



Councillor Stuart King

## Environment, Transport and Regeneration (job-share) June 2018



Councillor Paul Scott

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### Transport and Environment

#### Longhurst Road Playstreet



In June a new play street was piloted in Longhurst Road. Unlike most other play streets in Croydon which are on weekends, this was held on a Friday after school for the children of Oasis Academy Shirley Park Primary as well as local residents. The play street was a 'big hit' with the children and they are looking forward to the next two pilots on 29 June and 20 July. Junior Road Safety Officers from the school helped out and parents and local residents ensured the

road was clear of cars for the event. Many people commented on how lovely and peaceful the road was without cars.

If the remaining pilots are successful this will become Croydon's second school based play street. Our first is at Robert Fitzroy Academy, which has been running successfully for a year, and was short listed as London Play Street of the Year – narrowly missing out to Love Lane in Woodside which took the title for the second year running.

#### New Pothole Fixing Technology

Potholes across the borough are being repaired quicker and more efficiently using a cutting-edge machine to microwave and fix the defects.

The thermal technology in use allows our contractor to heat the existing damaged road material until it is soft enough to be reshaped as a partial filling for the pothole, speeding repair times by up to an astonishing 40%.

Croydon Council has so far trialled the method on potholes up to 11cm deep along 10 streets across the borough, covering a total length of road and pavement equivalent to 2,255 metres in areas including Shirley, Coulsdon, Purley and Kenley.

This method saves time through:

- a) Removing the need to take away old material;
- b) Not needing to source as much new road material;
- c) Requiring fewer trips to the depot, thereby staying on the streets for longer to fix more potholes;
- d) Covering 70 square metres of road length a day, compared to 35 square metres a day through usual pothole repairs.

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The trial scheme saved almost £2,000 compared with the traditional pothole-filling process by treating more, shallower potholes in a single stretch of road and by halving the amount of money spent on new road materials.

In addition, carbon emissions are reduced by removing the need for power tools which use fossil fuels. This also means the new thermal method is quieter and more suitable for repairs in areas of the borough where noise pollution is an issue.

### **Next Generation Highways Contract**

A new long-term partnership with FM Conway Ltd will secure further improvements to the road network in Croydon, commencing from 1<sup>st</sup> October 2018. The Council will work with FM Conway over the next seven years to provide highways maintenance and new projects including public improvement schemes supporting the Whitgift centre and Westfield development.

The contract will run for seven years with an option to extend the partnership by up to three years. The estimated value of the agreement, is £105m to £130m over the duration of contract.

This contract is unique as it will also offer employment opportunities and other benefits to Croydon residents. Apprenticeships and work placements for Croydon residents will be offered and jobs will be advertised in the borough before being offered to the wider public.

Alongside this there will be funding to help community projects, days set aside for community volunteering, training days for small companies and a commitment to employ applicants from priority groups and support for those with disabilities.

This new partnership will offer unique opportunities for our residents while delivering highway works. This contract will secure maintenance and improvements for our road network for years to come, delivering routine projects and major public improvement works at the same time. The administration welcomes FM Conway's commitment to offering jobs and opportunities to the borough's residents, as well as the sub contracting opportunities to become available for local firms. By supporting residents into work and engaging proactively with the local community it won't just be Croydon's roads benefiting from this important and valuable new partnership.

### **Dockless Bikes**

As part of our manifesto commitment to increase cycle participation rates the council is undertaking a scoping and feasibility study to assess the potential models for a dockless and electric bike sharing scheme within Croydon. Discussions have also been held with neighbouring boroughs of Lambeth and Bromley to understand their plans, and a further meeting with Merton and Sutton officers will be taking place next month. Council staff will also

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be attending the Pan London Working Group on dockless bikes to ensure we contribute to and influence the work being undertaken by London Councils and TfL to develop a Pan London Licence for dockless bikes using a future bye-law.

### **Clean Air Day (21<sup>st</sup> June)**

Air Pollution harms the health of millions of people. There are simple things we can do to improve air quality and look after our own and other people's health. Clean Air Day was a chance to find out more about air pollution, share information with friends and colleagues, and help understand the role we can all play to make our air cleaner and healthier for everyone.

Below are a list of some of the activities that were carried out by the council:

- Monday 18<sup>th</sup> June 2018** - Clean Air Day stand in Surrey Street Market
- Tuesday 19<sup>th</sup> June 2018** - Clean Air Day stand in Croydon Library
- Thursday 21<sup>st</sup> June**
  - Idling vehicle checks
  - Clean air day - Awareness raising event.
  - Clean Air Day stand – council offices 8<sup>th</sup> Floor
- Sunday 01<sup>st</sup> July** - Clean air day – Stall at South Norwood Festival

South Norwood, Recreation Ground Sunday 01<sup>st</sup> July, 11am-7pm.

<https://www.southnorwood.net/festival/festival-map.html>

Please come and visit us at our stall to celebrate Clean Air Day and raise awareness about air quality. Find out more about what you can do to reduce your personal exposure to air quality.

To find out more information about air quality in South London please go to <https://lovecleanair.org/>

For further information on idling engines go to <https://idlingaction.london/>

### **Crystal Palace Walkabout**

On 5 June I met Crystal Palace and Upper Norwood ward councillors with one the Council's regeneration managers to visit the triangle and to share ideas on how the public realm, environment and general area could be improved. Discussions ranged from traffic calming, improving the pedestrian experience and supporting cyclists by increasing secure cycle parking. On the walk, we met the owner of a local business, Blue Door Bicycles, which stocks

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electric bicycles. The hills around Crystal Palace need not be a barrier to those who are looking for a healthy, greener way to travel around the area.

### Cycle Hangars

Earlier in the year Cabinet adopted a Cycling Strategy for Croydon. One of the aims of the Strategy is to increase the availability of bikes as part of helping people to get cycling. To this end, we are about to install the first on –street bike storage units for residents who lack the space to keep a bike.

Working with residents who have asked for assistance securely parking a bike nearer to their home, we have identified the first six locations to trial on-street Bikehangars in Croydon. Bikehangars are not a new concept in London. However, Croydon is innovating by having developed / negotiated insurance for bikes whilst stored in the hangars. The first ever. The intention is to increase the number of journeys that Croydon residents make by bike, promoting active lifestyles, reducing traffic congestion and improving air quality.

The intended locations for the first six on-street Bikehangars are:

- Belfast Road, South Norwood, SE25
- Birdhurst Road, South Croydon, CR2
- Kemerton Road, Croydon, CR0
- Mersham Road, Thornton Heath, CR7
- Queen Mary Road, Upper Norwood, SE19
- Wharncliffe Gardens, South Norwood, SE25



The units will be provided by Cyclehoop. Each unit provides space for 6 bikes. Residents are able to rent the spaces through Cyclehoop. Croydon will be joining a number of other London Boroughs which already provide this facility for their residents.

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## Cycle Stands

The council are currently working to provide secure cycle storage on Council estates and in Council parks, hoping to encourage more residents to pick up their bikes with the knowledge that they will have somewhere safe to store them. So far we have installed the below;

Regina Road, South Norwood - Parking for 42 bicycles installed in 2016

The Waldrons - Parking for 20 bicycles installed in November 2017

Shrublands - Parking for 144 bicycles in 28 locations installed in Spring 2018

Below are the installations so far in parks in 2018, with installation being planned for a further ten parks in Croydon.

Park Hill Recreation Ground	16 spaces
Sanderstead Recreation Ground	12 spaces
Norbury Park	22 spaces





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### Regeneration



Croydon Town Centre will look very different in 5 years as this computer generated image shows. With a number of sites now under construction and more to follow like the Whitgift development the town is undergoing significant transformation bringing with it opportunities for all residents in the Borough.

### Next Steps towards the delivery of Croydon Westfield

Following the granting of outline planning permission and the decision by the Council's Cabinet to give approval to The Croydon Partnership to acquire the remaining land for the redevelopment of the Whitgift Centre through the Compulsory Purchase Order, this brings Croydon closer to commencement of the £1.4 billion retail-led development. The next steps are for the Council to enter into discussions with The Croydon Partnership regarding the details of the development through reserved matters planning applications and the details of planning conditions. The Council anticipates that discussions on these matters will commence shortly. Demolition works are due to commence in September 2019 and the anticipated opening date is some time in Autumn 2023, with the first residents moving into the scheme during 2024.



### The Transformation of Central Croydon is Underway

Croydon is going through a period of unprecedented regeneration, with the transformation of central Croydon underway. Developers are capitalising on the fact that Croydon is the largest commercial centre outside of central London and the largest metropolitan centre outside of central London, yet within easy reach of the central city, with London Bridge and Victoria stations only 15 to 20 minutes away.

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The real yard stick for achieving regeneration is actual development, and within the last 6 months development has begun on well over 2,000 residential dwellings and a colossal amount of community, cultural and commercial space.

Already the economic heartland of south London, Croydon will soon become a thriving, must-visit destination not just within the UK, but in Europe.

### **Taberner House**

Approved in 2017, the redevelopment of Taberner House involves the delivery of over 500 residential units, in 4 residential tower block and the refurbishment of Queens Gardens.

Construction is under way, with an expectation that the development will be completed by 2020



### **101 George Street,**

Another larger residential scheme which is underway, just across from East Croydon Station is the redevelopment of the site of the former Essex House. The approved development involves 546 residential units, with café and community uses at the ground floor level. The towers will be 44 and 38 storeys high, using modular construction techniques. This will literally be the tallest modular building in the world.

Construction is underway, with the building being ready for occupation in 2020

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### Leon and Impact House

The existing office buildings a known Leon and Impact House, located between Edridge Road and South End, south of the flyover are currently in the process of being converted from office space to residential flats, providing over 300 residential apartments.

Construction is well advanced, with completion expected in 2019.



### Carolyn House

Located on Dingwall Road is Carolyn House, where approval (in 2017) has been given for 6 storey extensions above the existing roof, accommodating new residential units.

Construction begun in early 2018, due for completion in 2019.

### Fairfield Halls

In April 2017 approval was granted for a comprehensive redevelopment of a 7 hectare site, encompassing the land between George Street, Wellesley Road and Barclay Road.

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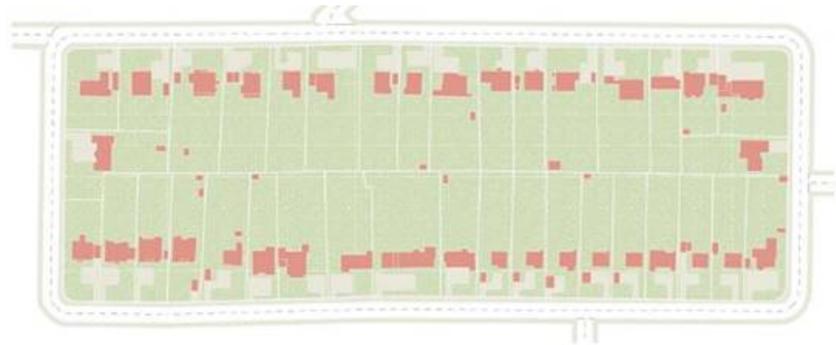


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The scheme includes the refurbishment of Fairfield Halls and well underway, and will be delivered in a series of phases, with the cultural quarter coming in 2019.

### Update on SPD2 development and advanced notice of the consultations

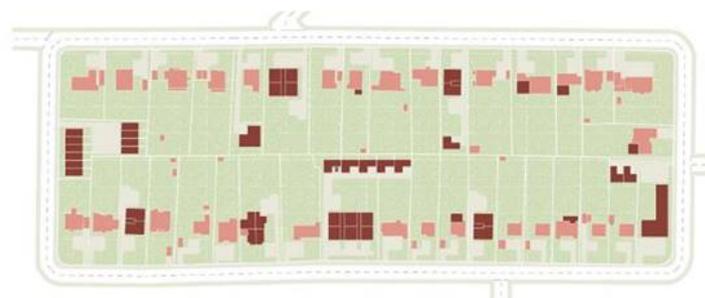
*Illustrative streets with  
detached homes in  
2018:*



The Suburban Design Guide Supplementary Planning Document (SPD2) will provide guidance for the evolution of the suburbs through suburban residential developments, residential extensions and alterations, and development of the intensification areas, as identified in the Croydon Local Plan 2018. The guide will have material weight in planning decisions and is expected to provide certainty to developers, communities and stakeholders regarding the sustainable growth of the suburbs. The borough is expected to deliver over 30,000 new homes by 2036, approximately 10,000 of which in suburban parts of Croydon. This will inevitably result in an evolution of the existing character of suburban streets. The guide will provide technical design guidance that seeks to both manage impact on the amenity of existing residents and identify opportunities where increased densities can deliver significant benefits to neighbours and communities through the design and operation of their streets.

Formal consultation on the draft SPD2 is expected to occur in September and October 2018, at which time the draft will be available for comment. It is anticipated that the SPD will be adopted in March 2019 having considered all the comments received.

*Illustrative streets with detached  
homes in 2036, including new developments  
integrated into the neighbourhood:*



### Strategic Planning Update

The soon to be published Authority's Monitoring Report 2016/17, will include the following key findings.

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### Housing:

- In 2016/17 a total of 2,904 new homes were built in Croydon, the highest number of homes since our current records have been collected
- Croydon currently has a five year supply of housing land of homes with planning permission or allocated in the Local Plan to meet targets until 2023
- Croydon currently has a pipeline of 18,751 new homes

### Croydon Metropolitan Centre:

- Overall 37% of office floor space in Croydon Metropolitan Centre is vacant, which is a slight increase from 2015/2016
- Since 2015/2016, 29,257m<sup>2</sup> office space has been lost, which is mainly through two sites being converted to residential use using permitted development rights
- The Croydon Local Plan focuses on consolidation and improvement of the retail core of Croydon Metropolitan Centre and promotes greater flexibility in the use of retail units in fringe areas to enhance the vitality and viability of the centre

### District centres:

- On average there is a 8% vacancy level in District Centres and 9% vacancy level in Local Centres, which is below the Local Plan policy targets.