

1 APPLICATION DETAILS

Ref: 19/05428/FUL
 Location: 1 Addington Road, South Croydon, CR2 8RE
 Ward: Sanderstead
 Description: Demolition of buildings and construction of 60 bed care home for the elderly (C2 use) including car parking and refuse store. Provision of new access on to Sanderstead Hill (closure of existing vehicle access) and associated landscaping
 Drawing Nos: See Appendix 2
 Applicant: Astonbury Limited
 Case Officer: Laura Field

Number of car parking spaces	Number of cycle spaces
9 spaces plus 3 blue badge spaces (12 in total)	10

1.1 The application is being reported to Planning Committee because the Ward Councillor Lynne Hale has made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

2. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 2.1 DM2.1 states that planning permission for new residential care or nursing homes will only be granted if there is a need for the particular services provided by the home in supporting with the care of residents of Croydon. Croydon has a very high number of nursing and residential care homes compared to other London boroughs. The policy therefore seeks to address the current over-provision and supply this type of accommodation only where there is an identified need. The proposal is for care home for the elderly and would not provide care for an identified need within Croydon and thereby conflicts with policy DM2.1 of the Croydon Local Plan (2018).
- 2.2 The proposal would result in an overdevelopment of the site and would result in poor layout, design and quality of accommodation for future residents and would be detrimental to the appearance of the street scene by reason of massing and detailing.
- 2.3 The proposal would have an acceptable impact on the residential amenity of surrounding occupiers, both in terms of daylight and sunlight levels, privacy and outlook for existing surrounding residents.
- 2.4 The proposed planting, landscaping and ecological strategies would be acceptable and the detail of which would be conditioned.
- 2.5 Insufficient information has been submitted to fully consider the application with regards to transportation and highway impact and flooding impact.

2.6 Suitable planning obligations and conditions have been recommended in order to ensure that the proposed development does not have an adverse impact upon either air quality and sustainability and were the recommendation for approval these issues would be satisfactorily resolved.

3. RECOMMENDATION

3.1 That the Committee resolved to REFUSE planning permission for the following reasons:

1) The proposal would not provide care for an identified need within Croydon and thereby conflicts with policy DM2.1 of the Croydon Local Plan (2018)

2) The proposal would result in an overdevelopment of the site and would result in poor layout design and quality accommodation for future residents and would be detrimental to the appearance of the street scene by reason of massing and detailing and would thereby conflict with Policies DM2.1, SP4.1, SP4.2 and DM10 of the Croydon Local Plan (2018) and 3.8, 7.1, 7.4 and 7.6 of the London Plan (2016)

3) Insufficient information has been submitted to fully consider the application with regards to transportation and highway impact and would thereby conflict with policies SP8.4, SP8.14, DM29 and DM30 of the Croydon Local Plan (2018) and policy 6.3 of the London Plan (2016)

4) Insufficient information has been submitted to determine if the site drainage meets the requirements of the NPPF and PPG, SuDS Non-Statutory Technical Standards (NSTS) (March, 2015), the London Plan (2016) policy 5.13, it's supporting document; Sustainable Design and Construction Planning guidance (2014), Croydon's Local Plan 2018 Strategic Policy SP6.4, Detailed Policy DM25.3 and Croydon's LLFA requirements for sustainable drainage proposals supporting full planning permission.

Informatives

- 1) Site notice removal
- 2) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

4. SITE LOCATION AND PROPOSAL DETAILS

Site and surroundings

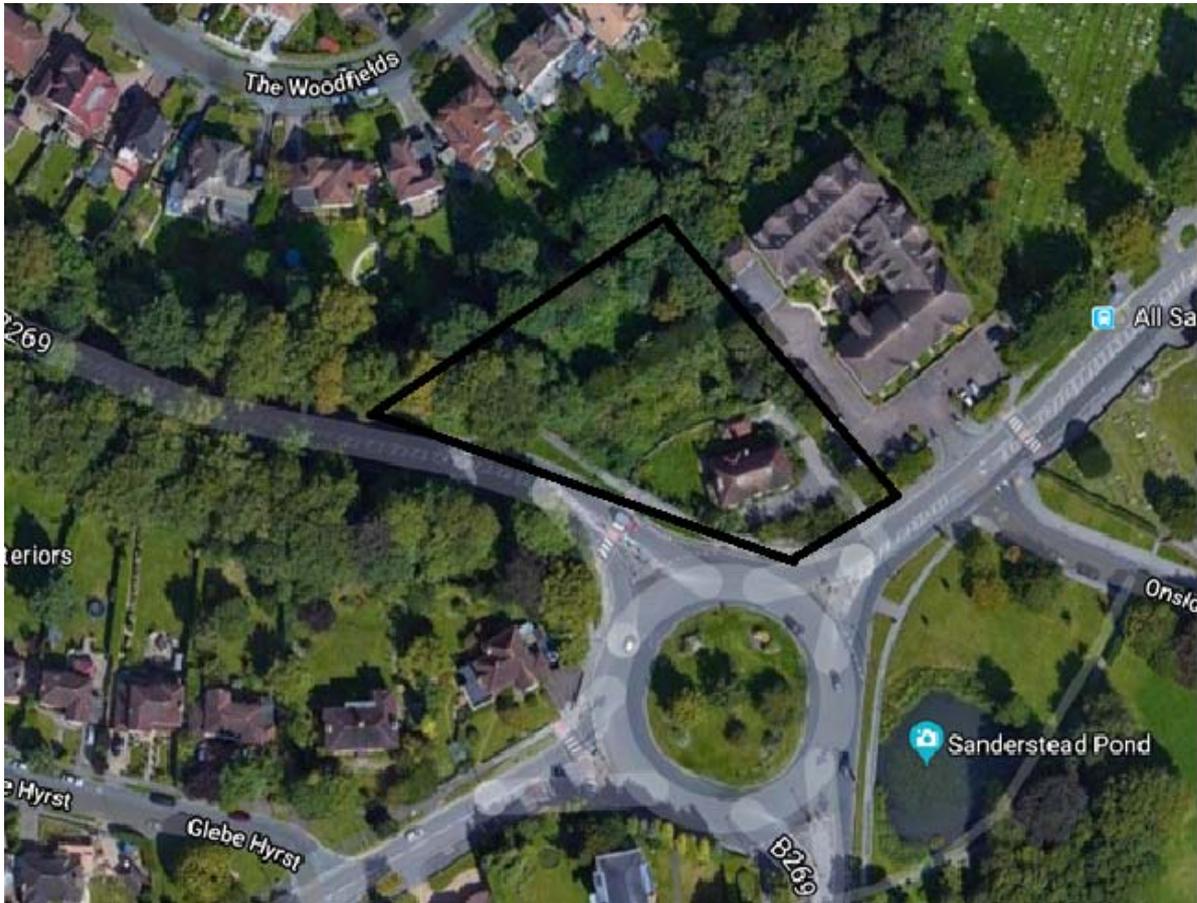


Image 1: Site and surroundings

- 4.1 The application site lies on the north western side of Addington Road and is currently occupied by a two storey detached property- The Vicarage. The existing property sits in an elevated position from Addington Road with the land sloping down towards the north west of the property and towards the rear gardens of properties located in The Woodfields.
- 4.2 The surrounding area is typically residential in character comprising large detached dwellings varying in design and character. Most properties are sited within generous plots benefitting from large quantities of established soft landscaping. Land levels slope down from the south east to the north west and therefore the properties on the north-western side of Woodfields are typically substantially lower than the application site. To the north east of the application site is “Sanderstead Heights” – a development of 27 flats. Opposite to this, is the Grade 1 Listed Building- All Saints Church.
- 4.3 The application site is located in an area at low risk of surface water flooding. The site has a PTAL rating of 1b and has poor access to public transport. It is also located within an Archaeological Priority Area. Sanderstead Hill, the A2022, is a classified road. Tree Preservation Order 7, 1985 protects the trees to the rear of the site.

Planning history

4.4 The following application is relevant:

18/00144/FUL: Conversion of dwelling house in 3 x 1 bedroom units, 1 x 2 bedroom unit and construction of 4 x 4 bedroom terraced houses. Granted and not implemented.



Image 2: Site plan of the 18/00144/FUL planning permission



Image 3: Bird's Eye view of the 18/00144/FUL planning permission

Proposal

4.5 The applicant seeks full planning permission for the:

- Demolition of 1 Addington Road;
- Erection of a 2 to 4 storey building comprising 60 bed care home for the elderly
- Provision of new access on to Sanderstead Hill (closure of existing vehicle access)
- Associated parking, refuse and cycle stores;
- Associated hard and soft landscaping works.

5 CONSULTATION RESPONSE

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

5.2 The following were consulted regarding the application:

Lead Local Flood Authority (Statutory Consultee)

5.3 The LLFA have stated that they object to this planning application in the absence of an acceptable Drainage Strategy [OFFICER COMMENT: The application is recommended for refusal]

Historic England (Archaeology) (Statutory Consultee)

5.4 The site lies within an archaeological priority area and is adjacent to the convergence of several historic roads. No objection subject to conditions in relation to archaeology. [OFFICER COMMENT: Conditions would be recommended were the application approved]

Thames Water

5.5 Thames Water states that with regard to foul water sewerage network infrastructure capacity, they would not have any objection to the above planning application, based on the information provided.

Commissioning and Procurement Adults Health and Integration Team

5.6 The team have reviewed the submission and confirmed that there is no need for this form of care. The area where the care home is proposed has other residential care homes nearby. The current residential needs can be met by the current stock. The applicant's analysis assumes that people with dementia will automatically need residential care but the team try and support people in their own homes where possible.

6 LOCAL REPRESENTATION

6.1 A total of 55 neighbouring properties were notified about the application and invited to comment and the application was also advertised by site notice and in the local press. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 38 Objecting: 13 Comment: 1 Supporting: 24

6.2 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

Summary of Objectors Concerns	Officer's Response
Creating a further junction so close to roundabout, pedestrian crossing and brow of hill is dangerous	See paragraphs 8.24 to 8.28
Lacking of parking	See paragraphs 8.24 to 8.28
Increased traffic and more congestion	See paragraphs 8.24 to 8.28
Loss of privacy and visual amenity	See paragraphs 8.18 to 8.20
Loss of sunlight	See paragraphs 8.18 to 8.20
Overlooking and details on boundary treatment required	See paragraphs 8.18 to 8.20
Noise and disturbance	See paragraphs 8.18 to 8.20
Construction impact on surrounding area	See paragraphs 8.20
Impact on air quality	See paragraph 8.32
Lack of sustainability credentials including details on drainage	See paragraphs 8.30 to 8.32
Loss of 5 bedroom family home	See paragraph 8.2
Capacity in area for care homes (44 care homes in 1.5 mile radius and places unfilled)	See paragraphs 8.2 to 8.6
Overdevelopment	See paragraphs 8.7 to 8.17
Scale, height and massing out of character	See paragraphs 8.7 to 8.17
Out of keeping with pond and listed church	See paragraphs 8.7 to 8.17
Summary of Supporting Comments	Officer's Response
Well thought out and much needed care home for expanding elderly residents	See paragraphs 8.2 to 8.6
Need for specialist and good quality care homes in local area	See paragraphs 8.2 and 8.6 and design sections
Design in keeping with area	See paragraphs 8.7 to 8.17

Attention to protection wildlife	See paragraphs 8.20 to 8.23
Limited parking but close to bus stops	See paragraphs 8.24 to 8.28
Site fallen into disrepair and rector in different residence- site requires redevelopment	See paragraphs 8.7 to 8.17
No impact on surrounding residents given distance, design and planting	See paragraphs 8.16 to 8.18

6.3 The Ward Councillor for Sanderstead (Cllr Yvette Hopley) raised the following points of support:

- There is a need for this type of care and would be asset to Sanderstead
- Wildlife has been considered
- The development would be in keeping with the area
- It would free up larger family housing

6.4 The Ward Councillor for Sanderstead (Cllr Lynne Hale) raised the following points of support:

- There is a need for specialist care home accommodation which will deliver dementia care in Sanderstead and in the local area
- There has been good local support for the scheme
- It will release a large family home
- The site will deliver 60 dwellings towards the borough's housing target
- The design is sympathetic to its surroundings

7 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Croydon Local Plan (2018), Mayor's London Plan (2016) and the South London Waste Plan (2012). Details of the relevant policies and guidance notes are attached in Appendix 1.

National Guidance

7.2 Government guidance is contained in the National Planning Policy Framework (NPPF), revised in February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Delivering a sufficient supply of homes;
- Promoting healthy and safe communities;
- Promoting sustainable transport;
- Making effective use of land;

- Achieving well-designed places

Development Plan

- 7.3 The Development Plan comprises the London Plan 2016, the Croydon Local Plan 2018, and the South London Waste Plan 2012. The relevant policies to this proposed development have been listed in Appendix 1 of this report.
- 7.4 A replacement Draft London Plan is in the final stages of adoption. The current 2016 London Plan is still the adopted Development Plan, and although the Draft London Plan is a material consideration in planning decisions at present it carries limited weight.

8 MATERIAL PLANNING CONSIDERATIONS

- 8.1 The main planning issues raised by the application that the committee must consider are:
- 1) Principle of development and the established need for care homes for the elderly
 - 2) The impact on the townscape and the visual impact
 - 3) The impact on the residential amenity of adjoining occupiers
 - 4) The impact of the development on ecology and protected trees
 - 5) Transportation considerations
 - 6) Other planning matters

Principle of Development and the established need

- 8.2 The application sites lies within an established residential area and while the proposed development seeks consent for C2 (residential institutions- including care homes), the nature of this use would not affect the established residential character of this part of Sanderstead. Croydon Local Plan Policy SP2.1 and SP2.7 seeks to provide a choice of homes for residents including provision of specialist and supported housing for elderly and vulnerable people.
- 8.3 Policy DM2.1 is more detailed and relates specifically to care homes and states that planning permission for new residential care or nursing homes will only be granted if there is a need for the particular services provided by the home in supporting the care of residents of Croydon. According to Croydon's Market Position Statement there are ample care and nursing home bed spaces within the borough to satisfy demand up to 2031. The policy therefore seeks to address the current over-provision and support this type of accommodation only where there is an identified need.
- 8.4 Croydon has a very high number of nursing and residential care homes compared to other London boroughs. Analysis of changing needs for services supplied by the nursing and residential care home market evidences a 'saturation point' has been reached for some customer groups or categories of people in need. At the same time there is a greater public policy focus on supporting people to remain living at home safely whenever possible. It is therefore necessary that Croydon plans to enable care provision to meet current and future needs. Services provided by care homes within the borough however do not fully meet the needs of Croydon residents with more specialised or urgent needs. In summary therefore, there is an ample supply of general care and nursing home bed spaces but a need for specialist services for those needing

specialised or urgent need. As such, the policy allows for carehomes only where they would meet these needs.

- 8.5 The application would be registered to provide care to the elderly, offering a mix of residential and nursing care (including care to clients with dementia). The scheme would be able to provide nursing and dementia care for patients as they age within the Care Home to minimise the need to relocate to alternative facilities. This is acknowledged, however, this is not a specialist care home, which is not a point of dispute between the applicant and the Council.
- 8.6 With regard to the specific location of this proposal the Council's Social Care Team have confirmed that Croydon does not have a need for older people's residential care in this area. It is also worth noting that the Needs Assessment submitted with the application assumes that people with dementia will automatically need residential care whereas the Council aim is to support people in their own homes where possible. The Council's view is that the area where the care home is proposed has other residential care homes nearby and the current residential needs can be met by the current stock.
- 8.7 The applicant states that proposal would free up existing family sized local housing stock through the residents moving into the care home, and that to facilitate this Councils can also count the care home bedrooms as part of their housing land supply. Whilst this could be the case and a benefit of the scheme, this is not a large number and is only really relevant where there is a need for a specialist type of care. There is no such need for this type of care in this location. It is noted that there is planning permission for a residential development on this site and this could then be implemented, in itself counting towards housing numbers. The Market Position Statement and policy requirements outweigh the representations received and benefits of the proposal.

Design, layout, townscape and Visual Impact

- 8.8 The existing property is not protected from demolition. As such, it could be demolished under existing permitted development rights through the prior approval process without planning permission.
- 8.9 The Vicarage has a historic link with All Saints Church which is a Grade I Listed Building. The Vicarage is not considered to be curtilage listed due to its age and location at some significant remove from the Church, nor is it on the Local List. The Vicarage has a historic association with the Church, but does not form part of its setting due to the intervening road and separation of the sites.
- 8.10 The proposal would have a limited impact on views of the church and the historic character of Sanderstead and as such the scheme is not considered to have a detrimental impact on the setting of the Listed Building.

Layout, quality of accommodation and massing

- 8.11 The Croydon Local Plan Policies SP4.1, SP4.2 and DM10 requires development to be of high quality which respond positively to the townscape and enhances social cohesion and wellbeing. London Plan policies 3.8, 7.1, 7.4 and 7.6 also requires development that provides high quality indoor and outdoor spaces and integrates well with the surrounding streets and open spaces.

- 8.12 The scheme proposes a single massing that dominates the site, pushing all the outdoor communal amenity spaces to the edges, rather than providing an external communal area that is protected from the effects of traffic noise and pollution, and is better connected with the protected landscaped spaces beyond. There is a general lack of variety, quality, and size of the communal and shared spaces. Apart from outdoor areas which will likely see little active use, the indoor communal spaces are disproportionate in size for the number of bedspaces, concentrated in one part of the building and are small in number. The connection to the internal spaces and the outdoor spaces would also be poor, for example, to gain access to the outdoor spaces; this would only be through the main entrance.
- 8.13 Any development on this site should provide a landscape-led solution and the applicant should consider how the design could provide a comfortable domestic scale so that older residents could form smaller groups within a wider later living complex. Types of functions and space, which add to the quality of life for residents, are absent.

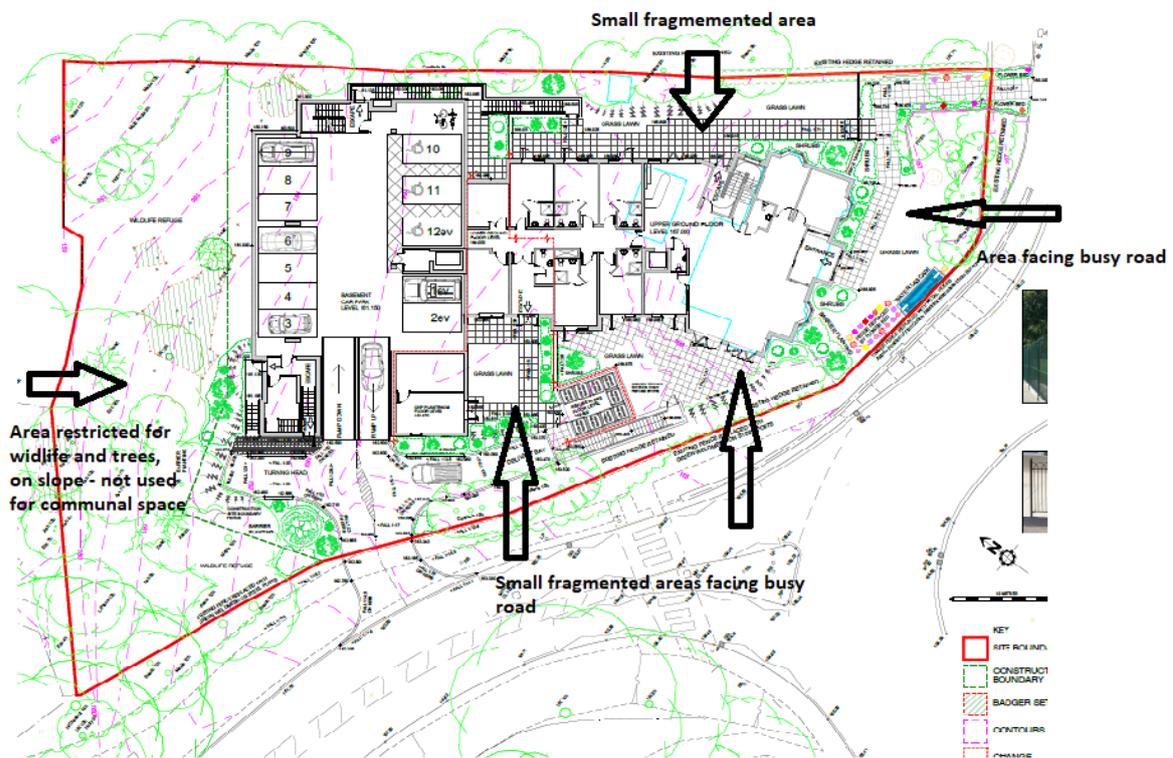


Image 4: Site layout showing limited outdoor communal areas

- 8.14 The quality of the internal communal and private spaces is generally unacceptable. This is due to poorly resolved circulation with overly long and dark corridors, accommodation design and shared spaces. Nearly all of the bedrooms are single aspect, even those situated on the corners.



Image 5: Showing upper floor and first floor layouts

- 8.15 The care home proposed has a level ridge with two semi-basements resulting in a building ranging from 2½ to 5 storeys in height. The sloping site would alleviate some of the impact of the scale of the development, however, the increase in massing to five storeys at the rear of the proposal is not considered appropriate to the rear of the site and the surrounding area. This would appear overly bulky and dominant particularly in the context of the character of Sanderstead Hill. It is acknowledged that Sanderstead Heights is a mix of 2-4 storeys in height but is not in such a prominent setting, not as visible from the road and more appropriately follows the topography of the site. No buildings in the local area are of 5 storeys in height. Whilst planting along the boundary would provide some screening, it is considered that the height of the proposal would still be visible along Sanderstead Hill and would be out of keeping with the character of the area.

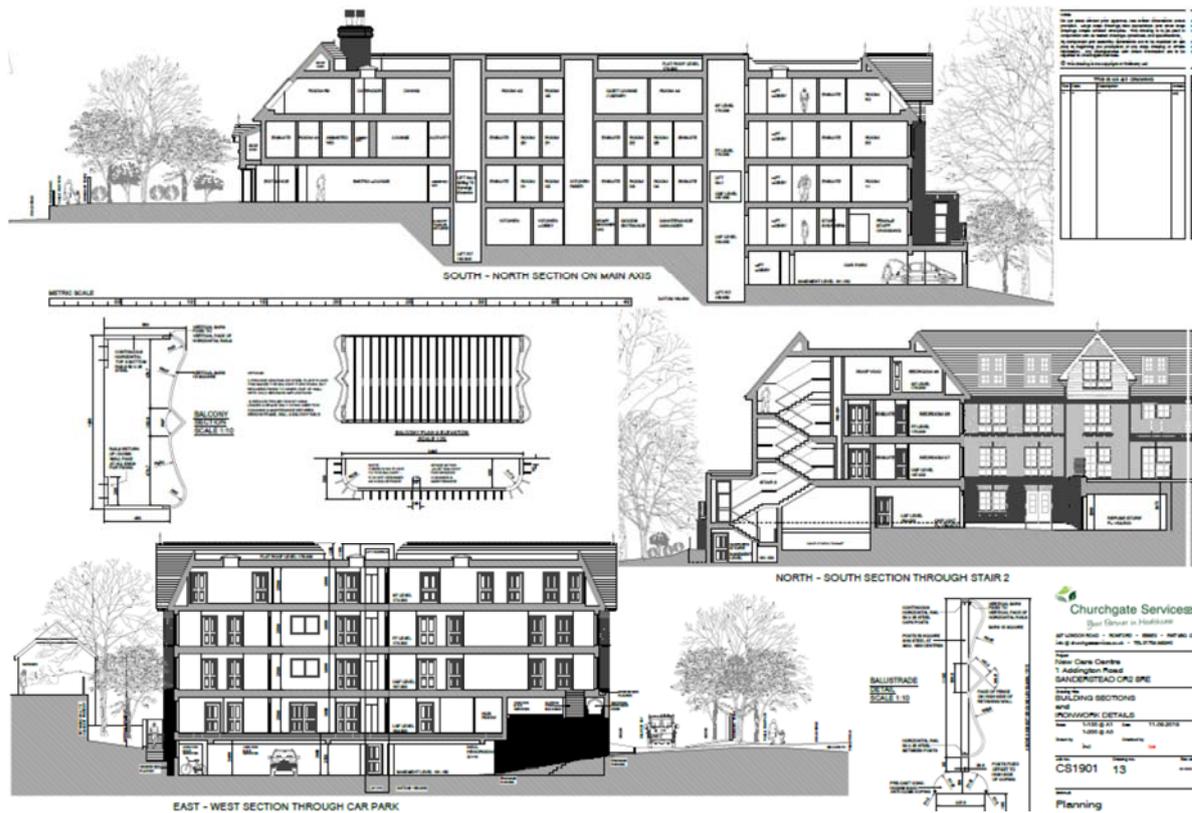


Image 6: Site sections

Architectural Resolution and Materials

8.16 The design of the building follows a 'sympathetic and faithful' approach as outlined in the Council's Suburban Design Guide. The materials and character of the design is generally supported, however, the design approach is considered more appropriate for a building of a smaller scale. The positioning of windows on the roof and some elevations is badly resolved, resulting in random positions on the roofscape which continues down the rest of the building. The use of render is also not supported.



Image 7: View from the roundabout



Image 8: View from Sanderstead Hill

- 8.17 Whilst the applicant has stated there is a need for good quality elderly care and this is possible through a new build development, overall the layout would not provide good quality internal living environment or communal space.
- 8.18 Therefore, the proposal would result in an overdevelopment of the site and would result in poor layout design and quality accommodation for future residents and would detrimental to the appearance of the street scene by reason massing and detailing and would thereby conflict with Policies DM2.1, SP4.1, SP4.2 and DM10 of the Croydon Local Plan (2018) and policies 3.8, 7.1, 7.4 and 7.6 of the London Plan (2016).

The impact on the residential amenity of adjoining occupiers

- 8.19 The north-west site boundary faces the rear gardens of the large detached properties in The Woodfields, and the east boundary with the retirement flats at Sanderstead Heights (3 Addington Road). The new development would have generous separation distances of approximately 46 metres to the dwellings in The Woodfields. As such, with the retention of the existing vegetation the development is not considered to appear visually intrusive or lead to a loss of privacy or light to either of these neighbouring properties.
- 8.20 The proposed new development would follow the topography, so it would be lower than the properties at Sanderstead Heights, and given the separation distance of approx. 17m (at the closest point) to the properties at Sanderstead, the impact is considered to be minimal. No other occupiers would be significantly affected.



Image 9: Relationship with surrounding properties

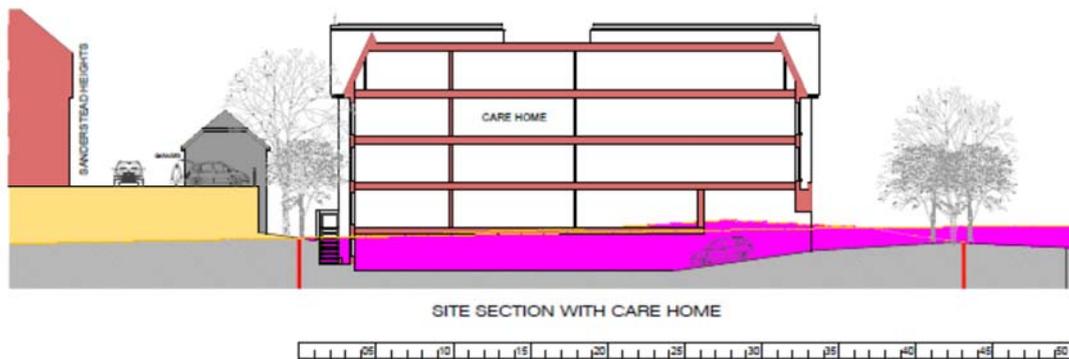


Image 10: Site section with Sanderstead Heights

Other Impacts

8.20 Given that the building is a care home, there are no concerns that the proposed building would cause noise and disturbance levels that would be incompatible with the surrounding existing uses. Whilst concerns have been raised regarding the impact of construction; such impacts would only be temporary and should only be afforded limited weight. In order to ensure that any such impacts are minimised as far as reasonable possible, a condition requiring the submission of a detailed Construction Management Plan/Construction Logistics is recommended.

Trees, Landscaping and Ecology

- 8.21 Whilst not subject of any formal designations, the overgrown nature of parts of the site lend itself to being potentially biodiverse. A preliminary ecology survey and bat survey has been undertaken which has confirmed that the majority of the vegetation, whilst overgrown, is not itself biodiverse or of particular value apart from the trees, which are discussed below. The likelihood of protected species has also been assessed and the scheme is only considered likely to potentially impact on badgers, bats, hedgehogs and nesting birds. The latter can be resolved by ensuring by condition that clearance does not occur at certain times of year and mitigation measures are put in place.
- 8.22 An additional badger survey has been undertaken which shows that badgers left the site in 2015 and are no longer present. Badgers do however move sites relatively frequently, so a condition is recommended to require a survey prior to commencement of works and a scheme of mitigation agreed if necessary. This approach is considered adequate to conclude that no undue harm to biodiversity would occur from the development; the detailed badger works would be controlled through a license by Natural England as well. A bat survey has also been undertaken and confirms a single common pipistrelle bat was seen re-entering the eaves of the existing house during the dawn survey only. Therefore, this is likely to be a day roost only. A bat licence will be required before the house is demolished. Mitigation measure would be required such as the provision of temporary roost locations (bat boxes) during demolition and construction phases and potentially permanent replacement of roosting opportunities within the site. The Council's Ecologist has reviewed the information submitted and concluded there is no objection to the scheme subject to securing conditions on a bat licence, construction environment management plan, lighting and biodiversity mitigation and enhancement measures.
- 8.23 A number of trees are protected by a Tree Preservation Order. All protected trees are to be retained. This is considered acceptable subject to replacement tree planting. The proposal would result in the felling of a number of other trees, including a small belt of yew trees towards the centre of the site. Appropriate mitigation is proposed by replacement tree planting near the proposed entrance, to reinforce existing landscaping in this area. All of the A and B category trees are to be retained and protected throughout the development. All of the trees proposed for removal are in the lower two categories, C and U, and are not of a quality that should represent any constraint to development. All trees shown to be removed were consented to be removed as part of a recent planning application for this site (18/00144/FUL).
- 8.24 Subject to conditions to secure replacement planting, protection of trees during construction and details of methods of construction within root protection areas, the impact on trees is considered acceptable. The Council's Tree Officer assessed the tree protection methods submitted for the protected tree and has confirmed these are an acceptable.

Transport, Parking and Highways

- 8.25 The site has a PTAL rating of 1b which indicates poor accessibility to public transport and a new access is proposed from Sanderstead Hill. The existing crossover (onto Addington Road) will require removal and restoration.
- 8.26 The car park would be situated in the basement and would provide 9 spaces plus 3 blue badge spaces (12 in total). The car park being provided is small for the use and there would be a number of different users who will place a demand on use of the car park. Due to this, a Transport Note would be required which would set out the likely

trip generation resulting from the scheme and justify the amount of parking providing. It should include results of a parking survey to the Lambeth Methodology for the local area, with a focus on daytime parking stress. This note should also provide a framework car park management plan to set out how the proposed on-site spaces would be managed and how provision would be maintained for more specialist visitors such as doctors and therapists as these visits are most likely to occur in a private single-occupancy vehicle due to the nature of the operation and the need to visit multiple patients in different locations in the course of a day. Officers have concerns of the lack of assigned staff parking to be provided on the site especially as the applicant has confirmed that there would be 30 staff on site at any typical time during the day. Given the low PTAL, it must be assumed that many staff would travel by car but no information has been submitted by the applicant to assess this. A car parking management strategy has not been submitted. The potential for off-site staff parking is high given the location of the site. This information is needed as officers have concerns that inappropriate over-spill parking could result on Sanderstead Hill adjacent to the applicant site, and throughout the wider local area. This could lead to the introduction of highway safety issues which are not currently present. Due to the amount of information submitted to support the application, officers cannot assess the impact of the development in terms of whether adequate parking is provided, whether or not the car parking would be managed in an appropriate fashion and therefore what impact there would be on the safety and efficiency of the local highway.

- 8.27 Cycle parking provided within the secure basement car park is accepted as appropriate. The provision of these cycle parking spaces should be secured by condition. However the application would benefit from the provision of the visitor cycle parking outside of the main entrance to the care home, in a highly visible, covered location with passive surveillance. Refuse storage is positioned within 20m of the back of the public highway, and the applicant has provided a vehicle waiting and manoeuvring area for refuse collections. Further details would be conditioned. However, Croydon waste management section use a 9.2m refuse vehicle which is larger than that shown in the manoeuvring track plans. Other servicing vehicles have also not been considered.
- 8.28 Sightlines are demonstrated for pedestrians, but are not adequately demonstrated for vehicle-vehicle sightlines. These should be provided at this stage and cannot be secured through a condition. The Council's Highways Team have stated that a banned right turn from the development onto Sanderstead Hill is also required. A Road Safety Audit has also not been submitted with the application. Whilst it is appreciated the audit would have been subject to condition in the previous planning application, the use is different and would involve different journey patterns and an increased number of trips throughout the day. Therefore insufficient details have been submitted with the application to justify the proposal and therefore it is recommended for refusal.
- 8.29 Policy DM29 of the Croydon Local Plan states that new development should have a positive impact and not be detrimental to highway safety and not result in a severe impact on the transport network. As set out above, insufficient information has been submitted regarding parking provision and the safety of the access for officers to be satisfied that this policy is complied with and that highway safety is adequately protected.

- 8.30 A travel plan, pooled car club contributions and highways s278 works would be covered in a legal agreement. Construction Logistic Plan and Service and Delivery Plan, Electric Charging points would subject to condition.

Other Planning Matters

Flooding

- 8.31 The site sits within Flood Risk Zone 1 (and thus is considered to be at a low risk of fluvial flooding) and the site is at a low risk of flooding from surface water and has the potential of groundwater flooding to occur at the surface. The site is within a groundwater source protection zone. Infiltration SuDS techniques would be employed to deal with the excess run-off from the post developed site. The surface water run-off from the post developed site will be managed using precast ring soakaways. The proposed strategy reduces the risk of surface water flooding as far as it reasonably practicable. The LLFA have an objection to the proposal and recommended refusal. The overall approach and proposed drainage strategy, as presented, meet some of the requirements of the LLFA. However, the information submitted is not adequate to fully demonstrate compliance and clarification is needed on some aspects of the proposals before this can be approved. In particular the operational and management plans for the use of a pumped system should be outlined with a clear commitment to management and maintenance as well as a plan for managing an exceedance event.

Sustainability

- 8.32 Policy SP6.2 requires new development to minimise carbon dioxide emissions, including that new dwellings (in major development proposals) must be Zero Carbon. As a minimum a 35% reduction in regulated carbon emissions over Part L 2013 is required, with any remaining CO2 emissions to be offset through a financial contribution and the development must achieved BREEAM excellent. Whilst the applicant has not submitted a detailed report, such matters are capable of being secured through condition and as such are acceptable.
- 8.33 In regards to land contamination, the site has been reviewed by the council's Land Contamination Officer whom has confirmed further sampling would be required and an intrusive land contamination condition is required.
- 8.34 London Plan Policy 7.14 (B) states that developments should minimise increased exposure to existing poor air quality and seek to contribute to addressing local air quality problems and Croydon Local Plan (2018) requires development to positively contribute to improving air, land, noise and water quality by minimising pollution. The proposal has been reviewed by the Council's Pollution Team and considered acceptable subject to the imposition of conditions including submission of; a noise assessment, sound insulation, ventilation, lighting details of boilers, delivery and service plan and construction environmental management plan. In addition in order to be acceptable a financial contributions for air quality and local education training strategy are required to be secured via S106 agreement.

Archaeology

- 8.34 The site lies within an archaeological priority area and is adjacent to the convergence of several historic roads. Historic maps show a footpath running directly through the site, which may be a precursor to Sanderstead Hill. Archaeological remains and

artefacts were discovered very close to the site around Sanderstead Pond. The site has not been developed previously therefore if archaeological remains are present they are likely to be well preserved. Whilst the applicant has not submitted an archaeological desk-based assessment Historic England have recommended a condition to protect any archaeological remains.

Conclusions

- 8.35 The proposed development would create a 60 bed care home that could make a contribution to the borough achieving its housing targets. However, this is given minimal weight due to the fact there is no identified need for a care home for elderly residents. To add to this the development does not provide a good quality design or environment for future residents. Insufficient information has been submitted on highway and flooding matters. This together is not outweighed by the benefit to housing supply and biodiversity or the contributions to local employment and training, air quality or carbon setting.
- 8.36 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above and details of the decision are set out in the RECOMMENDATION.

Appendix 1: Planning Policies and Guidance

The following lists set out the most relevant policies and guidance, although they are not exhaustive and the provisions of the whole Development Plan apply (in addition to further material considerations).

London Plan

Policy 3.17 Health and Social Care Facilities
Policy 3.8 Housing Choice
Policy 4.12 Improving Opportunities for All
Policy 5.2 Minimising Carbon Dioxide Emissions
Policy 5.3 Sustainable Design and Construction
Policy 5.4A Electricity and Gas Supply
Policy 5.7 Renewable Energy
Policy 5.9 Overheating and Cooling
Policy 5.10 Urban Greening
Policy 5.11 Green Roofs and Development Site Environs
Policy 5.12 Flood Risk Management
Policy 5.13 Sustainable Drainage
Policy 5.14 Water Quality and Wastewater Infrastructure
Policy 5.15 Water Use and Supplies
Policy 5.17 Waste Capacity
Policy 5.21 Contaminated Land
Policy 6.1 Strategic Approach
Policy 6.3 Assessing Effects of Development on Transport Capacity
Policy 6.9 Cycling
Policy 6.13 Parking
Policy 7.1 Lifetime Neighbourhoods
Policy 7.2 An Inclusive Environment
Policy 7.3 Designing Out Crime
Policy 7.4 Local Character

Policy 7.5 Public Realm
Policy 7.6 Architecture
Policy 7.8 Heritage Assets and Archaeology
Policy 7.14 Improving Air Quality
Policy 7.15 Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes
Policy 7.19 Biodiversity and Access to Nature
Policy 7.21 Trees and Woodlands

The Mayor of London has published and adopted Supplementary Planning Guidance, of which Sustainable Design and Construction SPG is of relevance.

Croydon Local Plan (CLP)

The Croydon Local Plan was adopted on the 27th February 2018 and the main relevant policies to this application are as follows:

SP2 Homes

DM1 Housing Choice for Sustainable Communities
SP4 Urban Design and Local Character
DM10 Design and Character
DM13 Refuse and Recycling
DM16 Promoting Healthy Communities
DM18 Heritage Assets and Conservation
SP5 Community Facilities
SP6 Environment and Climate Change
DM23 Development and Construction
DM24 Land Contamination
DM25 Sustainable Drainage Systems and Reducing Flood Risk
SP7 Green Grid
DM27 Protecting and Enhancing our Biodiversity
DM28 Trees
SP8 Transport and Communication
DM29 Promoting Sustainable Travel and Reducing Congestion
DM30 Car and Cycle Parking in New Development

Suburban Design Guide (2019)

Appendix 2: Drawing Nos

-  Landscape CHU22570 11-Sheet 1
-  Landscape CHU22570 11-Sheet 2
-  Landscape CHU22570 12-Sheet 1
-  Landscape CHU22570 12-Sheet 2
-  Sanderstead_CS1901-01 Location Plan
-  Sanderstead_CS1901-02-P3 Existing Site Plan
-  Sanderstead_CS1901-03-P9 Proposed Site Plan
-  Sanderstead_CS1901-04-P5 Basement LGF Plans
-  Sanderstead_CS1901-05-P5 UGF FF Plans
-  Sanderstead_CS1901-06-P6 SF Roof Plans
-  Sanderstead_CS1901-07-P3 Elevations Sheet 1
-  Sanderstead_CS1901-08-P3 Elevations Sheet 2
-  Sanderstead_CS1901-09-P2 Block Plan A1
-  Sanderstead_CS1901-10-P4 Site Colour A1
-  Sanderstead_CS1901-10-P4 Site Colour A3
-  Sanderstead_CS1901-11-P1 Site Sections 1
-  Sanderstead_CS1901-12 Site Sections 2
-  Sanderstead_CS1901-13 Building Sections
-  Sanderstead_CS1901-14 Existing Building
-  Sanderstead_CS1901-15 Visuals Sheet 1
-  Sanderstead_CS1901-16 Visuals Sheet 2
-  Sanderstead_CS1901-17-P1 Context