urban extension (Green Belt) of Sanderstead</i>	<i>680 to 780</i>
Selsdon	580 to 710
<i>Urban extension (Green Belt) of Selsdon</i>	<i>1,300 to 1,540</i>
Shirley	360 to 450
South Croydon	680 to 810
South Norwood & Woodside	350 to 380
Thornton Heath	1,340 to 1,740

Waddon	400 to 480
Already under construction	5,370
Borough totals	<u>At least 46,040 new homes across the borough</u>

3.18 The table above identifies the proposed urban extensions (Green Belt) for this strategic option. The Green Belt review, undertaken by Wood Environment and Infrastructure Solutions, reported on the likely effects of potential development on sites within the Green Belt. The likely degree of harm on the Green Belt is provided for each site and following a five-point scale (significant, significant to moderate, moderate, moderate to limited, limited to moderate and limited), reflecting the application of professional judgement in the light of the likely effects of development on its openness and permanence.

3.19 Urban extensions are proposed in Sanderstead, Selson and Addington. Below provides the breakdown of the parcels of land that make up these extensions and the level of harm that have been assessed at:

Land at Borrowdale Drive/Mitchley Hill, Sanderstead



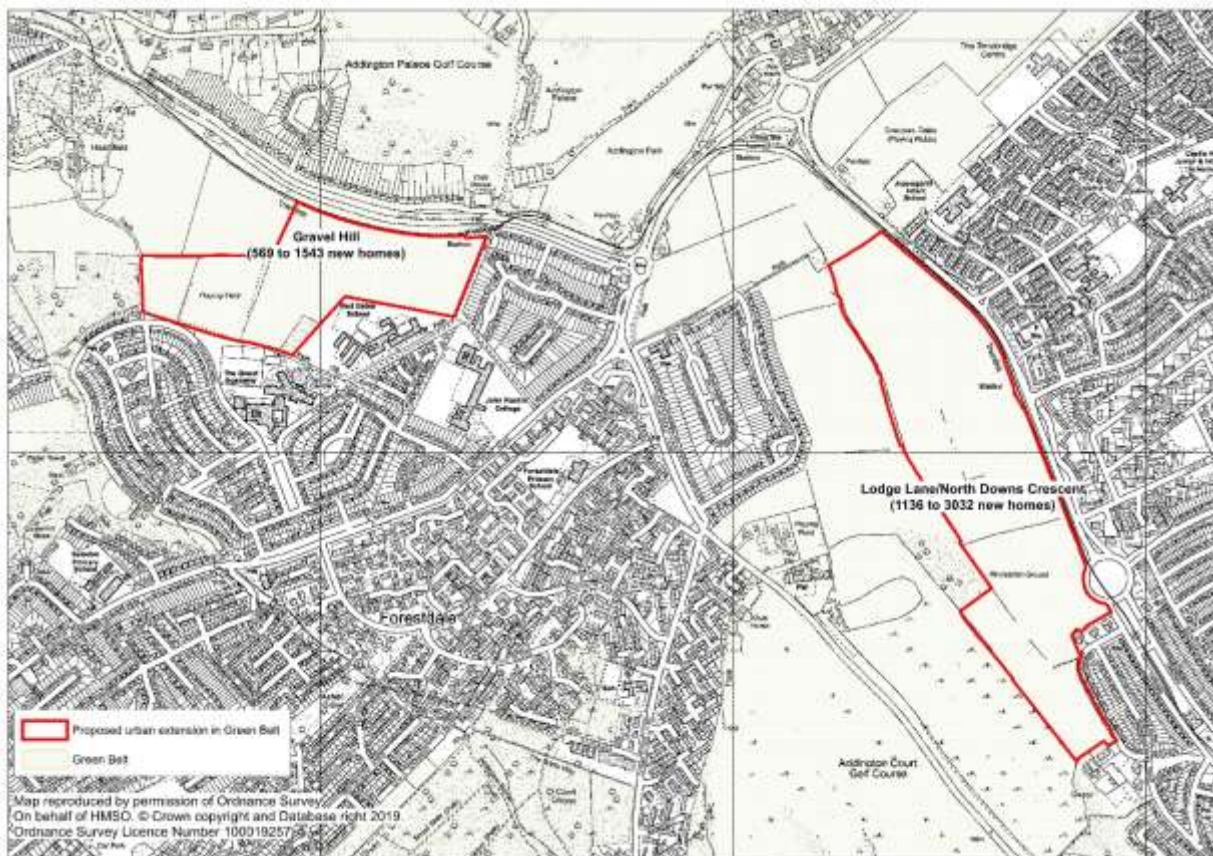
The Green Belt review, undertaken by Wood Environment and Infrastructure Solutions, reported that '*Whilst the parcel is bounded on all sides and part of the footprint of Sanderstead, its scale and orientation/ exposure mean that a connection with the wider countryside and contribution to openness is maintained.*'. It also said that '*Whilst the site is of a moderate scale and well bounded on all sides, it has a high degree of visual exposure which makes mitigation challenging. Development is judged to result in **Significant to Moderate harm** to the Green*

Belt, reflecting the clear loss of openness on a visually sensitive slope but ameliorated by the contained character of the site and extension of surrounding built form.'

However, the site is only a 12 to 20 minute walk from Riddlesdown station and an 8 to 13 minute walk from Sanderstead Local Centre, with no other designations that preclude development, so is one of the most sustainable Green Belt sites in Croydon, were Green Belt sites to be released for development. Paragraph 138 of the National Planning Policy Framework says that '*where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport.*

It should also be noted that Borrowdale Drive was presumably meant to extend across the site as, unusually, it is in two parts, one being off Mitchley Hill, and the other part coming off Rectory Park.

Land at Gravel Hill, Selsdon



The Green Belt review, undertaken by Wood Environment and Infrastructure Solutions, reported that '*The parcel prevents the further sprawl of development along the A212 and helps to maintain a degree of openness and countryside character.*'. It also said that '*Development of this suite of sites as a whole would result in **Significant to Moderate harm** to the Green Belt, arising from the removal of openness from exposed land which prevents sprawl and encroachment. The extent of removal of land associated with the sites, boundary issues to the west, limited opportunity for mitigation and the creation of 'remnant' Green Belt add up to the judged degree of harm.*

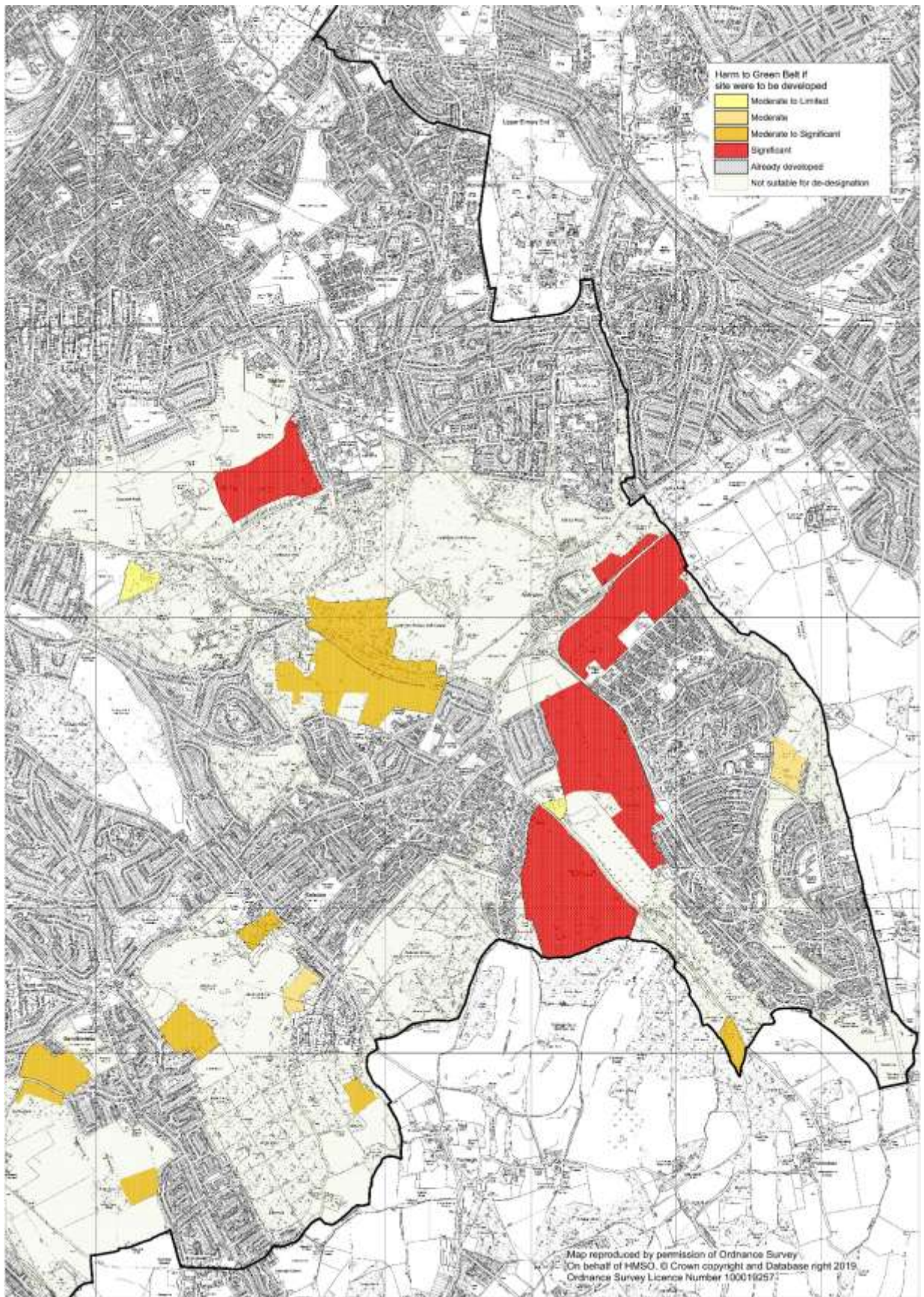
However, the site is adjacent to the tram line with Gravel Hill tram stop being located at the north eastern corner of the site. There are also no other designations that preclude development, so is one of the most sustainable Green Belt sites in Croydon, were Green Belt sites to be released for development. Paragraph 138 of the National Planning Policy Framework says that *'where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport.'*

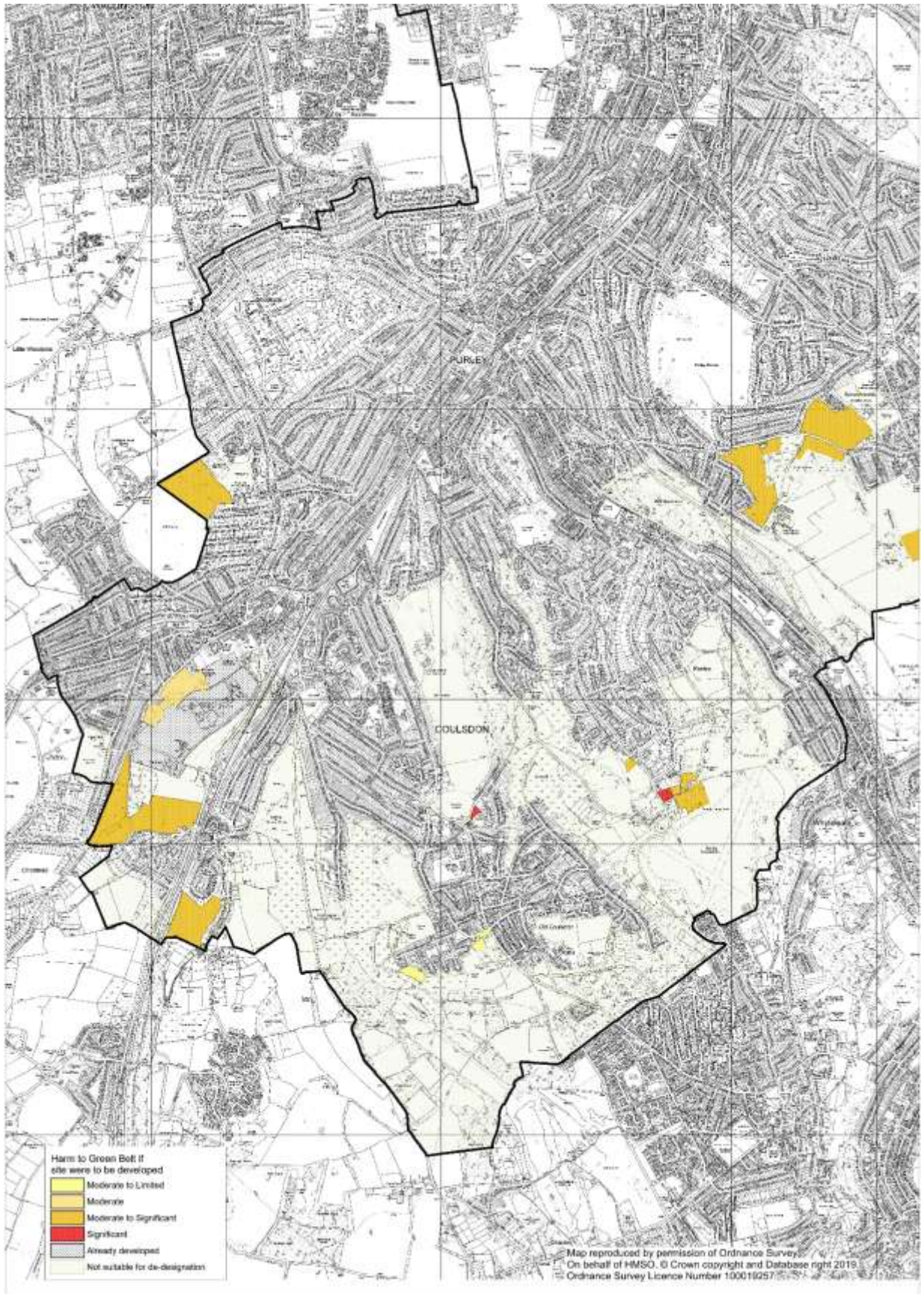
Land at Lodge Lane and North Downs Crescent

The Green Belt review, undertaken by Wood Environment and Infrastructure Solutions, reported that *'The parcel makes a Significant Contribution to Green Belt purposes through role in preventing sprawl and encroachment and maintaining separation, as well as acting as part of the context for Addington Village.'* It also said that *'Development would result in **Significant harm** to the Green Belt, removing open land which makes a Significant Contribution to containing sprawl, encroachment into open countryside and maintaining separation between Selsdon and New Addington. The external boundaries to the sites are not substantial to ensure long term containment.'*

However, the site is adjacent to the tram line with Fieldway and King Henry's Drive tram stops being adjacent to the site. It lies opposite to the New Addington branch of Lidl, and 8 to 20 minutes walk from New Addington Town Centre. There are also no other designations that preclude development, so is one of the most sustainable Green Belt sites in Croydon, were Green Belt sites to be released for development. Paragraph 138 of the National Planning Policy Framework says that *'where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport.'*

- 3.20 The Green Belt review, undertaken by Wood Environment and Infrastructure Solutions, reported that virtually all of Croydon's Green Belt makes a significant contribution to Green Belt purposes. Furthermore only four parcels of land, if de-designated would cause just Moderate to Limited harm to the Green Belt, and no land, if de-designated would cause just Limited harm. The maps below show the findings of the Green Belt review.





3.21 The National Planning Policy Framework says, in paragraph 136, that ‘once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans.’ It goes on to say in paragraph 137 that ‘before concluding

that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development.'

3.22 It should be noted from the above that Strategic Option 3 can only be pursued if it is proven that Strategic Options 1 and 2 cannot meet Croydon's housing, employment and infrastructure needs. Furthermore the emerging London Plan says in Policy G2 that the Mayor will not support any de-designation of Green Belt. It is a requirement of the s24(1)(b) of the Planning and Compulsory Purchase Act 2004 that Croydon's Local Plan be in general conformity with the London Plan, which means the Local Plan Review should not include policies that are at odds with the London Plan.

3.23 The consultation document provides a section that summarises the key issues and proposed policy options for each key policy area including environment and climate change, green grid, housing, affordable housing, housing design, urban design, heritage and local character, employment, retail, community facilities – health and education, community facilities – social infrastructure, transport, parking, Purley Way and Brighton Mainline upgrade and East Croydon Station. Each section is summarised below:

Environment and climate change:

Croydon Council declared a Climate Change Emergency in July 2019 and established a target for the Council to become carbon neutral by 2030. Climate change is a global issue with many local impacts, such as flooding events. Croydon is the 4th most susceptible town in the UK for surface water flooding.

3.24 Other environmental issues that the Local Plan Review will need to focus on include:

- Sustainable Urban Drainage Systems (SUDS) are an effective method of preventing rainwater joining the main sewers and helping to prevent flooding – yet they are considered complicated or expensive by developers/domestic property owners and are infrequently used in new small or large-scale developments.
- The environmental quality of new homes.
- The emerging London Plan aspiration of all developments to be zero-carbon.
- Croydon Council has the aim to boost the borough's recycling rate, plant 3,500 trees by 2023, reduce energy use, create School Streets, and create spaces to rest and recover along walking routes and make cycling safer and easier for all.

3.25 The following policy framework is proposed in the Local Plan Review (Issues and Options) consultation document to address environmental and climate change issues:

- Push developers to meet the highest standard of sustainable design and construction for new builds, conversions and refurbishments, such as those

set out in the emerging London Plan and Building Regulations (2013) for energy, water and emissions efficiency, and achieving minimum BREEAM standards for sustainability.

- Encourage and enable sustainable refurbishment of our existing housing stock, including insulation and the addition of renewable technologies.
- Apply the thrust of the emerging London Plan climate change strategy.
- New development to enhance even further than in the existing Local Plan improved public realm spaces to embrace exemplar uses of sustainable design, including enhancing biodiversity, incorporating integrated SUDS and sourcing sustainable materials, otherwise the additional homes needed to address the housing crisis will not be able to be delivered.
- Introduce typology specific policies for the provision of green infrastructure in places like busy streets and areas around schools, to tackle air pollution.
- Facilitate reforestation, especially through the extension of existing woodland
- Protect important ribbons of woodland running through gardens and other open spaces that provide wildlife habitats and link other areas that are important in allowing wildlife to migrate
- Creation of designated green routes through the borough.
- Facilitate opportunities for urban farming, growing and enhancing the borough's biodiversity.
- Enhance public realm to promote sustainable and active modes of travel, including civic spaces and pocket parks to rest, water re-filling points and other public facilities.

Green Grid:

3.26 One third of Croydon is green space, made up of mixture of Green Belt, Metropolitan Open Land, recreation / sports grounds and other open spaces. There is an increasing pressure on these green spaces from population growth and the fragmentation of the green grid.

3.27 The following policy framework is proposed in the Local Plan Review (Issues and Options) consultation document to address green grid issues:

- Protecting and improving access to Metropolitan Green Belt and Metropolitan Open Land.
- Designating the most demonstrably special open spaces in the borough as Local Green Space with the support from, and a leading role from, the local communities they serve.
- Protect other Green Spaces in the borough from development and seek to increase access to and quality of these spaces.
- Support urban farming and growing to diversify the green networks; this can include bee-keeping.
- Including the intended borough's Green Grid in planning policy and on the Local Plan policies map, with further detailed guidance to foster the network and links to follow.
- Requiring all new developments to; provide a net-gain in biodiversity, and; maximise opportunities for green corridors, green infrastructure, urban greening and high quality public realm and landscape design.
- Require new developments to increase access to open space for residents and improve the quality of existing open space.

- Publish guidance on Croydon's Green Grid including how it can act as corridors for wildlife, and to encourage more sustainable journeys on foot or by bike through high quality public realm design and interventions.
- Protecting and planting new trees.
- Empowering local communities to take ownership of their parks, open spaces, streets to create pocket parks, parklets and community gardens.
- Establishing a clear policy link between the air quality benefits of the Green Grid and actions to mitigate and adapt to climate change.
Integrate smart and digital infrastructure to facilitate and enhance the green grid objectives.

Transport:

3.28 As Croydon grows, we need to cut the amount of private car use, traffic and congestion and resultant pollution in our streets.

3.29 Other transport issues that the Local Plan Review will need to focus on include:

- We need to help people be more active (to walk and cycle more) as part of their daily travel routine.
- Growth is happening all over Croydon, including in suburbs that lack high levels of public transport which presents challenges for increasing walking, cycling and public transport use borough-wide.
- A balance is required between meeting the on-going needs for some personal cars and the need to reduce reliance on them in order to ensure "good growth".
- On-site parking provision should be designed as an intrinsic part of a development proposal, meeting high design standards and making provision for disabled persons parking.
- Proactively managing the provision of car parking including on-site, results in a more efficient use of land and can help to discourage unnecessary use of the private car, as well as allowing more homes to be built on less land, less hard standing that adds to flooding, resulting in less development pressure in the suburbs.
- Reducing car use/parking in the south of the borough will be challenging due to relatively limited public transport coverage and topography meaning greater reliance on cars. This is exasperated further by the fact that commercial car club operators are, currently, not interested on operating from sites in suburban locations.

3.30 The following policy framework is proposed in the Local Plan Review (Issues and Options) consultation document to address green grid issues:

- New pedestrian and cycle routes, including the expectation that new major developments connect to the pedestrian/cycle network and public transport stops and stations.
- Continue to improve and enhance the design of streets and walking/cycle networks. Street design should integrate facilities such as public toilets, pocket parks, generous and safe crossings to prioritise people over cars, and as a result encourage the uptake of walking, cycling and public transport.
- Enhancing the bus and tram network to link new and growing places, such

as Coulsdon, Norbury Purley, Purley Way, Sanderstead, Selsdon, , beyond the current terminus at New Addington and other routes heading out of the borough towards both Bromley and Sutton.

- Safeguarding land needed for major rail and tram upgrades, extensions and supporting facilities.
- Scope and test the feasibility of new types of public transport that can serve the growing suburbs, such as on-demand bus services.
- Enabling and supporting integration of new smart technologies and digital infrastructure to improve navigation and facilitate electric vehicles.
- Intensify development in parts of the borough to provide the critical mass of new residents and businesses for there to be a business case for new transport infrastructure.
- Policies to meet all (including non-residential) evolving parking needs, including the delivery of cycle parking, cycle lanes, car clubs, electrical vehicle charging points, highway safety, business deliveries and managing parking stress (e.g. car free or permit free developments) alongside non land use planning mechanisms to manage car parking provision, such as controlled parking zones (CPZs) in residential areas and in town centres.
- Consider applying lower maximum parking standards than those set out in the London Plan, using Public Transport Accessibility Levels (PTALS) to inform provision.
- Seek ways for developers to support the development of car clubs in the suburbs.
- Consider applying minimum parking standards in locations with very limited accessibility to public transport to prevent overspill parking onto local streets and minimise development density in unsustainable locations.
- Designate specific local plan housing allocations as ‘car free’ or ‘permit free’.

Brighton Mainline Upgrade and East Croydon Station:

- 3.31 Croydon Area Remodelling Scheme (CARS) is the largest and most complex part of Network Rail’s longer-term Brighton Main Line upgrade project. CARS would remove the most operationally challenging bottleneck on Britain’s railway network, located in the ‘Selhurst triangle’, the junctions north of East Croydon, and through East Croydon station and East Croydon is a critical sustainable transport node, providing access to the train, tram, bus, walking and cycling networks.
- 3.32 Issues that the Local Plan Review will need to focus on for the Brighton Mainline Upgrade and East Croydon Station include:
- That the project is undertaken without significant disruption to existing residents, businesses and development proposals.
 - The CARS project cannot take place unless land currently outside of Network Rail’s ownership is tied in with the project.
 - Some proposals may have to be timed and designed to ensure that the CARS project is protected so that the bigger picture of the proposed upgrade to the Brighton Main Line is able to be delivered.
 - The CARS project will result in the loss of and impact business space in some Industrial Estate locations, including Tait Road Industrial Estate.

- The CARS project requires additional land outside of Network Rail's ownership, temporarily to support construction.
- Ensuring the project and adjacent station development is a catalyst to inward investment in the East Croydon Station area, to improve the economy of area and borough and cement the borough's position as an outer London strategic economic location to the benefit of Croydon, London and wider South East.

3.33 The following policy framework is proposed in the Local Plan Review (Issues and Options) consultation document to address the Brighton Mainline Upgrade and East Croydon Station issues:

- Ensuring that the development in the Local Plan is timed and delivered alongside the need to deliver the CARS project so that it is delivered whilst as far as possible allowing growth to flourish in other parts of the borough.
- The Local Plan, East Croydon Masterplan, TWA Order and a Strategic Regeneration Framework are persuasive to the Department of Transport to approve the outline and final business case for the CARS project.
- The Local Plan review, TWA Order and proposed Strategic Regeneration Framework are still used as a clear planning framework setting the requirements and design parameters for a successful East Croydon Station, sustainable transport interchange, improved public realm and appropriate 'adjacent to station' development.
- The vision, CARS project and the above will only be delivered by meaningful and successful collaborative working through the CARS governance, including all key stakeholders.
- The Local Plan review provides the policy and allocation framework for the successful protection of the land required for the CARS project, including scheme construction.
- The Local Plan review provides the policy and allocation framework to enable the appropriate re-provision of impacted Industrial Estate locations, including Tait Road Industrial Estate.

Housing (including affordable housing and housing design)

3.34 The Strategic Housing Market Assessment commissioned from GL Hearn to support the Local Plan Review identifies that Croydon's population is gradually getting older and household sizes are getting smaller. Furthermore, open market housing (both private rented and for sale) is getting less and less affordable for many households in the borough. The Strategic Housing Market Assessment has calculated that 2,254 affordable rented homes a year would be needed in Croydon to meet the need of lower income households for housing. There is also a need for 1,453 affordable home ownership homes in the borough each year. Policies in the Local Plan Review will need to tackle these issues.

3.35 Other housing issues that the Local Plan Review will need to focus on include:

- The need for family and non-family homes;
- The need for specialist housing for the elderly, in particular supported living;
- Provision of high quality amenity space in residential developments; and
- Reducing the carbon emissions of new homes.

3.36 The following policy framework is proposed in the Local Plan Review (Issues and Options) consultation document to address these housing issues:

- Finding enough housing sites and a strategy to meet the housing needs of the borough.
- Setting out the mix of homes to be achieved on sites around the borough, including setting out where studio homes and larger units are best provided.
- Encouraging mixed tenure, mixed size development to encourage the development of balanced new neighbourhoods.
- Supporting high quality build to rent homes in Croydon.
- Promoting self-build, custom-build, community-led housing schemes, co-living, intergenerational housing and other positive specialist models.
- Supporting the development of high quality private rented accommodation in Croydon.
- Supporting developments that include supported living accommodation for the elderly and those with physical or learning disabilities.
- Promoting and guiding high quality design of new homes including amenity, public realm, and enhancing local character and vitality of a place.
- Ensuring new developments are attractive for households wishing to downsize in the borough.
- Promoting and guiding the development of accessible, lifetime homes and wheelchair accessible homes.
- Setting out requirements to design in high quality affordable homes.
- Supporting developments that actively market their homes and prioritise them for people who live or work in Croydon.
- Setting minimum requirements for affordable housing based on testing of common development typologies at plan-making stage.
- Reducing or removing viability assessments for developments that meet the minimum affordable housing requirements.
- Adopting London Affordable Rent levels in place of affordable rents at up to 80% of market rents .
- Seeking the maximum affordable rented accommodation possible on developments whilst also delivering other types of affordable homes (such as shared ownership and London Living Rent).
- Introduction of viability credits.
- Review how to encourage developments of 10-15 homes without the 'cliff edge' impact of exceeding 9 that currently exists.
- Introducing a simple and transparent system of financial contributions towards affordable housing for developments of under 10 homes, which are currently exempt from providing any affordable housing, to fund additional affordable housing in the borough.
- Reviewing existing policies on the affordable housing tenures, types and mix needed whilst ensuring developments create mixed and sustainable communities.
- Introducing more robust policies to ensure that sufficient wheelchair accessible homes for people in need of affordable housing are developed.
- Tightening up the existing policy on Vacant Building Credit so that only genuinely vacant buildings benefit from it.
- Updating existing Local Plan policies to cover additional design and place making principles such as tenure blindness.

- Adopting the emerging London Plan threshold approach which aims to incentivise developers to deliver minimum levels of affordable housing by offering a fast track route through planning.
- Provide more robust housing design policies that ensure inclusive design, such as; shared entrances and amenities, high quality public realm and landscape architecture with integration into the wider public realm.
- Identify and promote design and quality standards that will help to produce more inclusive housing for older people and people with disabilities, as well as accessible and lifetime homes.
- Build upon our understanding of the character of our 16 Places, the evolution of the suburbs and improved public realm as a way to increase densities and deliver higher urban densities.

Employment and Retail:

- 3.37 Croydon is the largest town centre in London and one of only two strategic office centres out central London. There are also 9 other Town Centres, 9 Local Centres and 18 Neighbourhood Centres and 62 Shopping Parades in the borough.
- 3.38 Key issues that the Local Plan Review will need to focus on regarding employment and retail include:
- The pressures on employment land for it to be used for residential development.
 - The demand for current industrial spaces is resulting in rent increases for local businesses.
 - Croydon is facing competition from other areas of south London for being the key retail destination.
 - There is increasing vacant retail premises across the borough's high streets.
- 3.39 The following policy framework is proposed in the Local Plan Review (Issues and Options) consultation document to address these employment and retail issues:
- Protecting, upgrading and encouraging intensification of the borough's existing employment areas, especially the most valuable and protected employment areas.
 - Exploring opportunities for intensification of employment space according to local demand, supported by interesting urban design and landscaping, promoting innovative communication and making urban areas more accessible through encouraging short cuts and better ways to get around, which will ensure the employment areas are pleasant places to work.
 - Encouraging town centre and urban areas where people can live near new and innovative workplaces, which have a positive relationship between the land uses and the local area.
 - Encouraging creative and cultural businesses through the provision of affordable flexible spaces, studio spaces, display spaces.
 - Provide affordable workspace, production spaces, studios and maker spaces, creative workspaces/workshops.
 - Improve skills through the location of education facilities associated with

- existing local youth talent.
- Protecting, upgrading and encouraging intensification of the borough's existing employment and retail areas.
- Exploring opportunities for intensification of employment space according to local demand.
- Encouraging town centre and urban areas where people can live near new and innovative workplaces.
- Protecting and improving existing successful retail areas.
- Encourage diversity in the offer of centres to meet modern needs; researching the changing nature of retail and its various typologies (both retail and industry) to inform emerging masterplans.
- Encourage the use of sustainable modes of transport; cycling, walking and public transport to increase customer footfall through retail hubs.
- Encouraging more living above shops to make centres safer and more vibrant.
- Improve and create an active and engaging public realm along the high streets to attract new businesses and increase customer footfall. Diversification of high street offer is also needed in a changing retail landscape.
- Support development of local and regional business networks along high streets.
- Improve employment and skills training and opportunities for local residents including business support for start ups; precursors and testing of new retail models and typologies.
- Protect and enhance commercial/retail spaces in high streets, Local and Town Centres that provide essential services as there will be an increasing number of homes and residents.
- Consider wider 'retail' and commercial offerings in smaller struggling centres that include services, coffee shops, workshops, and small studios.
- Integrate affordable units for creative and cultural uses and social infrastructure within town centres.

The Purley Way:

- 3.40 The Purley Way is the borough's primary employment location, including two Strategic Industrial Locations, and there is a new to facilitate considerable growth in residential and mixed use development along the Purley Way.
- 3.41 Issues that the Local Plan Review will need to focus on for the Purley Way include:
- How to facilitate growth in residential and mixed use development without undermining Purley Way's industrial land and existing occupiers.
 - There is a need to ensure mixed-use development provides appropriate spaces for commercial uses to thrive whilst also providing high quality living spaces and amenity for residents
 - In depth research is needed to understand what form of commercial development and activity is likely to be attracted to the Purley Way in the future.
 - The street environment of Purley Way is unpleasant owing to the dominance of the heavy traffic which causes severance and the green, social and physical infrastructure required to support considerable

development growth needs to be carefully considered to ensure existing and future communities are well supported.

3.42 The following policy framework is proposed in the Local Plan Review (Issues and Options) consultation document to address the Purley Way issues:

- Prepare a Masterplan to guide development in the Purley Way, and incorporate those elements that are essential to the successful regeneration of the area in a dedicated chapter of the Local Plan review.
- Ensure new development knits well with existing communities within and around the Purley Way.
- Consider the Purley Way as an Opportunity Area, which can accommodate a new innovative residential community, helping to significantly address the borough's housing need.
- New development focuses on creating places/neighbourhoods rather than a corridor of development.
- Facilitate considerable growth and change to grow this community, which respects the commercial importance of the Purley Way, particularly the Strategic Industrial Locations.
- Continue policy protection of the Purley Way Strategic Industrial Locations whilst supporting the potential for intensification of commercial and industrial space.
- Set clear parameters for development, such as land use, height, massing and infrastructure mitigation to ensure sites are utilised fully, but developed in a sustainable and appropriate matter.
- Provide clear policies and design guidance to ensure that mixed use development is successfully co-ordinated and functions well for both businesses and residents.
- Utilise the masterplanning process to establish strong sustainable connections to Wandle Park, Central Croydon and Purley Town Centre.
- Provision of new infrastructure provides opportunity to bring together new and existing community.
- New pedestrian and cycle routes, including the expectation that new major developments connect to the pedestrian/cycle network and public transport stops and stations.
- Plan for the infrastructure (green, social and physical) needed to support good growth¹ along the Purley Way and create a functioning and coherent place.
- Public realm and landscaping to reduce the dominance of car/address air quality.
- Create parks and green links of varying scales to form part of a green grid along the western side of the borough linking Croydon cemetery to Roundshaw Downs through the Purley Way area.
- Establish a set of projects which address the poor urban environment, improve the public realm and the reduce the dominance of the A23.
- Promote the extension of the tram from Ampere Way south along the Purley Way to Purley Town Centre to greatly improve connectivity and support housing growth to improve quality of life for all Croydon's vibrant and diverse communities.

¹ Includes reducing car dominance, providing inclusive access to public transport, creating well connected communities and uses the "Healthy Streets" approach (GLA, Good Growth by Design).

Urban Design, Heritage and Local Character

- 3.43 Policy options, in addition to those already included in the Croydon Local Plan 2018, include:
- Identify the best landmark locations where tall buildings across the borough will be able to deliver additional housing and create interesting and high quality urban focal points.
 - Use heritage-led regeneration that builds upon the rich local history and character and helps to preserve and enhance the existing heritage assets.
 - Make sure that the shared environment is enhanced and improved so that streets are still welcoming alongside the delivery of additional homes.
 - Check that the existing Croydon Local Plan 2018 policies are innovative and adaptable enough to enable new and emerging smart/digital infrastructure to be allowed to enhance sustainable development.
 - Ensure the shared environment is enhanced/improved to create high quality spaces that can accommodate the more intensive use that additional homes will demand.
 - Policies on the protection, evolution and change of local character for different areas of the borough that relate to the strategic options.

Community facilities:

- 3.44 The key issue regarding community facilities is the access to appropriate community facilities, such as educations, health, religious, sporting cultural and creative spaces, for all residents of Croydon.
- 3.45 The following policy framework is proposed in the Local Plan Review (Issues and Options) consultation document to address community facility issues:
- Allocate sites for schools and healthcare facilities that will meet the needs of the borough, and in particular the needs of Places that are planned to see more growth as part of the Local Plan review.
 - When there are no other sites, permit schools to be built on policy-constrained or open land to ensure there is sufficient space for play grounds and sports facilities.
 - Encourage the co-location of community services, which could also integrate healthcare delivery, in sustainable, accessible locations and within buildings capable of future adaptation.
 - Encourage community uses within mixed use, residential-led developments.
 - Enable a university/creative campus and higher education programmes in Croydon.
 - Encourage the provision of infrastructure and facilities for learning and developing skills in creative industries and other practical professions e.g. print studios, workshop spaces, and community kitchens.
 - Protecting and enhancing existing community facilities that continue to meet the needs of residents, including public houses.
 - Support the creation of new accessible community spaces, activities and facilities in appropriate locations commensurate to the growth of the borough.
 - Support creation of sustainable activities and processes such as urban

farming, community kitchens and cafes

- Facilitate and support a high quality, welcoming public realm and open spaces that are well connected and designed for active lifestyles including walking and cycling, as well as promoting the borough's biodiversity and improves air quality
- Support entrepreneurial, creative and cultural industries in facilitating community activities, and support these industries co-location in spaces which encourage efficiency of use.
- Encourage better use of existing and new community facilities (for example making more use of school facilities outside of school hours).

3.46 The 16 Places of Croydon will change depending on their local character, their accessibility to services and public transport, their heritage status and the ability to deliver commensurate physical and social infrastructure to mitigate growth. For each spatial strategic option, the proportion of new homes to be built in each of the 16 Places of Croydon is set out in this document.

3.47 Site Allocations are also identified under each Place, including sites for future housing and other development such as schools, health facilities and community centres. The table below lists all site allocations, sorted by Place.

Site ref	Name of site	Proposed use	Number of homes (if applicable)	Place
1	Land Fronting North Downs Road and Overbury Crescent	Residential development	18 to 64	Addington
120	Timebridge Community Centre, Field Way	Secondary school buildings	n/a	Addington
2	Blackhorse Lane Station	Residential development (over station)	18 to 104	Addiscombe
3	Bupa Nursing Home	Residential development	25 to 77	Addiscombe
68	130 Oval Road	Residential development	10 to 57	Addiscombe
8	Motor Village Croydon, 121 Canterbury Road	Residential development (possibly with replacement car showroom)	13 to 33	Broad Green & Selhurst
13	Boyden Tiles	Mixed use residential and industrial/warehousing development	20 to 74	Broad Green & Selhurst
20	98 – 100 Lodge Road and 1 – 3 Frederick Gardens	Residential	5 to 20	Broad Green & Selhurst

Site ref	Name of site	Proposed use	Number of homes (if applicable)	Place
22	Whitehorse Road garages and parking area, Whitehorse Road estate (Johnson Road/Cromwell Road)	Residential	5 to 25	Broad Green & Selhurst
78	114-118 Whitehorse Road	Residential conversion and extension	7 to 8	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.	237 to 641	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.	34 to 90	Broad Green & Selhurst
348	Homebase & Matalan stores, 60-66 Purley Way	Mixed use residential and retail development	128 to 482	Broad Green & Selhurst
396	Praise House, 145-149 London Road	Redevelopment for mixed use residential and community use	9 to 52	Broad Green & Selhurst
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.	36 to 136	Broad Green & Selhurst
471	Masonic Hall	Residential	7 to 39	Broad

Site ref	Name of site	Proposed use	Number of homes (if applicable)	Place
	car park, 1- 1B Stanton Road	development		Green & Selhurst
372	Car park, Lion Green Road	Residential development	157	Coulsdon
945	Waitrose, 110-112 Brighton Road	Residential, retail, car parking (and healthcare facility if required by the NHS)	55 to 90	Coulsdon
5	AIG Building, 2-8 Altyre Road	Residential development (possibly with other non-retail town centre uses)	19 to 59	Central Croydon
21	Former Royal Mail site, 1-5 Addiscombe Road	Residential led mixed use development incorporating either hotel, office, leisure and/or class A2-A5 uses.	74 to 201	Central Croydon
31	Croydon College car park, College Road	Mixed use redevelopment comprising hotel & residential	159	Central Croydon
33	20-28 Addiscombe Road (Go Ahead House & Easy Hotel)	Residential, office and/or hotel	37 to 105	Central Croydon
34	Land Bounded By George St, Park Lane, Barclay Road, And Main London To Brighton Railway Line	Mixed use development incorporating residential use on land behind the Fairfield Halls.	814 to 2098	Central Croydon
37	45 Lansdowne Road	Residential development	37 to 117	Central Croydon
40	West Croydon Bus Station	Redevelopment over the bus station to incorporate residential uses and town centre uses (office, leisure, food & drink or hotel). The bus station is to be retained as part of any redevelopment.	45 to 142	Central Croydon
41	Direct Line House, 3 Edridge Road	Residential and/or office development	40 to 126	Central Croydon
42	The	Mixed use	35 to 101	Central

Site ref	Name of site	Proposed use	Number of homes (if applicable)	Place
	Lansdowne Building, 2 Lansdowne Road	development of office and residential		Croydon
45	East Croydon Station	Mixed use development including redevelopment of the existing railway station	To be confirmed	Central Croydon
46	Southern Motor Group, 22 Lansdowne Road	Mixed use development of residential and light industrial	111 to 319	Central Croydon
47	3-7 Park Street	Mixed use residential and ground floor town centre use	13 to 50 (subject to impact on the heritage of the area)	Central Croydon
50	44-60 Cherry Orchard Road	Residential development subject to the relocation of the existing business to another site in the borough	120	Central Croydon
123	Prospect West and car park to the rear of, 81-85 Station Road	Residential (with healthcare facility if required by NHS)	40 to 288	Central Croydon
138	Cherry Orchard Gardens and site between railway line and Cherry Orchard Road, Cherry Orchard Road	Mixed use development of residential with offices, restaurant/café, hotel and/or community facilities	445	Central Croydon
142	1 Lansdowne Road	Mixed use development comprising residential, with offices, leisure and/or hotel	794	Central Croydon
148	Canterbury House, Sydenham Road	Comprehensive mixed-use redevelopment including residential (but not including retail)	54 to 153	Central Croydon
174	30-38 Addiscombe	Residential development	49 to 141	Central Croydon

Site ref	Name of site	Proposed use	Number of homes (if applicable)	Place
	Road			
175	Stephenson House, Cherry Orchard Road and Knolly House, Addiscombe Road	Residential and/or office	132 to 380	Central Croydon
182	St Mathews House, 98 George Street	Redevelopment for residential and/or offices and/or retail (on George Street frontage)	7 to 20	Central Croydon
184	1-19 Derby Road	Residential development above, community uses on lower floors	48 to 137	Central Croydon
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)	49 to 141	Central Croydon
187	28 Dingwall Road	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	16 to 44	Central Croydon
190	Car park to the rear of Leon House, 22-24 Edridge Road	Residential development	56 to 162	Central Croydon
192	Suffolk House, George Street	Mixed use redevelopment with offices or residential dwellings above retail units at ground level	35 to 101	Central Croydon
194	St George's Walk, Katharine House and Park House, Park Street	Residential with new civic space and a combination of retail, other Class A uses, leisure and office use.	88 to 504	Central Croydon
199	20 Lansdowne Road	Residential development with light industrial workshops and studio spaces	109 to 313	Central Croydon
200	Multi-storey car park,	Mixed use, public car park and residential.	133 to 384	Central Croydon

Site ref	Name of site	Proposed use	Number of homes (if applicable)	Place
	Lansdowne Road			
201	Lidl, Easy Gym and car park, 99-101 London Road	Primary school with residential development on upper floors	51 to 293	Central Croydon
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	79 to 455	Central Croydon
211	Poplar Walk car park and, 16-44 Station Road	A more intensive use of the site with retail on the ground floor and residential use on other floors subject to the replacement of the car park which provides disabled car parking spaces for the Town Centre	50 to 141	Central Croydon
218	Lunar House, Wellesley Road	Office and residential and/or hotel (with healthcare facility if required by the NHS)	188 to 542	Central Croydon
220	9-11 Wellesley Road	Residential and/or hotel and/or retail and/or finance	21 to 60	Central Croydon
222	Multi-storey car park, 1 Whitgift Street	Residential with community facilities commensurate in size and functionality to that currently on the site	95 to 193	Central Croydon
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).	40	Central Croydon
234	Southern House, Wellesley Grove	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	181	Central Croydon
236	Apollo House,	Offices and residential	82 to 234	Central

Site ref	Name of site	Proposed use	Number of homes (if applicable)	Place
	Wellesley Road	and/or hotel (with healthcare facility if required by the NHS)		Croydon
245	Mondial House, 102 George Street	Office and/or residential development or offices or hotel and/or retail (on George Street frontage)	30 to 85	Central Croydon
294	Croydon College Annexe, Barclay Road	Residential redevelopment with community uses and Creative and Cultural Industries Enterprise Centre	20 to 56	Central Croydon
311	Mott Macdonald House, 8 Sydenham Road	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	34 to 97	Central Croydon
374	Reeves Corner former buildings, 104-112 Church Street	Mixed use with residential to upper storeys and retail on ground floor	23 to 64	Central Croydon
393	Whitgift Centre, North End	Expansion of shopping centre, improved transport infrastructure, public realm and residential development	400 to 1000	Central Croydon
417	Stonemead House, 95 London Road	Residential	23 to 64	Central Croydon
489	Corinthian House, 17 Lansdowne Road	Retention of offices with residential conversion, and/or hotel (with healthcare facility if required by the NHS)	30 to 85	Central Croydon
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	44 to 125	Central Croydon
950	Norfolk House, 1-28 Wellesley Road	Mixed use development to include retail, residential, office and	125 to 255	Central Croydon

Site ref	Name of site	Proposed use	Number of homes (if applicable)	Place
		hotel uses.		
28	Bowyers Yard, Bedwardine Road	Cultural and Creative Industries Enterprise Centre	n/a	Crystal Palace & Upper Norwood
58	140 & 140a Hermitage Road	Residential development	20 to 73	Crystal Palace & Upper Norwood
357	Norwood Heights Shopping Centre, Westow Street	Retail, replacement community use and residential	39 to 223	Crystal Palace & Upper Norwood
59	Garages at rear of 96 College Green and land at Westow Park, Upper Norwood	Residential development	10 to 50	Crystal Palace and Upper Norwood
937	Kempsfield House, 1 Reedham Park Avenue	Residential development	12	Kenley and Old Coulsdon
106	CACFO, 40 Northwood Road	Mixed use residential and community use (to retain equivalent floor space or functionality of the community use)	5 to 20	Norbury
284	Asharia House, 50 Northwood Road	Residential development including replacement community facility	7 to 23	Norbury
951	1485-1489 London Road	Redevelopment for residential and retail	15 to 22	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 accomodation.	30 to 171	Purley

Site ref	Name of site	Proposed use	Number of homes (if applicable)	Place
35	Purley Baptist Church, 2-12 Banstead Road	Mixed use redevelopment comprising new church, community facility and residential	20 to 111	Purley
61	Car park, 54-58 Whytecliffe Road South	Residential use with retention of car parking spaces	21 to 119	Purley
64	112a and 112b Brighton Road	Residential	14 to 52	Purley
130	1-9 Banstead Road	Residential	77 to 100	Purley
324	Purley Oaks Depot, 505-600 Brighton Road	20 Gypsy and traveller pitches	47 to 175	Purley
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	19 to 77	Purley
347	Tesco, 2 Purley Road	Mixed use residential, healthcare facility (if required by the NHS) and retail development	172 to 990	Purley
405	Capella Court & Royal Oak Centre, 725 Brighton Road	Residential development and health facility, and the retention and reconfiguration of existing uses and their floor space with no net loss of flood storage capacity	64	Purley
410	100 Brighton Road	Mixed use residential and retail development	10 to 37	Purley
411	Palmerston House, 814 Brighton Road	Residential redevelopment	4 to 18	Purley
490	95-111 Brighton Road and 1-5, 9-15 and 19 Old Lodge Lane	Primary school (on up to 0.4ha of the site) and residential development, to be brought forward in one phase, and limited retail / food and drink (up to	35 to 130	Purley

Site ref	Name of site	Proposed use	Number of homes (if applicable)	Place
		existing floor space)		
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	n/a	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	Up to 91	Purley
70	Sanderstead Recreation Ground, Limpsfield Road	Expansion of existing primary school	n/a	Sanderstead
71	2 Red Gables Beech Avenue	Residential development	23 to 47	Sanderstead
79	Waitrose	Mixed use residential and retail development	26 to 54	Sanderstead
306	The Good Companions Public House site, 251 Tithe Pit Shaw Lane	Mixed use of residential and retail	8 to 24	Sanderstead
85	The Forestdale Centre	Residential development incorporating a new shopping parade with retail, finance, and food & drink)	16 to 41	Selsdon
87	Shirley Community Centre	Mixed use development with residential and replacement community facility that provides at least equivalent functionality to the existing centre	20 to 25	Shirley
89	Amenity land	Residential	15 to 20	Shirley

Site ref	Name of site	Proposed use	Number of homes (if applicable)	Place
	on Fir Tree Gardens			
90	Car park of The Sandrock public house	Residential	Up to 25	Shirley
128	Land at, Poppy Lane	Residential development	51 to 107	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	26 to 68	Shirley
101	Toby Carvery, Brantwood Road	Residential development	13 to 35	South Croydon
114	Garage courts at 18 Bramley Hill	Residential	20 to 50	South Croydon
103	585-603 London Road	Mixed use development for residential and hotel (up to existing floor space).	22 to 81	Thornton Heath
105	Strand House, Zion Road	Residential development	12 to 67	Thornton Heath
136	Supermarket, car park, 54 Brigstock Road	Mixed use of residential, retail along Brigstock Road, and employment use	25 to 55	Thornton Heath
149	Tesco, Thornton Heath	Mixed-use development including retail and residential	45 to 254	Thornton Heath
248	18-28 Thornton Road	Residential development	9 to 34	Thornton Heath
326	Ambassador House, 3-17 Brigstock Road	Mixed use conversion comprising residential, retail and community facilities	26 to 145	Thornton Heath
468	Grass area adjacent to, 55 Pawsons Road	Residential development	13 to 45	Thornton Heath
499	Croydon University Hospital Site, London Road	Consolidation of the hospital uses on a smaller area of the site with enabling residential	77 to 290	Thornton Heath

Site ref	Name of site	Proposed use	Number of homes (if applicable)	Place
		development on remaining part subject to there being no loss of services provided by the hospital in terms of both quantity and quality		
11	Croydon Garden Centre, 89 Waddon Way	Residential development	35 to 94	Waddon
16	Heath Clark, Stafford Road	Secondary School and residential development subject to access from Stafford Road	62 to 128	Waddon
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	251 to 1028	Waddon
48	294-330 Purley Way	Mixed use development comprising retail store, commercial space and residential units	115 to 233	Waddon
110	Old Waddon Goods Yard, Purley Way	Mixed use development incorporating residential, retail and food & drink (with the retail and food & drink elements limited to the current amount of floor space)	39 to 221	Waddon
125	Sainsburys, Trafalgar Way	Mixed use residential and retail development (with retail floor space limited to no more than currently exists on the site)	38 to 141	Waddon
152	Parklife, Purley Way Playing Fields	Multi-purpose leisure facilities	n/a	Waddon
316	PC World, 2 Trojan Way	Redevelopment of this area to a mixture of	47 to 175	Waddon

Site ref	Name of site	Proposed use	Number of homes (if applicable)	Place
		residential, retail and commercial use, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community		
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	66 to 246	Waddon
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 s	21 to 78	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	69 to 260	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	32 to 120	Waddon
355	Decathlon, 2 Trafalgar Way	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if	59 to 221	Waddon

Site ref	Name of site	Proposed use	Number of homes (if applicable)	Place
		required by the NHS) and community uses to form the basis of a new residential community		
946	Stubbs Mead Depot, Factory Lane	Mixed residential and employment (industry and warehousing)	157 to 440	Waddon

3.48 National planning policy says that local communities should be able to identify for special protection to green areas of particular importance to them by designating them as Local Green Spaces in Local Plans. By such designations, local communities will be able to rule out new development other than in very special circumstances. Local Green Space is a designation under the planning system that can only be awarded to certain green spaces should they demonstrate meeting the following nationally set criteria:

- Be local in size and not an expansive tract of land;
- Be publicly accessible; and
- Be demonstrably special and have a particular significance to the community it serves.

3.49 In 2016, as part of the preparation of the Croydon Local Plan 2018, the Council tried to gain this extra layer of protection for all of Croydon's parks and green spaces that met the above mentioned criteria. All identified sites were put forward to be designated, however, none of them were granted the Local Green Space designation as the Planning Inspector, appointed by the Secretary of State to review of Local Plan, felt there was not enough local evidence to prove how these spaces were special/important to local communities, or that they hold any particular local significance. In particular he said that *“many of [the characteristics identified by the Council], such as a community garden, children’s play area, natural open space, playing field or recreation ground seem rather commonplace with the consequence that, even where three of these co-exist, the criterion of “demonstrably special” or of “particular” significance within the terms of [national planning policy] is not met.”*

3.50 In preparation for the Local Plan Review, between 4th June 2019 to 22nd July 2019 the Council asked local residents to tell us which green spaces were special to them and why. The considerable responses received have been reviewed by Officers. In reviewing the responses Officers have had in mind the following comments made by the Planning Inspector who examined the current Croydon Local Plan 2018 in which he said:
“A large number of [representations made to the Council about designating particular spaces as Local Green Space] argue for the general benefits of open space to recreation and health. These are undisputed but, by definition, general benefits do not amount to the special justification needed to support Local Green Space designation on a specific site. Others argue for the historic interest of particular places or pointed to their ecological or nature conservation interest. These too cannot be disputed but... the [Croydon Local Plan 2018] already contains policies to protect land with these characteristics. Other

[representations] provide pointers to the kind of criteria that the Council may wish to use in the [Local Plan] Review which I recommend... The concept of Local Green Space is not simply about maintaining a quantitative standard of open space or facilities, important though that is; it is concerned with boundaries which are capable of enduring beyond the end of the plan period, i.e., not just ensuring that a sufficient quantity of open space is provided or retained in an area but that it be provided or retained on the particular site in question because its location has particular importance to the local community, possibly as the result of an event on the site or as the result of a campaign of acquisition or gift in relation to the site."

3.51 Where responses have indicated that there is a feature or use of a green space that is beyond a general benefit; and it is not a feature protected by another Local Plan policy; then they are proposed in the Issues and Options consultation as a possible Local Green Space. The possible Local Green Spaces are set out under each Place, and include the reason that why they might be demonstrably special. However, for each and every possible Local Green Space, to maintain it is a designation more detailed evidence is required. Officers will need to contact all relevant individuals, residents' association and 'friends of' groups asking for further information about the 'demonstrably special' feature of the green space.

3.52 The table below identifies proposed Local Green Space that have met the demonstrably special criteria. The categories that have been used to identify sites as meeting the requirements of this designation include:

Site Name	Reasons why the space may be demonstrably special and of particular significance to the community it serves	Place
Addiscombe Railway Park	This space is actively cared for by the Friends of Addiscombe Railway Park (set up in 2011), who have established a Community Orchard, a Community garden, regular gardening and conservation afternoons and evenings and hold many exciting events in the Park (such as Apple Day in September, Wassail in January, Halloween events for kids) which provide opportunity for the local community to come together, meet, develop a sense of belonging, enjoy and learn about nature, benefit from outdoor activities, reduce loneliness and isolation, and be physically active. It has become a focal point for many in this area. The Park Friends have been active in increasing the biodiversity in the Park and extending tree cover, planting many trees of diverse native species. There are many plans for extending the programme of activities to promote biodiversity and social inclusion and health. In addition there is a strong sense of connection to the railway history of the park.	Addiscombe

Site Name	Reasons why the space may be demonstrably special and of particular significance to the community it serves	Place
Addiscombe Recreation Ground	The local residents assoc (ASPRA) maintain a flower bedded area and the netted areas for ball games and tennis are well used, as is the play area. It's a safe space to let the kids run around as they're never out of sight, and perfect for picnics as it's flat. The scouts and cubs often use it for a run around in the summer when it's too hot inside the church hall. It's a fab park, a little oasis of calm, well used and should be kept that way.	Addiscombe
Ashburton Park	Annual Christmas Market Hosts fairgrounds	Addiscombe
Whitehorse Road Recreation Ground	A community garden has been created in part of Whitehorse Road Recreation Ground.	Broad Green and Selhurst
Coulsdon Coppice	This space is used by a local primary school as part of their curriculum. It is used to provide learning about nature and the environment on an at least weekly basis.	Coulsdon
Coulsdon Memorial Ground	Annual memorial service at the War Memorial. The bowling greens are an important leisure facility for the community. The greens have historical importance, operating from the 1930s. The greens are "open to all". Most such facilities require club membership. Bowling and putting are accessible sports and the greens have wheelchair access. Decades of families in the area have the fondest memories of the greens. Its important that we allow such social history to build into the future. This year the greens have welcomed hundreds of kids from youth groups (e.g. Cubs, guides etc..).	Coulsdon
Park Hill Recreation Ground	The land was gifted to the Borough for the enjoyment of the general public. The walled garden within Park Hill Recreation Ground is maintained by the community as a community garden.	Central Croydon
Wandle Park	Hosts Croydon Pridefest. Music/drama events at the bandstand. It has a great Friend's group who organise lots of events.	Central Croydon
Stambourne Woodland Walk	Attending the friends of Stambourne woods community events are a great way to meet up with local people in a green space. The Conservation group regularly put on very well attended events for local people - educational, recreational. The Conservation group regularly attend the Woods to stop it overgrowing, and maintain access for all those who use it. Scouts and Beavers groups also	Crystal Palace and Upper Norwood

Site Name	Reasons why the space may be demonstrably special and of particular significance to the community it serves	Place
	<p>regularly use the space as a valuable teaching resource.</p> <p>It is a critical community asset that recently won an award from the forestry commission as the best community woodland in London (https://forestrycommission.blog.gov.uk/2019/07/11/ccelebrating-the-tree-oscar/)</p>	
The Lawns	<p>The Friends Group for this woods regularly has work days with both the London Wildlife Trust and The Conservation Volunteers. They clear cherry laurel and holly and the invasive species to clear the way for the more indigenous species to flourish. They recently planted 30 hazel and lime trees with 90 school children in a newly cleared area in the woods. They have litter picking days too.</p> <p>The Great North Woods will be holding their annual Festival there on the 7th September and the Friends group is heavily involved in its planning.</p>	Crystal Palace and Upper Norwood
Westow Park	<p>The Friends of Westow Park organise community workdays here, run free community sports events & helped organise the Crystal Palace Festival here for 3 years.</p> <p>The edible garden is a volunteer community project. Locals meet up on Saturdays to help out and share the produce. It's a good opportunity to learn and meet people.</p>	Crystal Palace and Upper Norwood
Foxley Wood and Sherwood Oaks	<p>Friends of Foxley enhances and manages Foxley Wood for the benefit of local residents and visitors. It works in partnership with the London Borough of Croydon and in consultation with local groups. It manages the wood on behalf of the council in accordance with a 5 Year Management Plan and the activities include path resurfacing, renewing benches and tables, renewing steps, tree planting, creating specialised habitats, wildlife surveying, keeping the network of paths open, cutting firewood, working with other organisations on specific projects and playing a very active role in cattle and sheep grazing regimes. Over the years the Friends of Foxley have organised guided walks, bat walks, corporate work days, activities for uniformed groups and have held 2 open days. The open days proved to be most successful and were very well attended.</p> <p>Children from Roke School go on outings to the woods which are within walking distance of the school. This has provided valuable learning experiences for children who may not otherwise have contact with wildlife and plants. St Nicholas</p>	Kenley and Old Coulsdon/ Purley

Site Name	Reasons why the space may be demonstrably special and of particular significance to the community it serves	Place
	<p>caters for pupils with SEN across the borough of Croydon. Our curriculum includes outdoor learning, and Foxley woods provides the ideal environment for our children to go on supervised visits to explore the natural environment, learn about nature and enjoy the sensory experience of being in a woodland environment 5 minutes drive from our school.</p> <p>Scout events (tracking, stalking, camp skills, bivouacs)</p>	
Higher Drive Recreation Ground	Kenley Explorer Scouts regularly use Higher Drive Rec for their activities. Guide groups use this frequently as a hike activity and for learning about nature, identify birds and plants. Churches Together in Purley & Kenley hold a Sunrise Service here every Easter Sunday.	Kenley and Old Coulsdon
Roffey Close/Wontford Road Green	Used for parties and special occasions such as royal events.	Kenley and Old Coulsdon
Biggin Wood	Joining walks organised by the London Wildlife Trust as part of their Great North Wood Project. Biggin Wood is one of the remaining parts of the Great North Wood, described as a fragment of a mighty woodland in South London. A group is trying to get an outdoors educational project (Ofsted registered) at Biggin Woods Park to be able to offer children in the local area childcare from the ages 2 to 5 in nature. It is used by Cubs, Scouts and brownies as well as a Woodland school. Biggin Wood now has an active 'Friends of Biggin Wood' group which has enhanced many aspects in the Wood.	Norbury
Norbury Hall	Maintained by a Friends of Norbury Hall Park group, who have also held Family Fun Days.	Norbury
The Green, Covington Way/Crescent Way	Local residents often meet here to discuss issues in the community, as many are part of the Norbury Residents Association. The green triangle is the core of their annual summer party. It's like their village green and has been for years. They have a very close-knit community between Covington and Crescent Way, thanks to this green.	Norbury
The Green, Semley Road,	The Green, Semley Road, has previously been used as a community space for locals to come together in the spirit of social cohesion to enjoy occasions such as the annual nationwide 'Big Lunch'. This particular event which is held on the green, brings together people in the community of all ages and	Norbury

Site Name	Reasons why the space may be demonstrably special and of particular significance to the community it serves	Place
	<p>backgrounds and encourages neighbours to talk and get to know each other. Communication leads to mutual respect amongst fellow citizens, which in turn leads to fewer crimes such as fly tipping in the area. In November 2011 Norbury Green Residents Association used a grant from Croydon council to plant 2000 crocuses on the Green. NGRA found that bringing locals together to work as a team (30 people joined in) provided the area with a sense of community, and the reward, which we are still reaping, is a beautiful splash of colour in this peaceful space every February. The Green was also used recently as a place for the NGRA to create a poppy display in remembrance of the 100 year anniversary of the end of WW1. Again, a very important venture, which was supported by many. Future events planned for the green by NGRA include more 'Big lunches', summer fetes, children's wildlife talks, and 'tea and talk' aimed at the more elderly residents.</p>	
Rotary Field Recreation Ground	<p>The field was a gift to the people of Purley. It is used for many community events including funfairs and circuses, the Purley Festival, annual vintage car show arranged by the local Rotary Club, open air cinemas. Used by Christ Church CoE Primary School for their events and to teach children about nature.</p>	Purley
Woodcote Village Green	<p>The Village Green is a War memorial and hosts the annual Remembrance day service which is widely attended by the local community.</p>	Purley
Green outside post office, Elmfield Way	<p>The park has also been used to host local events such tea parties.</p>	Sanderstead
Purley Beeches	<p>The space is important for local youth groups. 8th Purley Scouts have their colony base very near the Beeches (at St Mary's) and use the Beeches for various activities, from woodcraft to orienteering, summer picnics, water play and many more. It is a nice large space that can accommodate groups of beavers, cubs and scouts without infringing on other local activities.</p>	Sanderstead
Sanderstead Pond (and Green)	<p>The local scout group, 16th Purley, the beavers, cubs and scouts all use the Gruffy weekly for activities. They also run the annual Gruffy Fayre which is seen locally as the 'village' fair and as such is very important for the community. This fayre has been running for nearly 50 years.</p>	Sanderstead

Site Name	Reasons why the space may be demonstrably special and of particular significance to the community it serves	Place
Wettern Tree Garden	<p>The Western Tree Garden has a unique collection of trees and shrubs which if they were lost would be an act of vandalism against the wishes of Eric Wettern who created the garden. This is the site established by Mr Wettern who collected tree seeds from around the world to create his Tree Garden - bequeathed to Croydon.</p> <p>It is a local space used for community events as well as annual the Sanderstead Horticultural Summer Show. It has also been used outdoor theatre productions by the Sanderstead Drame Club.</p> <p>Local Brownies group use Wettern Green Gardens to do activities and walks. Beavers and Scouts have always utilised this space for educational purposes and fun hide and seek.</p>	Sanderstead
Freelands Avenue on junction with Tedder Road	<p>This green land is used for communities to have fun days on which brings the community together , fetes are held there by Monks Hill Residents Association . The community all come to these and it is a valuable source of community that helps combat crime in the area when bringing residents together for fun days on that green. The last fete was on Saturday 1st June 2019 when the Mayor and Mayoress of Croydon attended and commented how nice it was to bring the community together on that piece of green for a fete.</p>	Selsdon
Palace Green	<p>The grassed area in the centre of Palace Green is used as a community space for annual community barbecue.</p>	Selsdon
Millers Pond	<p>Friends of Miller's Pond use, maintain and enhance Millers Pond to be an oasis of peace and tranquility readily accessible to Shirley residents. They have raised money through crowdfunding to enhance the park with a new path close to the pond. They have organised and held Millers Pond Fun Day for the benefit of many local organisations such as Girl Guides, Brownies, Townswomens Guilds, who advertise their groups in the local Spring Park Activity News magazine. They have raised money from these Fayres to buy bird/bat boxes and bug hotels for insects to encourage bio-diversity.</p>	Shirley
Playing field and wood Shirley Oaks	<p>This space is used for local events and fairs. It is a community hub and an area that the whole village uses as a focal point. Summer fairs, and community events are held here. It creates a community feel - residents are not confined to their homes and therefore become insular.</p>	Shirley

Site Name	Reasons why the space may be demonstrably special and of particular significance to the community it serves	Place
Shirley Recreation Ground	<p>Local Cub/Beaver group uses this park. Have used this space with the Guides - doing local history walks from Shirley Windmill etc. Also visiting local places of interest - home of Flower Fairies.</p> <p>The Bowls Club serves as a focal point for people to meet together for social and physical purposes, bringing many people who are on their own and feeling vulnerable together. If we were to lose this facility it would cause unnecessary hardship in a time when we are asking people to take more exercise to improve their health and lifestyle.</p> <p>The Conservation Volunteers, TCV, are based here. It attracts people from all over the country to learning special skills required for conservation work in natural environments.</p>	Shirley
Spring Park Wood	<p>Working with the Friends of Spring Park Woods, we have kept paths open, planted many trees and created hedgerows for nesting birds put up bird boxes and bat boxes. Recreated the bluebell sights which were overgrown. Monitored any garden waste, i.e. where residents have cut down conifer trees in their gardens and dumped them in the wood. Where nothing would grow underneath. It is so important to keep this space alive.</p> <p>The woods are used to play 'wide games' with local scout group. This involves them having physical exercise and mental challenges.</p> <p>Local Brownie group uses wood on different occasions throughout the year to make observations about the changing of the seasons, the wildlife and to appreciate the vast variety of fauna and flora in the woodland. It has also used the pond for pond dipping activities and the grassland to play rounders in the Summer. They have done scavenger hunts, treasure trails, bark rubbings, leaf identification, mini beast hunts, natural collages, wild flower spotting, bird spotting and orienteering activities in this woodland</p>	Shirley
Temple Avenue Copse	A volunteer group helps to keep the copse clear and tidy for the benefit of all.	Shirley
Haling Grove	This beautiful space is right in the heart of the community it serves and benefits from the investment made in its facilities by the Eleanor Shorter Fund and Friends of Haling Grove. You can attend events organised by Friends of Haling Grove such as Dog Shows, Halloween, St Nicholas Eve and Christmas events.	South Croydon

Site Name	Reasons why the space may be demonstrably special and of particular significance to the community it serves	Place
St Peters Churchyard	The Church, St Peter's holds events in the Churchyard every year including a garden fete in June open to all, and often attended by the local Kickboxing Club who give demonstrations at the summer fayre. It is also used for afternoon teas. The church recently held `A big Lunch` event on 1 June for the local community in the churchyard on the lower lawn near the Heathfield entrance.	South Croydon
Heavers Farm Meadow and allotments	Since the Friends of Heavers Farm began clearing the area, it has become a haven for wildlife. The meadow used to be unkempt and full of rubbish. However, now a path has been built, some parts tidied up and rubbish cleared, it's a pretty little hideaway. There is an area of wetland which has flora and fauna not found in other parts of South Norwood.	South Norwood and Woodside
Portland Road Community Garden	The space is maintained & managed by local community group, People for Portland Road. The space has been transformed from unattractive grass into a mini wood with additional trees, wild-flower planting & seating with a stage & is regularly used by a variety of people in the community.	South Norwood and Woodside
South Norwood Recreation Ground	Hosts South Norwood Community Festival every year.	South Norwood and Woodside
Woodside Green	Woodside's war memorial is at one end of the triangular shaped space. It was erected after the first world war. An annual memorial service is held there every year on remembrance Sunday.	South Norwood and Woodside
Grangewood Park	Grangewood Park is a wonderful asset - part of the historic Great North Wood and a hive of wildlife and plant life. It is a quiet, secluded oasis in the heart of a busy local area, and has the benefit of a fantastic Friends group of volunteers who work tirelessly with the local council and other bodies to raise money for park facilities and give their time for gardening, litter picking and a range of community events throughout the year (such as community cinema, events with the Wildlife Trusts, the Friends of Grangewood Park picnics and seasonal events (Halloween, Christmas etc.)). It also hosts Forest School sessions.	Thornton Heath
Thornton Heath Recreation Ground	A local gardening group helps maintain this park, bringing neighbours together and contributing to making the park a pleasant place to spend time and bring people together. The garden now involves a project involving schoolchildren people with learning difficulties and older people	Thornton Heath

Site Name	Reasons why the space may be demonstrably special and of particular significance to the community it serves	Place
Trumble Gardens	It is a good area for Thornton Heath action committee to have events for the community. Also Age UK can use the area for outdoor activities for the over 50s. This park was created a memorial for the second world war from space which was caused by bombing.	Thornton Heath
Whitehorse Meadow	The Friends of Whitehorse Meadow group have been involved in community clean ups and often trim back over growing brambles from the pathways.	Thornton Heath
Layton Crescent	The Layton and Page Crescents' large green spaces have hosted community events in the past and community Christmas Lights.	Waddon

3.53 Just because a green space has not been put forward as a proposed Local Green Space, it does not mean that it is a development site. All green spaces are important; even more so in the context of a need for 46,040 homes by 2039. These new homes will require access to green spaces. Therefore, other green spaces will be protected in the Local Plan review under an 'other green spaces' policy. Many of them will also be part of the green grid network of open spaces proposed in the Green Grid section of this Issues and Options consultation document.

3.54 Those spaces that are proposed to be protected through an 'other green space' designation because they are not Green Belt or Metropolitan Open Land and are not demonstrably special enough to be Local Green Space include the following types of space²:

- **Town (or Place) parks and natural open spaces** – These are large areas of open space that provide a landscape setting with a variety of natural features. They provide a wide range of activities, including outdoor sports facilities and playing fields, children's play for different age groups and informal recreation pursuits. The category also includes larger areas of natural open space. They will usually provide recreation for an entire Place and can be up to 20ha in size.
- **Local parks and natural open spaces** – These provide for court games, children's play, sitting out areas and nature conservation areas; or they are slightly larger areas of natural open space. They serve more than the neighbourhood in which they are located, but won't serve an entire Place. Usually they will be under 2ha in size.
- **Neighbourhood parks and natural open spaces** – These also only serve the neighbourhood in which they are located but will be more formal green spaces. They include public gardens, sitting out areas, children's play spaces or other areas of a specialist nature, including nature conservation areas. Generally they are under 1ha in size.

² The typologies are taken from the emerging London Plan, Table 8.1

- **Informal green spaces** – These are small areas of informal open space that provide natural surfaces and shaded areas for informal play and passive recreation that sometimes have seating and small amounts of play equipment. Typically they will serve only the neighbourhood in which they are located, and are generally under 0.4ha in size.
- **Linear open spaces** – These are paths, disused railways, nature conservation areas and other routes that provide opportunities for informal recreation. They can often be characterised by elements that are not public open space but that contribute to the enjoyment of the space.

3.55 The Local Plan review (Issues and Options) lists each of the known Town (Place), Local and Neighbourhood parks and natural open spaces. Informal green spaces and linear open spaces are also proposed to be protected, but they are too numerous to list individually in the Local Plan review. Those spaces listed in the consultation are shown in the table below:

Other green area to be protected by Local Plan review	Type of other green space	Place
Castle Hill Avenue Playground	Neighbourhood parks and play spaces	Addington
Dartnell Road Recreation Ground	Neighbourhood parks and play spaces	Addiscombe
Little Road Playground	Neighbourhood parks and play spaces	Addiscombe
Whitgift Pond	Neighbourhood natural open space	Addiscombe
Boulogne Road Playground	Neighbourhood parks and play spaces	Broad Green & Selhurst
Canterbury Road Recreation Ground	Local park and open space	Broad Green & Selhurst
King George's Field	Local park and open space	Broad Green & Selhurst
Queen's Road Cemetery	Cemetery or church yard	Broad Green & Selhurst
Chaldon Way Gardens	Neighbourhood parks and play spaces	Coulsdon
Land rear of Hilliards Heath Road	Neighbourhood parks and play spaces	Coulsdon
Scrub Shaw	Neighbourhood parks and play spaces	Coulsdon
St James' Church Garden	Neighbourhood parks and	Central Croydon

Other green area to be protected by Local Plan review	Type of other green space	Place
	play spaces	
St John's Church Memorial Garden	Cemetery or church yard	Central Croydon
The Queen's Gardens	Neighbourhood parks and play spaces	Central Croydon
Beaulieu Heights	Town natural open space	Crystal Palace & Upper Norwood
Beulah Hill Pond	Neighbourhood natural open space	Crystal Palace & Upper Norwood
Convent Wood	Town natural open space	Crystal Palace & Upper Norwood
Upper Norwood Recreation Ground	Town Park	Crystal Palace & Upper Norwood
Bourne Park	Local park and open space	Kenley & Old Coulsdon
Former Godstone Road allotments	Local park and open space	Kenley & Old Coulsdon
Green Lane Sports Ground	Other open space	Norbury
Manor Farm nature space	Neighbourhood natural open space	Norbury
Norbury Park	Town Park	Norbury
Pollards Hill	Neighbourhood parks and play spaces	Norbury
Pollards Hill Triangle	Neighbourhood parks and play spaces	Norbury
Alder Way Playground	Neighbourhood parks and play spaces	Purley
Copse Hill Spinney	Neighbourhood natural open space	Purley
Lower Barn Road Green	Neighbourhood parks and play spaces	Purley
Roke Play Space	Neighbourhood parks and play spaces	Purley

Other green area to be protected by Local Plan review	Type of other green space	Place
All Saints Churchyard, Sanderstead	Cemetery or church yard	Sanderstead
All Saints Graveyard, Sanderstead	Cemetery or church yard	Sanderstead
Ashen Grove	Local natural open space	Selsdon
Selsdon Recreation Ground	Town Park	Selsdon
The Ruffet	Local natural open space	Selsdon
Glade Wood	Local natural open space	Shirley
Land to rear of Honeysuckle Gardens	Neighbourhood parks and play spaces	Shirley
Parkfields Recreation Ground	Town Park	Shirley
St John's Church	Cemetery or church yard	Shirley
Normanton Meadow	Neighbourhood parks and play spaces	South Croydon
South Croydon Recreation Ground	Town Park	South Croydon
Apsley Road Playground	Neighbourhood parks and play spaces	South Norwood & Woodside
Brickfields Meadow	Town Park	South Norwood & Woodside
Duppas Hill	Town Park	Waddon
Waddon Ponds	Town Park	Waddon

3.56 The Local Plan review also needs to plan for supporting physical, social, economic and cultural infrastructure.

4. CONSULTATION

4.1 Consultation took place between 4th June 2019 to 22nd June 2019 for a call for development sites and call for evidence for Local Green Space. The list of site allocations in section 3.46 of this report includes development sites put forward during this consultation. The list of Local Green Spaces in section 3.50 of this report identifies green spaces put forward during this consultation that meet the Local Green Space designation criteria.

- 4.2 Subject to Cabinet's approval, it is proposed that public consultation will take place from 1st November 2018 to 20th December 2018. The consultation will be undertaken in accordance with the Council's Statement of Community Involvement and The Town and Country Planning (Local Planning)(England) Regulations 2012.
- 4.3 The purpose of this consultation period is to receive answers to the questions incorporated throughout the Local Plan Review Issues and Options consultation document, as well as general feedback on the partial review. Representations will be received during the consultation period via post, in person, or via our online platform.
- 4.4 As this is the first round of public consultation on the local plan and is around high-level themed issues and options, Croydon Council is targeting a large audience and as such have planned the consultation events and activities in a way that is inviting and accessible to all – in particular the youth and those who don't normally engage with planning related Council material.
- 4.5 The following is proposed to take place throughout the consultation period:
- Council staff will run eight pop-up stalls in various high street locations;
 - Five interactive exhibitions with activities at various libraries;
 - Two representatively recruited in-depth focus groups;
 - Three in-school workshops with students;
 - Two youth focused workshops;
 - One youth 'mock cabinet' event;
 - One youth stall at an annual youth event;
 - A pilot 'Urban Room' throughout the whole period inside the Whitgift centre on Wednesdays and Saturdays, which will be a drop in session for all.
 - Within the urban room other smaller scale events will take place such as lunch time Q&A sessions and youth drop-in surgeries. There will be a range of activities across the events that will enable input from the community appropriate to the individual level of interest and availability.
- 4.6 Officers will also fulfil the legal Duty to Co-operate and Statements of Common Ground with other councils and relevant authorities.
- 4.7 After the consultation has concluded, the Council will review the submissions received and make necessary changes. We will next consult the public when the proposed submission of the local plan is ready, which will set out our preferred strategic option and proposed new wording of our policies and place specific policies. It is anticipated that the consultation on the proposed submission of the Local Plan review will take place in the autumn 2020.

5 FINANCIAL AND RISK ASSESSMENT CONSIDERATIONS

- 5.1 **Revenue and Capital consequences of report recommendations**
The consultation on the Local Plan Review Issues and Options consultation document is estimated to cost £165k and will be funded from the Local Plan Review Reserve.

5.2 **The effect of the decision**

The decision will commit Croydon to undertake a consultation on the Croydon Local Plan Review (Issues and Options) document. This will be undertaken alongside the South London Waste Plan consultation so expenses will be shared. The costs are estimated to be £165k and include all costs associated with the Local Plan Review (Issues and Options) document, including evidence base assembly, consultation and document production etc.

5.3 **Risks**

There is a risk that the Local Plan Reserve which is £235k after this commitment will not be sufficient to accommodate the future project plan for the Local Plan Review. This is needs to be amanged carefully to ensure costs are contained within the funding available.

5.4 **Options**

The alternative would be to delay the consultation of the issues and options consultation stage. This would delay the review of the Local Plan and would mean that the final adopted version of the Local Plan review would not meet its current adoption target of before May 2022.

5.5 **Future savings/efficiencies**

The project is being funded by the Local Plan Review Reserve, which is carefully managed through the Local Development Framework Board and project manager to ensure the project scope aligns with the budget available.

Approved by Lisa Taylor, Director of Finance, Investment and Risk, S151 Officer.

6. **LEGAL CONSIDERATIONS**

- 6.1 The Head of Spatial Planning comments on behalf of the Director of Law and Governance that it is acknowledged this is the first statutory round of consultation and no decisions are made beyond the recommendations.

Approved by Sean Murphy, the Director of Law and Governance & Deputy Monitoring Officer

7. **HUMAN RESOURCES IMPACT**

- 7.1 There are no Human Resource impact as the production of the partial review of the Local Plan is set out in the Spatial Plan Service Plan and can be delivered with the current establishment staff level.

Approved by Sue Moorman, Director of Human Resources.

8. EQUALITIES IMPACT

- 8.1 As this is an Issues and Preferred Options document, no policies have yet been finalised so a full Equalities Impact Assessment cannot be undertaken but a screening has taken place to inform the next stage. This is consistent across all four partner authorities. A full Equalities Impact Assessment will be undertaken at the next stage of the plan's production.

Approved by: Yvonne Okiyo – Equalities Manager

9. ENVIRONMENTAL IMPACT

- 9.1 The review of the Local Plan will enable the Council to update their environmental, climate change and green grid policies as a way of addressing environmental impacts. Furthermore, the consultation will coincide with the South London Waste Plan consultation which will enable the partner authorities to effectively plan for waste in a sustainable way. These documents will also be supported by the commissioned Sustainability Appraisal Scoping Report, which further assesses the environmental, social and economic implications of the Local Plan review and how this will help to deliver sustainable development.

10. CRIME AND DISORDER REDUCTION IMPACT

- 10.1 There are no known direct crime and disorder impacts.

11. REASONS FOR RECOMMENDATIONS/PROPOSED DECISION

- 11.1 Croydon needs to review its existing Local Plan to rise to the challenges facing the borough and its communities over the next 20 years and beyond. Planning is critical to ensuring that Croydon meets the needs of all its residents and visitors.
- 11.2 This Local Plan review sets out how Croydon might contribute to meeting its own housing needs, including the need for affordable homes; whilst tackling the causes of climate change in the borough, and ensuring it is developing vibrant places for people to live, work and visit.
- 11.3 For this reason it is recommended to undertake the Issues and Options Consultation on the review of the Local Plan and meet the statutory duty to have an up to date Development Plan.

12. OPTIONS CONSIDERED AND REJECTED

- 12.1 Under regulation 10A of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) local planning authorities must review local plans, and Statements of Community Involvement at least once every 5 years from their adoption date to ensure that policies remain relevant and

effectively address the needs of the local community. Therefore, it is not an option not to review the Local Plan.

13. DATA PROTECTION IMPLICATIONS

13.1 WILL THE SUBJECT OF THE REPORT INVOLVE THE PROCESSING OF 'PERSONAL DATA'?

YES

All consultation responses will be held in the Croydon Local Plan consultation database. This will include personal data. This data will need to be held until a date no earlier than 6 weeks after the date on which the Local Plan Review is formally adopted by the Council; or at the conclusion of any application by an aggrieved party to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004; whichever is the later date. This is so the Council can document that the Local Plan Review has been prepared in compliance with the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning)(England) Regulations 2012.

13.2 HAS A DATA PROTECTION IMPACT ASSESSMENT (DPIA) BEEN COMPLETED?

YES

The Director of Planning and Strategic Transport confirms that a DPIA has been completed and signed off and will be kept under review.

Approved by: Steve Dennington on behalf of the Director of Planning and Strategic Transport

CONTACT OFFICER:	Steve Dennington Head of Spatial Planning, extension 64973
APPENDICES TO THIS REPORT:	Appendix 1 – Local Plan Review – Issues and Options consultation document Appendix 2 – Local Plan Review – Issues and Options (accompanying map) Appendix 3 – Equality Analysis Form Appendix 4 – DPIA
BACKGROUND PAPERS:	Strategic Housing Market Assessment (Draft) Green Belt Review (Analysis against Green Belt tests) (Draft) Green Belt Review (Sites Appraisal) (Draft)