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XXXXX
XXXXX
XXXXX
XXXXX
XXXXX

Please ask for/reply to Heather
Cheesbrough

Your Ref:
Our Ref:
Date: 24th January 2018

Dear XXXXXX,

**Proposed redevelopment of the Whitgift Centre and surrounding land,
Croydon Town Centre**

We are writing to you about the proposed redevelopment of the Whitgift Centre and surrounding land in Croydon town centre by Croydon Limited Partnership (**CLP**), a joint venture between Westfield Europe Ltd and Hammerson UK Properties plc. The proposed redevelopment is for a retail-led mixed use scheme. As you may know, in September 2015 the Secretary of State confirmed a compulsory purchase order (**CPO**) to support the redevelopment of the Whitgift Centre and surrounding land. The scheme is a major regeneration project which the Council considers will bring important benefits to Croydon including the transformation of the town centre retail core with a high quality shopping centre, improved public realm, new housing (including affordable housing) and the creation of some 7000 jobs.

Since the CPO was confirmed in September 2015, CLP has acquired additional land at Green Park House on the corner of Wellesley Road and Poplar Walk to incorporate into the scheme and make provision for a new and improved retail store, proposed to be occupied by Marks and Spencer. CLP has applied to the Council for planning permission for its revised redevelopment proposal including the additional land at Green Park House and with a revised layout on part of the site ("Revised Scheme"). The planning application for the Revised Scheme seeks outline permission for development within minimum and maximum parameters, including five residential towers proposed to be developed along Wellesley Road. On 14 November 2017, the Council's Planning Committee resolved to grant permission for the updated redevelopment proposals, subject to the completion of a planning agreement and consideration of the application by the Secretary of State and the Mayor of London to whom it has been referred. Details of the planning application, (reference: 16/05418/OUT), including the environmental statement, can be found at: <http://publicaccess2.croydon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OFC8SUJL0K200>

Why we are writing to you

In addition to the grant of planning permission, implementation of the Revised Scheme is subject to further decisions by the Council, including adapting the contractual arrangements between the Council and CLP to reflect the revisions to the Scheme. If the Council decides to proceed with the new arrangements, they would include the Council acquiring an interest in the entire development site, now including the land at Green Park House.

As in the case of the original redevelopment proposals, one effect of the land assembly provisions under the contractual arrangements would be to engage certain statutory provisions (sections 203 and 204 Housing and Planning Act 2016) to facilitate delivery of the scheme. The relevant statutory provisions enable easements (such as rights to light) and other third party rights and interests (such as restrictive covenants) to be overridden when development is carried out, but subject to payment of statutory compensation. This would include overriding any rights to light from which properties in the vicinity of the scheme, including your own, may benefit.

At this stage, for the reasons explained below, the Council is not able to fully assess whether you are entitled to a right to light or whether any such right would be interfered with by the development. However we are writing to you and certain other owners and occupiers in the vicinity of the development now to notify you of the proposal to engage these statutory powers so that you can provide the Council with any comments you wish to make at this stage.

We would make clear that whether there is any interference and if so, the extent of any such interference, with any such rights will depend on the final form of the development, and in particular the configuration and height of the residential towers. This would be a matter for subsequent approval by the Council as local planning authority at reserved matters stage if outline planning permission is granted. Consequently, at this stage it is not possible to identify the precise impact of the development on any individual properties and it is possible that your property will not be affected in any or any material way.

However, in the event that you have the benefit of a right to light which is materially interfered with by the development, in due course you may be entitled to claim compensation from CLP under section 10 of the Compulsory Purchase Act 1965 if the value of your property is adversely affected. This could only be established when the final form of development is known and the extent of any interference with rights to light can be demonstrated.

Next Steps

The Council will need to consider the necessary amendments to the contractual arrangements and whether there is a sufficient case in the public interest to justify incorporating the Green Park House site in the land assembly arrangements and to trigger the application of section 203 of the Housing and Planning Act 2016 to facilitate the delivery of the Revised Scheme. It is proposed that Cabinet will consider this at a Cabinet meeting currently scheduled to take place on 26 February 2018. If you have any comments you wish the Council to take into account please write to the Council by 9 February 2018 at :

Heather Cheesbrough
Director of Planning and Strategic Transport
6th Floor Bernard Weatherill House
8 Mint Walk
Croydon
CR0 1EA

heather.cheesbrough@croydon.gov.uk

The Cabinet agenda and papers can be found 5 working days in advance of the Cabinet meeting on the Council's website:

<https://www.croydon.gov.uk/gsearch?query=cabinet%20meeting%20agenda>

In the meantime, if there is anything you would like to ask about or discuss regarding the contents of this letter or further explanation as to the nature of the process described above and how it relates to your property please call or write to:

Liz Neate Assistant Director FA - Real Estate Deloitte LLP Athene Place, 66 Shoe Lane, London, EC4A 3BQ 020 7007 0570 07880 454013 lineate@deloitte.co.uk

Yours sincerely,

A handwritten signature in black ink, appearing to read 'H. Cheesbrough', is written over a light grey rectangular background.

Heather Cheesbrough
Director of Planning and Strategic Transport