

Croydon Local Plan 2018 - revised

This document is a revision of the adopted Croydon Local Plan 2018.

The document contains deleted text shown as struck through with insertion indicated as **red text.**

*~~February 2018~~ **June 2024***

Croydon Local Plan 2018

A Development Plan Document forming part of the development plan for Croydon.

27 February 2018

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Foreword

In my Business Plan I have set out to focus the Council on residents' priorities and have pledged to commit to work to make Croydon a place of opportunity for business, earning and learning; to ensure every child and young person in Croydon has the chance to thrive, learn and fulfil their potential; to make Croydon a cleaner, safer and healthier place; and to support our residents to live independently while ensuring the most vulnerable people are safe. My key priority 4 is to ensure new homes are safe, well-designed and in keeping with the local area.

The Croydon Local Plan Review is the most important planning policy document for the borough to deliver these priorities. It provides an exciting and deliverable vision for Croydon to achieve this up to 2040.

The Local Plan sets out a vision and policies about infrastructure provision, housing delivery, employment opportunities and protection of our environment. As committed in my Business Plan development will be design-led, not density-led. Therefore, there are no suburban intensification areas in the Local Plan. The policies will therefore guide development to achieve this on sites that we expect to be developed to help meet the need for new homes, jobs, schools, healthcare, and leisure and other essential facilities and infrastructure we need across the borough. Furthermore, the Local Plan housing target correctly aligns with the London Plan and policy has been introduced to address Homes of Multiple Occupation

The Croydon Local Plan Review supports the renewal of the borough's District Centres and the Croydon Opportunity Area which are essential to the whole borough. The 16 places of Croydon provide the landscape for good growth that will establish the right development in the right places at the right scale, creating

attractive sustainable neighbourhoods as well as new economic opportunities allowing Croydon to remain consistent with future demand and need.

This approach is supplemented by three new transformation areas – The Purley Way, Brighton Main Line and East Croydon Transformation Corridor and the North End Quarter. The Croydon Local Plan Review supports the development of a prosperous and innovative economy, thriving communities and sustaining a great quality of life.

This is a plan for the whole borough and kind of borough we want to enjoy in the future and have pride in. As part of our commitment to people focussed planning the Croydon Local Plan Review has been developed through listening and in consultation with local communities and partners across the borough. I thank everyone who has been involved in the making of the Croydon Local Plan Review. I hope that you continue to be engaged in planning in Croydon and we can continue the conversation with you.

Executive Mayor – Jason Perry

Councillor Alison Butler – Deputy Leader Statutory – Cabinet Member for Homes, Regeneration & Planning & Councillor Paul Scott – Chair of Planning Committee & Deputy Cabinet Member for Planning

The Croydon Local Plan 2018 is the most important planning policy document for the borough and provides an exciting and deliverable vision for Croydon up to 2036. It brings together the Strategic Policies with the Detailed Policies and Proposals. Our Local Plan has 'Ambitious for Croydon' enshrined in the overall vision, objectives and policies to ensure Croydon continues to be an attractive and thriving place for all who live, work and visit. Most importantly, the Local Plan will enable increasing the supply of homes through sustainable growth (together with affordable homes), and the renewal and regeneration of the borough's District Centres and the Croydon Opportunity Area.

We are pleased that Croydon Local Plan 2018 has now been found sound by the Planning Inspectorate. The Local Plan demonstrates how sustainable growth of Croydon's suburbs can increase the supply of new homes, including affordable housing whilst continuing to protect the borough's important green spaces and heritage and cultural assets that make the 16 Places of Croydon and our neighbourhoods so special and the valued places that they are. It shows how Croydon will evolve sustainably from 2016 to 2036 setting out the policies that will guide development and the sites that we expect to be developed to help meet the need for new homes, jobs, schools, healthcare, leisure and other essential facilities and infrastructure we need across the borough.

The Croydon Local Plan 2018 also supports the Council's Growth Zone, which is essential to the whole borough. Our Growth Zone will benefit from the Local Plan allowing for development that underpins the Growth Zone and the plans for the infrastructure the Growth Zone will deliver with partners.

This Council believes in people focussed planning, making Croydon a better borough to live, work and visit from stepping out of your front door, going to the local shop, community hall or school or visiting your Neighbourhood Centre, District Centres or Croydon Opportunity Area for restaurants, shops, work and entertainment. As part of our commitment to people focussed planning the Croydon Local Plan 2018 has been developed in consultation with local communities and stakeholders across the borough and we thank everyone who has been involved in the making of the Croydon Local Plan 2018. We hope that you continue to be engaged in planning in Croydon.

How to use this Document



The Croydon Local Plan 2018 is broken down into 12 sections with a Glossary and other Appendices at the back. **Section 1**, the introduction, sets out the context and purpose of the Croydon Local Plan. **Section 2** sets the scene and looks at the borough's historical context, demographic factors, the regional context and drivers for change. **Section 3** lays out Croydon's overarching long term spatial vision, accompanying strategic objectives, the overarching Places of Croydon policy and the Key Diagram. **Sections 4 to 10** set out the thematic strategies that will ensure delivery of the strategic objectives and realisation of the spatial vision. These sections start with a Strategic Policy and are then followed by a set of more Detailed Policies that provide further details as to how the thematic strategies will be delivered. A guide to the Strategic Policies and the Detailed Policies and how to use and interpret them can be found below. See below for more information on how to use and interpret these sections. **Section 11** shows what Strategic Policies and Detailed Policies will mean for the 16 Places of Croydon, setting out the Places vision, summarising the opportunities and constraints and the changes that can be expected to take place up to 2036. This section also sets out Place Specific Policies and Detailed Proposals (sites that the Croydon Local Plan allocates for development) for each Place. A guide to the Place Specific Policies and the Detailed Proposals and how to use and interpret them can be found below. Finally **Section 12** explains how the policies proposed will be delivered. This is closely linked to the Infrastructure Delivery Plan, which in comprehensive detail outlines how infrastructure required to support the Strategic Policies will be delivered. This section also links to the Monitoring Framework for the Croydon Local Plan 2018 to measure the effectiveness of the policies.

The Strategic Policies

Strategic Policies start with the prefix 'SP...' These policies are broken down by a series of headings phrased as statements: 'Where we want to be', 'How we are going to get there' (this is where the strategy and policies are set out), 'What it will look like', and 'Why we have taken this approach'.

Where we want to be

This looks at the key issues and priorities; it articulates the issues and strategic objectives needed to contribute to the delivery of the overall spatial vision, ~~Croydon's Sustainable Community Strategy~~ ~~priorities and the desired policy direction.~~

How we are going to get there

This sets out the proposed strategic policy for achieving the strategic objectives. These provide the strategic planning policies that provide the opportunity for the production of Neighbourhood Plans. This will enable communities to influence the planning of their Place, in conformity with Strategic Policies.

What it will look like

This shows the spatial elements of the strategic policy on a map.

Why we have taken this approach

Here we set out our reasoned justification for the policy citing evidence and rationale.

The Detailed Policies

Detailed Policies start with the prefix 'DM...' These policies are broken down by a series of headings that as follows:

- a. Strategic Objectives and related Croydon Local Plan strategic policies;

- b. Why we need this policy;
- c. The policy itself
- d. How the policy works; and
- e. Key supporting documents.

The Place-specific policies (including the detailed proposals)

For each Place of Croydon there is a vision, summarising the opportunities and constraints and the changes that can be expected to take place ~~up to 2036~~. This is followed by a Place-specific policy (prefixed with 'DM...' for which the following information is provided:

- a. A description of the general character of the Place;
- b. The policy wording;
- c. A full description of how the policy works; and
- d. A list of all the detailed proposal sites in each place including the proposed use on each site.

A guide to how the detailed proposals were identified can be found in Appendix 6 and a schedule containing further details of each site including indicative unit numbers and phasing can be found in Appendix 7.

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Map of the 16 Places of Croydon



A quick guide to which policies apply to which types of development – a new table will be produced on adoption

Use the guide below to find out which policies will probably apply to your proposed development. Note that it is not a definitive list and other policies of the Local Plan may also apply (for example if your proposed development lies within an area at risk of flooding).

Type of development	Applicable policies
Household extension	Policy DM13: Design and Character
Small residential development (up to nine new homes)	<p>Policy SP6: Environment and Climate Change Policy DM13: Design and Character Policy DM13: Refuse and recycling Policy DM16: Promoting healthy Policy DM23: Development and construction Policy DM24: Land contamination Policy DM25: Sustainable Drainage Systems and reducing flood Policy DM29: Promoting sustainable travel and reducing congestion Any applicable Place-Specific policy</p>
Large residential development (ten or more new homes)	<p>Policy SP2: Homes Policy SP6: Environment and Climate Change Policy DM1: Housing choice for sustainable communities Policy DM3: Vacant building credit Policy DM13: Design and Character Policy DM13: Refuse and recycling Policy DM14: Public art Policy DM16: Promoting healthy Policy DM23: Development and construction Policy DM24: Land contamination Policy DM25: Sustainable Drainage Systems and reducing flood Policy DM29: Promoting sustainable travel and reducing congestion Any applicable Place-Specific policy</p>

Type of development	Applicable policies
Change of use of a retail unit to a flat	<p>Policy DM4: Development in Croydon Metropolitan Centre, District and Local Centres Policy DM6: Development in Shopping Parades Policy DM13: Design and Character Policy DM11: Shop front design and security Policy DM13: Refuse and recycling Any applicable Place-Specific policy</p>
A new retail unit (change of use)	<p>Policy DM4: Development in Croydon Metropolitan Centre, District and Local Centres Policy DM5: Development in Neighbourhood Centres Policy DM6: Development in Shopping Parades Policy DM8: Development in edge of centre and out of centre locations Policy DM11: Shop front design and security Any applicable Place-Specific policy</p>
A new build retail unit (any size)	<p>Policy DM4: Development in Croydon Metropolitan Centre, District and Local Centres Policy DM5: Development in Neighbourhood Centres Policy DM6: Development in Shopping Parades Policy DM8: Development in edge of centre and out of centre locations Policy DM11: Shop front design and security Policy DM16: Promoting healthy Policy DM23: Development and construction Policy DM24: Land contamination Policy DM25: Sustainable Drainage Systems and reducing flood Policy DM29: Promoting sustainable travel and reducing congestion Any applicable Place-Specific policy</p>
New office or leisure use	<p>Policy DM4: Development in Croydon Metropolitan Centre, District and Local Centres Policy DM5: Development in Neighbourhood Centres Policy DM6: Development in Shopping Parades Policy DM8: Development in edge of centre and out of centre locations Policy DM23: Development and construction Policy DM24: Land contamination Policy DM25: Sustainable Drainage Systems and reducing flood Policy DM29: Promoting sustainable travel and reducing congestion Any applicable Place-Specific policy</p>

Type of development	Applicable policies
Loss of an existing or former employment use (including offices and changes of use) to residential	Policy SP3: Employment
Loss of an existing or former community use to any other use	Policy SP5: Community Facilities and Education Policy DM19: Providing and protecting community facilities
Change of use of a public house	Policy SP5: Community Facilities and Education Policy DM21: Protecting public
Proposed development in a garden	Policy DM13: Design and Character Policy DM13: Refuse and recycling Policy DM27: Protecting and enhancing our biodiversity Policy DM28: Trees Any applicable Place-Specific policy
Proposed development in Green Belt or on Metropolitan Open Land	Policy SP7: Green Grid Policy DM26: Metropolitan Green Belt, and Metropolitan Open Land and
Proposed development affecting a heritage asset (such as Listed Building or Conservation Area)	Policy SP4: Urban Design and Local Character Policy DM18: Heritage assets and conservation

1. Introduction

1.1 Croydon is a growing borough. It is already the most populous borough in London and aims to be London's most enterprising borough. Planning is critical to ensuring that Croydon meets the needs of its residents, business community and visitors. The Croydon Local Plan sets out the strategy, sites and planning policies necessary to meet these needs.

1.2 The Croydon Local Plan 2018 is a key document in Croydon's Local Plan. It sets out the spatial vision and plan for the future of the borough and how it will be delivered.

1.3 Croydon needs a spatial plan to rise to the challenges facing the borough and its communities over the next 20 years and beyond. The borough has a need for new homes, jobs and the infrastructure to support them, whilst respecting the context of the Places of Croydon. The Croydon Local Plan 2018 addresses each of these needs and sets out how Croydon will plan to meet them up to 2036. Increasing the supply of homes through sustainable growth, including affordable homes, is a key element of Ambitious for Croydon, which is enshrined throughout the Croydon Local Plan. In part, the sustainable growth of the suburbs will deliver this growth as encouraged by this Plan. This will be achieved whilst protecting the borough's open space and the distinctive heritage and character, alongside the necessary infrastructure to mitigate the impact of growth. The Croydon Local Plan 2018 sets out the issues that the Plan as a whole is addressing and the strategic policy framework.

1.4 In preparing the Croydon Local Plan 2018 and this review the Council has worked with partners and interested parties to devise policies and proposals that it thinks will best address the needs of the borough up to 2036. As part of this process the Council has

~~drawn upon an extensive evidence base referenced throughout this document and the comments made during consultation on drafts of the Plans. The Strategic Policies have been subject to four periods of consultation. It started out with an Issues and Options consultation in July 2009 followed by two consultations on Preferred Option in February 2010 and September 2010, which led to their adoption in April 2013 after independent examination. A Partial Review of the Strategic Policies has been subject to further consultation on Preferred and Alternative Options in November 2015. The Detailed Policies were subject to two periods of consultation, both on Preferred and Alternative Options, one in October 2012 and the next in November 2015. The November 2015 consultation also included all of the Detailed Proposals. This review of the Croydon Local Plan 2018 has been undertaken since it was adopted in accordance with the Statement of Community Involvement and the Local Development Scheme~~

~~**1.5** Between February and November 2017 an independent Planning Inspector examined the Strategic Policies and found them to be positively prepared, justified, effective and consistent with national policy as well as complying with the relevant legislation and regulations.~~

1.6 The Croydon Local Plan 2018 is accompanied by a number of other documents which together form the development plan for Croydon and supporting documents. Table 1.1 shows the different scales of documents forming Croydon's planning policy framework. The Strategic Policies in the Croydon Local Plan 2018 set the framework that provides the opportunity for the production of Neighbourhood Plans. This will enable communities to influence the planning of their Place, in conformity with Croydon's Strategic Policies.

Table 1.1 Croydon's planning policy framework

Scale	Document
Croydon – strategic policy	<p>The London Plan</p> <p>The strategic policies of the Croydon Local Plan 2018</p>
Croydon – place making	<p>The Detailed Policies and Proposals (including the Place Specific Policies) of the Croydon Local Plan 2018</p> <p>Policies Map</p> <p>South London Waste Plan</p> <p>Neighbourhood Plans</p>
Croydon – development management	<p>Supplementary Planning Documents (including the Croydon Opportunity Area Planning Framework)</p> <p>Neighbourhood Development Orders Interim Planning Guidance (including Masterplans)</p> <p>Interim Planning Guidance (including Masterplans)</p>

2. Setting the scene

2.1 The Croydon Local Plan addresses the needs of the borough for new homes and jobs plus the infrastructure needed to support growth ~~from 2011 up to 2036~~. Determining what these needs are begins with understanding how Croydon became the borough that it was in 2011 and by looking at the challenges it will face ~~from 2011 up to 2036~~.

Historical context

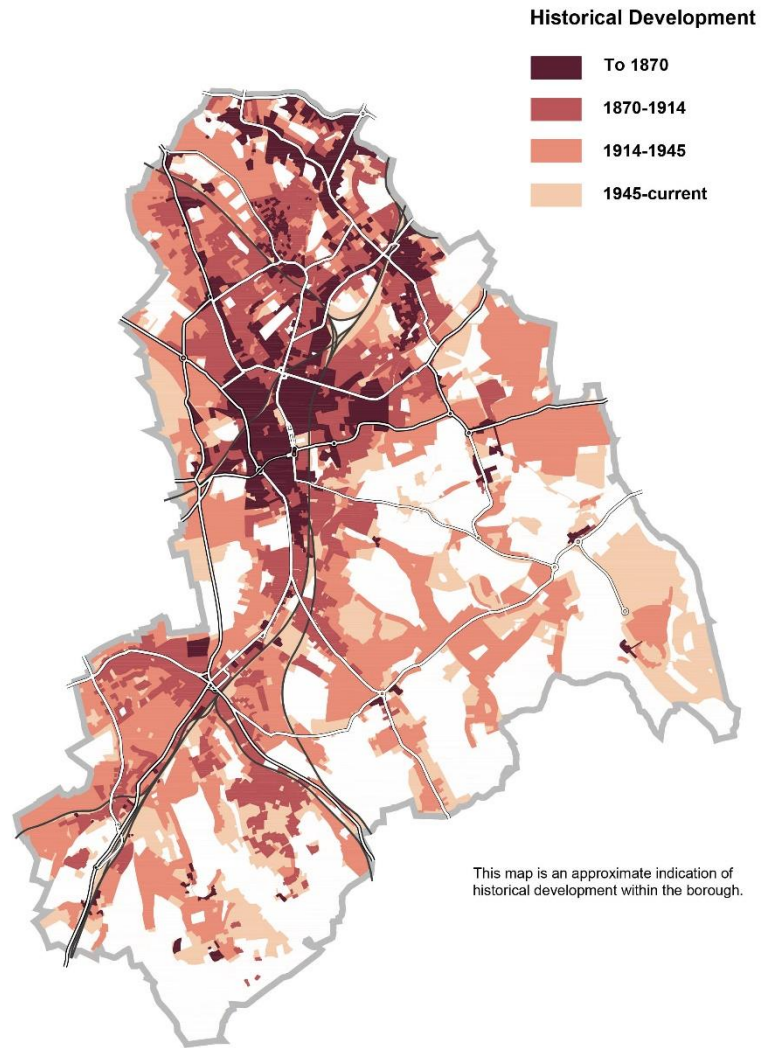
2.2 Croydon historically was a market town, which in the medieval period benefited from the presence of an Archbishop's residence and key trading links with the outlying villages of Addington, Sanderstead and Coulsdon to the south. A period of prosperity in the 18th century saw the development of settlements at Broad Green, Woodside and Thornton Heath. Construction of the pioneering Surrey Iron Railway in 1801-03, initially between Wandsworth and Croydon, created new links for the thriving manufacturing industries along the Wandle Valley. The borough's character was fundamentally changed by the arrival of railway connections to London in 1839 and then Brighton in 1841, with new stations appearing along the line later in the century promoting the rapid development of town centres at Thornton Heath, Norbury and South Norwood. Stations at Purley and Coulsdon likewise encouraged growth of both towns and suburbs. Croydon was incorporated as a borough in 1883 and with subsequent civic enthusiasm rebuilding took place across its towns through the proceeding decades with new buildings and parks. By 1914, the borough had become contiguous with central London.

2.3 1915 saw the arrival of the world's first international terminal building at Croydon Airport (the original London airport); resulting in the subsequent development of industry to the west of the town. A developing road and public transport system also paved the way for suburban expansion further to the south and south eastern edge of the borough, which was newly accessible by car. As a consequence, areas of the countryside were developed for house building, a trend that stopped with the introduction of the Green Belt. The town experienced its most dramatic transformation following the Croydon Corporation Act of 1957. Redevelopment led to an unparalleled office boom, with almost 500,000m² of office space built or given permission in the town between 1957 and

1964. Private developers also took advantage of new commercial opportunities, with the Whitgift Foundation notably relocating the Trinity School out of the town to release its 11 acres of land for a large new shopping centre between North End and Wellesley Road, which itself was being transformed into an urban motorway.

~~**2.4** Increased emphasis from central government on allowing out of town shopping areas through the 1980's and 90's resulted in a new retail area growing along the A23 (Purley Way). A new station at East Croydon was built in 1992, and Tramlink, in 2000, providing much needed additional transport infrastructure across the borough from east to west. From the 1970s, however, Croydon Town Centre suffered a period of gradual decline as the Modernist vision fell out of favour and with the launch of a new office district at Canary Wharf. Central government's increased emphasis on out of town shopping areas through the 1980's and 90's resulted in a new retail area growing along the A23 (Purley Way). Croydon is changing the reputation it received as a result of its post-war development endeavours. As it became clear that the vehicular transport system previously central to the Modernist vision was unsustainable, new public transport infrastructure was developed as part of a new vision. The new East Croydon railway station was opened in 1992 and the Croydon Tramlink (introduced 2000) provided improved transport links. A series of detailed masterplans have already been drawn up for Croydon Town Centre and supported the Croydon Local Plan 2018 too. These lie at the heart of a new wave of transformation across the Town Centre.~~

Figure 2.1: Historical development in Croydon



Croydon ~~in 2014~~ **Today**

2.5 ~~By 2014~~ Croydon as a borough had many strengths and opportunities. It also faced some challenges too, which the Croydon Local Plan sets out to address.

2.6 ~~By 2014~~ Croydon ~~had become~~ **is** a borough of contrasts. It was a borough with a series of distinct places from Victorian railway suburbs in the north and along the railway line in the valley, towards Purley and Coulsdon to 20th century suburbs on wooded hillsides in the south and away from the railway line in the east. The challenge for the Croydon Local Plan is to respect local character and distinctiveness whilst accommodating growth.

Croydon already has all the right ingredients. It is one of the top retail and commercial centres in London and enjoys some of the best transport connections in the UK, with London's only tram system; 15 minute rail connections from East Croydon Station to central London, only 20 minutes to Gatwick and connections to London Overground at West Croydon. The borough is renowned for its long and rich cultural history, including fostering the birth of Punk, Dubstep and Grime. Institutions such as The Fairfield Halls, Croydon Art College, and the Brits School have fostered and showcased world class creative talent. Croydon plays host to an increasing number of festivals and events, celebrating its diverse mix of cultures; in December 2018, Croydon was named as one of the Mayor of London's first Creative Enterprise Zones (CEZ) to further establish it as a place where creative industries flourish and grow. The newly refurbished Fairfield Halls lies at the centre of the emerging Cultural Quarter, acting as a further catalyst for culture within the borough. Croydon was named as the Mayor of London's Borough of Culture for the year 2023

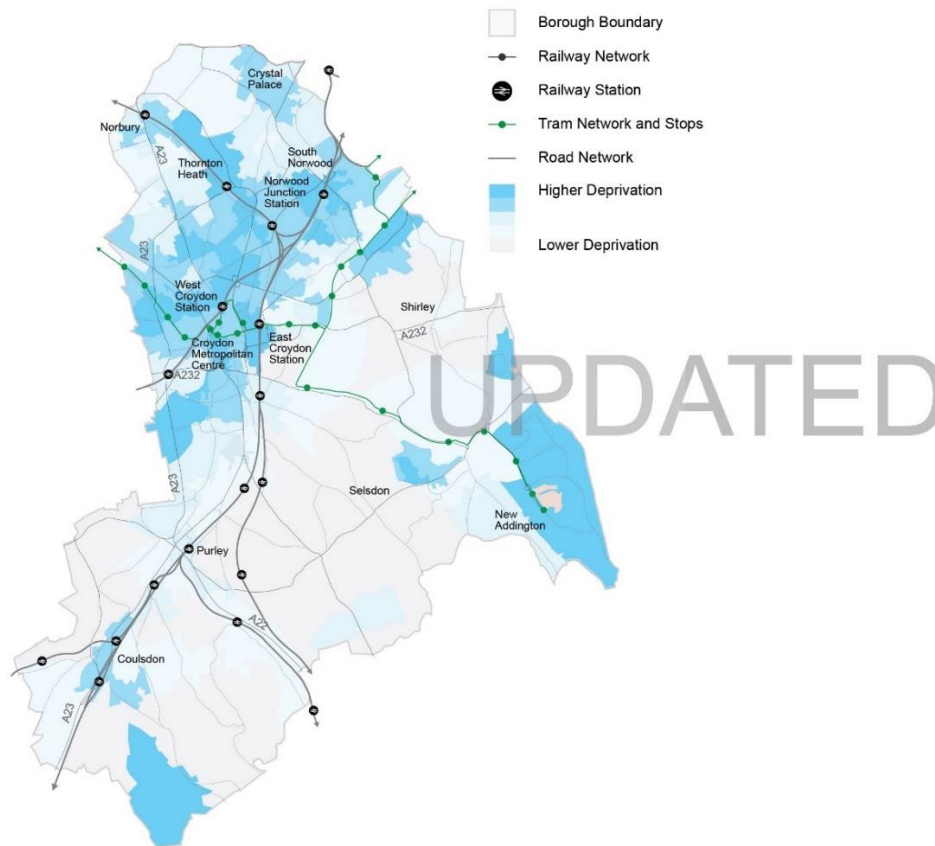
2.7 In Croydon Metropolitan Centre the borough has more shops in one location than anywhere else in London apart from the West

End itself. However, in 2011 they faced stiff competition from other centres such as Bromley, Kingston and Bluewater. The Metropolitan Centre had more office floor space than anywhere else in South London and neighbouring districts in Surrey, but many of the offices in Croydon were seen as dated and vacancy had increased. ~~Croydon competes against more recent office developments in Docklands, Redhill and surrounding boroughs. The challenge for the Croydon Local Plan includes rejuvenating a dated Croydon Metropolitan Centre and growing a new residential community and jobs. Improvements to the public realm in the Metropolitan Centre to attract shoppers, employers, workers and new residents are vital to its regeneration and future vitality.~~

Croydon Town centre is dated and unattractive to shoppers, employers, workers and new residents. In some areas progress has been made, for example the Ruskin Square development around East Croydon Station. This development is just under a quarter the size of Canary Wharf. Additionally, Croydon's Town Centre was designated only the second Growth Zone nationally. This released over £500M to finance and deliver a major regeneration programme to unlock further growth in the centre and beyond

2.8 ~~The growth of~~ retailing along the Purley Way leads to its own challenges of traffic congestion at peak times. The Purley Way employment areas are prime locations owing to their accessibility to the M25 and the rest of London and the Mayor of London's strategic employment protection recognises the demand for industrial premises in Croydon. The challenge for the Strategic Policies are to address ways of reducing traffic impact and making the shift from private transport to more sustainable modes of transport.

Figure 2.2: Deprivation in Croydon relative to the rest of England



2.9 In 2011 the borough ranked as the 14th least deprived borough in London¹ (out of 33 authorities). Deprivation levels, however, differ greatly, with greater concentrations in the north of the borough and in the places of Addington and Shirley. The Victorian and Edwardian areas of the borough suffer from

deprivation as do some of the inter and post-war local authority built housing estates. In general the south and east of the borough incorporate some of the least deprived areas of London. The challenge for the Strategic Policies is to reduce social, economic and environmental deprivation, look at measures to reduce unemployment, improve skills and education, community and environmental conditions and renew housing.

2.10 ~~By 2011 Croydon was the largest borough in London in terms of population (with a population of 363,000 people²) and was expected to grow by 30,000 people by 2031³. They will need to have homes in which to live.~~ **By 2019 Croydon was the second largest borough in London in terms of population. Croydon is home to 396,837 people and this is expected to increase to just under 500,000 by 2050. They will need to have homes in which to live.**

2.11 ~~Demographically Croydon is a young borough and in 2011 a quarter of its residents were under the age of 20.~~ **Demographically, Croydon is a young borough and in 2019 just under a quarter of its residents were under the age of 17.** However, the residents of the borough are getting older and by 2031 the number of people in Croydon over the age of 65 will have increased by 41% which will bring with it challenges in terms of the types of homes that are needed in the borough and the infrastructure needed to support an aging population. In contrast, the population aged between 20 and 64 will have increased by just 2.5%⁴. By 2031 Croydon will also be a more diverse borough with over half of the population being a member of a black and minority ethnic community⁵, compared to 36% in 2001⁶. The

¹ Index of Multiple Deprivation 2010 – Local authority summaries

² Census 2011

³ GLA 2010 Round Population Projections

⁴ As above

⁵ GLA 2009 Round Ethnic Group Population Projections.

⁶ 2001 Census

challenge for the Strategic Policies is to meet the needs of the population growth, the aging population and the cultural diversity.

2.12 The Green Belt around Croydon together with the protection of open spaces elsewhere in the borough has ensured that over a third of the borough is open space. Whilst this is an asset, it is also a constraint for the borough as it limits the land available for new homes to house Croydon's growing population. The open space is unevenly distributed in the borough creating some areas, mainly to the north, with degrees of deficiency in access to nature and/or open space. The challenge for the Croydon Local Plan is to ensure access and quality of existing open space is improved whilst making the most of the natural resources and adapting to climate change.

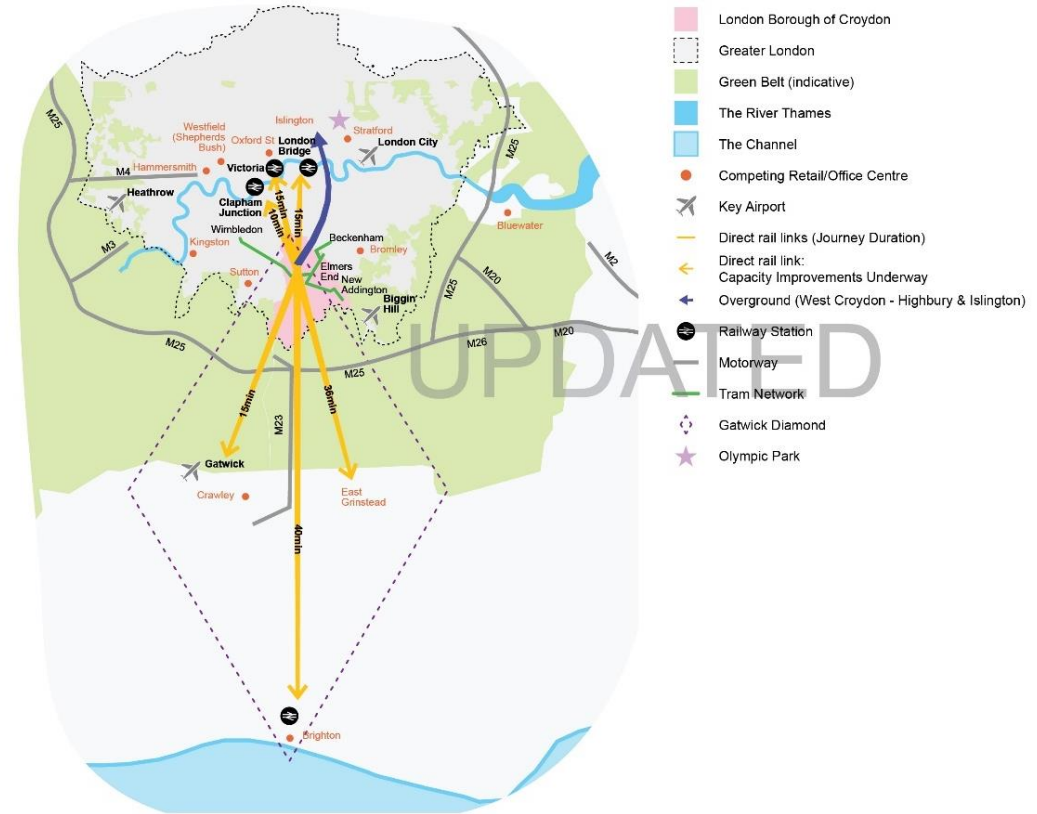
Croydon in the wider sub-region

2.13 The future of Croydon needs to be viewed in the context of growth and development in London and the south east of England. At a London level, direction is provided by the Mayor of London through the London Plan.

2.14 Croydon has responded to the London Mayor's policy direction in the London Plan to work with neighbouring local authorities and cross borough issues have been considered by the Croydon Local Plan. Looking ahead it will be important for Croydon to build positive relationships with the Wandle Valley regional co-ordination corridor (through south London and outwards towards Gatwick Airport) and the Brighton to London corridor, which includes working closely with the Coast to Capital Local Enterprise Partnership of which Croydon is a member.

2.15 A summary of how Croydon relates to the wider sub-region is shown in Figure 2.3 below.

Figure 2.3 Croydon and its sub-regional context



3. We are Croydon

'Spatial Vision, Objectives'

3.1 This section sets out how the **sustainable** priorities contained within the Sustainable Community Strategy together with the overarching 'We are Croydon' vision are embedded into the Croydon Local Plan. A complimentary Spatial Vision sets out how Croydon will develop over the ~~next 20 years~~ **Plan period** in response to the local challenges and opportunities. The Spatial Vision is translated into a set of Strategic Objectives which have informed a series of thematic policies, sub visions for the 16 Places of Croydon, the programmes of delivery (including a schedule of infrastructure projects) and the accompanying monitoring framework.

Past Visions

3.2 The Croydon Local Plan builds upon the historic visions of the past, some realised, such as the Croydon Board of Public Health in 1849 and the comprehensive developments of the 'sixties, and others, such as Vision 2020 and Alsop's 'Third City' vision. These historic visions reveal the tension between Croydon's large urban and suburban areas. **Paragraph deleted**

Imagine Croydon

3.3 The 'Imagine Croydon' project that ran from February to September 2009, sought local views on what the overarching, long term vision for Croydon should be up to the year 2040. Over 20,000 people were involved and the views received were distilled to articulate a new long term vision for the borough, entitled 'We are Croydon'. **Paragraph deleted.**

We are Croydon

3.4 The 'We are Croydon' vision will be used by all partners as the touchstone for all future strategies and plans, including Croydon's Sustainable Community Strategy (SCS) prepared by Croydon's Congress (the Local Strategic Partnership). **Paragraph deleted**

3.5 The government intends that the spatial vision and strategic objectives, as set out in the Croydon Local Plan, should foster growth, objectively establish and plan for development needs, whilst being informed by an analysis of the characteristics of the area, its constituent parts and the key issues and challenges facing them. It must be in general conformity with the London Plan and be consistent with national policy. It should also reflect the shared local priorities as set out in the SCS and 'We are Croydon' vision. The SCS identifies three overarching outcomes which the Local Strategic Partnership will focus on delivering. These three

outcomes are: to make Croydon a great place to learn, work and live, a place of opportunity for everyone and a place with a vibrant and connected community and voluntary sector. **Paragraph deleted**

3.6 The overriding themes from the 'Imagine Croydon' consultation were that Croydon should be a place of opportunity, a place to belong and a place with a sustainable future. **Paragraph deleted**

The We are Croydon Vision Table deleted
Croydon's vision is to be :
Enterprising: A place renowned for its enterprise and innovation with a highly adaptable and skilled workforce and diverse and thriving local economy
Learning : A place that unleashes and nurtures local talent, is recognised for its support and opportunity for lifelong learning and ambitions for children and young people
Creative: A place that draws people to its culture and creativity —an inspiration and enabler of new artistic and sporting talent in the country
Connected: A place that is well connected, easy to get to and around, and supported by infrastructure that enables people to easily come together, with one of the best digital, communications and transport networks in the country
Sustainable: A place that sets the pace amongst London boroughs on promoting environmental sustainability and where the natural environment forms the arteries and veins of the city
Caring: A place noted for its safety, openness and community spirit where all people are welcome to live and work and where individuals and communities are supported to fulfil their potential and deliver solutions for themselves

Graphic removed

~~3.7 The 'We are Croydon' vision together with the SCS has informed the final spatial vision and strategic objectives (set out in 3.15). The spatial vision and strategic objectives are used to guide the overall strategy and spatial choices about where developments should go in broad terms and how development should take place. Paragraph deleted.~~

The Croydon Local Plan's Spatial Vision

~~3.8 In 2036, By the end of the plan period, we will be London's most enterprising borough - a city that fosters ideas, innovation and learning and provides skills, opportunity and a sense of belonging for all; an enterprising borough city, a Metropolitan Centre, a learning borough city, a creative borough city, a connected borough city, a sustainable borough city, and a caring borough city~~

3.9 The historic legacy of Croydon as a major trading centre within the Wandle Valley and south of central London gives richness to its streets and public spaces. The 'sixties boom' added many buildings with a range of varied and interesting attributes. New development in our borough has been respectful of this historic legacy, including enhancement and intensification of Croydon's distinctive district centres and suburbs. Croydon's suburbs will have sustainably grown to accommodate homes, including affordable homes, to contribute to the borough's housing need.

3.10 Croydon Metropolitan Centre has a friendly atmosphere with a retail and commercial centre unrivalled south of the Thames, serving the wider Gatwick Diamond economic area following the comprehensive redevelopment of the retail core. The scope for growth and new enterprises to locate is significant and the Council will be continuing to create an environment for inward investment. Large numbers of people use its shops, businesses, leisure and cultural facilities and enjoy returning to it with its

compact and convenient arrangement of large stores, (including a choice of department stores), multiples and brand shops as an alternative to central London or out-of-town centres. Historic areas such as Surrey Street, Church Street and George Street, South End and the area around West Croydon station boast bijou, independent and culturally diverse shops, markets and restaurants, all within easy walking distance of North End and Wellesley Road. The cultural offer within Croydon Metropolitan Centre stems from the recently refurbished Fairfield Halls and links through to Exchange Square. The public realm is high quality and encourages outdoor life, vitality and cultural activity. Many existing office blocks have been refurbished, converted or redeveloped into homes and a new residential community now resides in the centre which boasts an environment that is family friendly. The Council will continue to take a flexible approach to offices in the Croydon Metropolitan Centre becoming residential, whilst not undermining the opportunity for economic growth and office development around East Croydon Station and in New Town.

3.11 Croydon's connectivity has continued as its main strength, being outer London's largest regional public transport interchange. Access to people, markets and goods, puts Croydon Metropolitan Centre at the top of the list of successful business centres. The upgrades to Brighton Mainline, rebuild of East Croydon station, the metroisation of the suburban services and continued investment into the Tram network have all assisted in retaining this status. The Square Mile and West End can be reached more quickly on public transport from Croydon than from most parts of east and west London. Croydon has the largest economy in the Wandle Valley and is the main business centre serving Gatwick Airport, supplying it with many of the people, skills and facilities it needs. Croydon's relations with both Central London and the South Coast are stronger, providing an alternative, exciting place to do business, live and visit.

3.12 ~~In 2036,~~ **By the end of the plan period** the borough's District, Local, Neighbourhood Centres and local parades **will** still possess their unique characteristics and support the growing communities they serve. The Council's regeneration, capital and public realm programmes will have enhanced the centres vitality and viability. Enterprise and leisure facilities in these areas contribute to diverse local economies. The economic growth of the borough has benefitted all sections of Croydon's community and access to work has been increased. The richness of character of Croydon's suburbs has been respectfully enhanced and intensified through demanding the best design from new development and having a deep understanding of the qualities places have for homes, open spaces, diversity, facilities and natural resources. Their easy access to the beautiful countryside of the North Downs is an important asset and a substantial factor in people's decision to live in the borough.

3.13 The borough has experienced an uplift in housing delivery to aid with alleviating borough's pressing housing need. This has led to the increased opportunity for affordable housing throughout the borough. This housing delivery has occurred in sustainable locations, is supported by the necessary infrastructure and the growth has supported the vitality and viability of the borough's centres.

3.14 The delivery of critical infrastructure, particularly in Croydon Opportunity Area, has been enabled by Croydon's Growth Zone status and the Council's willingness to embrace the opportunities presented by devolution to ensure delivery.

Strategic Objectives

3.15 The strategic objectives ~~below high level spatial vision and the detailed strategy (made up from the thematic policies and the Places of Croydon section)~~ **are referenced in the Strategic Policies in the following chapters.** They are the objectives needed to fulfil the spatial vision. The policies and delivery programme within the Croydon Local Plan show how this can be achieved within the plan period.

A Place of Opportunity

Strategic Objective 1: Establish Croydon as the premier business location in South London and the Gatwick Diamond.

Strategic Objective 2: Foster an environment where both existing, and new, innovative, cultural and creative enterprises can prosper.

Strategic Objective 3: Provide a choice of housing for people at all stages of life.

Strategic Objective 4: : Reduce social, economic and environmental deprivation, particularly where it is spatially concentrated, by taking priority measures to reduce unemployment, improve skills and education and renew housing, community and environmental conditions

A Place to Belong

Strategic Objective 5: Ensure that high quality new development both integrates, respects and enhances the borough's natural environment and built heritage.

Strategic Objective 6: : Provide and promote well designed emergency services, community, education, health and leisure facilities to meet the aspirations and needs of a diverse community.

Strategic Objective 7: Conserve and create spaces and buildings that foster safe, healthy and cohesive communities.

A Place with a Sustainable Future

Strategic Objective 8: Improve accessibility, connectivity, sustainability and ease of movement to, from and within the borough.

Strategic Objective 9: Ensure the responsible use of land and natural resources and management of waste to mitigate and adapt to climate change.

Strategic Objective 10: Improve the quality and accessibility of green space and nature, whilst protecting and enhancing biodiversity.

Strategic Objective 11: Tackle flood risk by making space for water and utilising sustainable urban drainage systems

The Places of Growth in Croydon

Strategic policy

How we are going to get there

Policy SP 1 Growth in Croydon 2019-2040

SP1.0A Growth in homes, jobs and services that respects the existing character, will be supported, provided growth is directed to The Places of Croydon with good concentrations of existing infrastructure or areas where there is capacity to grow with further infrastructure and following the good growth principles. Across the borough growth will be accommodated as follows:

Targets for growth:

- a) A minimum of 34,145 new homes will be delivered (2019-2040) to address future demographic and economic needs. Of these, 13,461 homes (641 dpa) will be delivered on small sites (below 0.25ha) and at least 20,790 homes by March 2029;
- b) The Croydon Opportunity Area will accommodate at least 14,500 new homes and 10,500 jobs up to 2040, supported by upgrades to the Brighton mainline and provision new/enhanced supporting infrastructure;
- c) Ensure 50% of all additional housing delivered is affordable to low income groups during the life of the Plan;
- d) The local economy will be supported through the retention and intensification of employment land, primarily in the borough's strategic and local industrial land, the Croydon Opportunity Area and District Centres for all sectors that support sustainable economic growth and job creation; and
- e) To support the overall growth, sufficient new and enhanced infrastructure will be provided in sustainable locations.

Development Hierarchy

These locations according to the hierarchy provide for a level of services and facilities to serve their appropriate catchment. Growth and facilities should be provided in line with the hierarchy.

- f) The Croydon Opportunity Area. This is the main focus of significant growth of housing, employment, town centre uses and infrastructure as it provides excellent access to jobs, retail, services and visitor facilities with well-established transport links with other places within and outside the borough;
- g) Main District Centres of Purley and Thornton Heath. These locations have a sufficient provision of retail, local services, community facilities and good public transport provision including main line stations that are able to be accessed from more than one of the Places of Croydon, enabling them to be the secondary focus of development and other supporting facilities;
- h) District Centres –Addiscombe, Coulsdon, Crystal Palace, New Addington, Norbury, South Norwood and Selsdon. These locations provide good access to local services and facilities such as retail, community uses and public transport and can accommodate growth and additional facilities, for the wider local area; and
- i) Local and Neighbourhood Centres. These locations provide small scale facilities and community uses for day to day needs for the immediate local area, with some access to public transport.

Transformation areas

SP 1.0B Transformation areas are identified locations for large scale redevelopment, change and renewal alongside the required infrastructure.

- a) The Purley Way transformation area is an opportunity for mixed use redevelopment using large areas of brownfield land. It will include three new local centres, a neighbourhood centre, renewed and intensified light industry and warehousing providing jobs to support residential growth alongside much improved public realm that reduces the dominance of the road infrastructure and creates a safe and welcoming environment for pedestrians and cyclists.
- b) The North End Quarter transformation area will be renewed with integrated retail and leisure alongside green and blue infrastructure and public life at its core. It will have a more balanced and resilient mix of uses including new homes, public realm, education and other knowledge economies, creative and cultural uses and supporting services.
- c) The Brighton Main Line and East Croydon Transformation Corridor will accommodate major new transport infrastructure to address the 'Croydon Bottleneck' and enable growth (development and inward investment) across the borough and elsewhere in the Croydon-Gatwick-Brighton corridor.

Sustainable Growth and Protection of Character

SP1.0C Developments will be supported that can achieve the following:

- a) Protect and enhance what is distinctive about Croydon and its Places collectively by securing a sense of belonging and high quality design that sits well with its surroundings;
- b) Sustainable growth while protecting and enhancing the borough's natural environment and built heritage;
- c) An enhanced Green Grid with creating a biodiversity network contributing towards better health and well-being of the residents and help address climate change; and
- d) A welcoming place that is designed inclusively to meet the needs of the residents and visitors.

Sustainable development

SP1.1 When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions ~~which mean that proposals can be approved wherever possible, and~~ to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- b) Specific policies in that Framework indicate that development should be restricted.

Allocations

SP1.2A Development is allocated on sites as set out in Appendix 6 and 7.

Place making

SP1.2 ~~The Council will require all new development in the borough to contribute to enhancing a sense of place and improving the character of the area, whilst acknowledging the need for growth:~~

- a) ~~Development proposals should respond to and enhance local character, the heritage assets and identity of the Places of Croydon; and~~
- b) ~~Development proposals should be informed by the 16 Places of Croydon (refer to Section 11 – The Places of Croydon), the Borough Character Appraisal and other place-based evidence.~~

Growth

~~**SP1.3** — Growth in homes, jobs and services that constitutes sustainable development will be welcomed; provided growth is directed to places with good concentrations of existing infrastructure or areas where there is capacity to grow with further sustainable infrastructure investment within the plan period to 2036. Croydon Opportunity Area will be the primary location for growth, including approximately a third of the borough's residential growth, with the Places of Waddon, Purley, Broad Green & Selhurst, Thornton Heath and Coulsdon accommodating medium and moderate residential growth (see the Key Diagram).~~

~~The Council will seek to encourage growth and sustainable development and to manage change, so as to create a network of connected, sustainable, high quality, locally distinctive, healthy places~~

Housing Land Supply – London Plan Housing Targets

3.15 A The Croydon Local Plan period started in 2019, to accord with the housing targets set through the London Plan. This Local Plan Review is anticipated to conclude in 2025 with the adoption of the Plan by the Council. As per the NPPF, the Plan is required to look forward for 15 years from adoption, and as such it extends to 2040.

3.15 B As such the Plan period runs from 1st April 2019 – 31st March 2040, a period of 21 Years. The total housing target for that period is 34,145 units, and consists of:

- 10 Years at the rate of 2,079 units 2019-2029 (Policy H1)
- 11 Years at the rate of 641 units 2029 – 2040 (London Plan Para 4.1.11)
- 6,304 units 2029-41* (GLA SHLAA 2017)

Table 3.1 Housing Target Components 2019 -2040

Period	Source	Calculation	Total
2019 – 2029	H1 including H2	10 Years at the rate of 2,079	20,790
2029 – 2040	H2	11 Years at the rate of 641	7,051
	Para 4.1.11	SHLAA capacity 2019-40 (20,684) minus H1 larger site capacity 2019-29 (14,380)	6,304
2019- 2040 Total			34,145

3.15 C This equates to an annualised average of 2,079 units for 2019-2029 and 1,214 units for 2029-2040.

Completions

3.15 D Croydon has recorded completions of 8,505 units over the 4-year period 2019/20-2022/23.

Extant Supply

3.15 E At 1st April 2023, there was an extant supply of 2,665 units on unallocated sites. In Croydon 95% of residential planning permissions are built out. By applying a 95% non-implementation

ratio, 2,532 units are expected to complete in the 3-year period 2023/24-2025/26.

Windfall

3.15 F Windfall completions on non-allocated sites have occurred at a rate of 1,051 units per annum over the 7-year period 2016/17 – 2022/23. The long-term windfall trend is used to “fill in” the 4th & 5th Years of the 5 Year Housing Land Supply in 2026/27-2027/28.

3.15 G From 2027/28 onwards, windfall development is estimated to be 641 units per annum, in line with London Plan Policy H2.

Table 3.2 Windfall Supply 2022-2040

Year	2023/24 – 2025/26 (3 Yrs)	2026/27 – 2027/28 (2 Yrs)	2028/29 – 2039/40 (11 Yrs)	Total
Windfall	2,532	2,102	7,692	12,326

Allocations

3.15 H Sites are allocated in the 16 places of Croydon in this document. Together they total 18,932 new homes expected to come forward 2023-2040.

Aggregated sources of Supply

3.15 I Aggregating the sources of supply shows a total land supply over the Local Plan period of 39,763 net additional residential units.

Version Control

3.15 J The Publication version of this Local Plan is being prepared in 2023-2024, with Submission modifications expected to be proposed in 2024. With adoption scheduled for 2025, there are three years of housing data that will materially affect the housing land supply during the Plan Review’s Submission-Examination in Public-Adoption process.

3.15 K The latest completions data is from 1st April 2023, and the latest permissions data is from 1st April 2024. Ad-hoc permissions and site progression information up to summer 2023 is also available. Forecasts for windfall completions and extant permissions are only based on full year data.

Figure 3.1 The Places of Croydon



Why we have taken this approach

3.16 Croydon is a borough made up of a series of varied and distinctive neighbourhoods and areas, which are referred to here as 'Places'. Understanding and expressing the character and what makes each place special and different enables sensitive planning.

3.17 The overarching strategy must make sense for the borough as a whole, and celebrate and respect the characters of different parts of the borough whilst delivering the spatial vision. All Places will grow and change, to varying degrees, as a consequence of the strategy of welcoming sustainable development and growth of the suburbs, with renewal and regeneration.

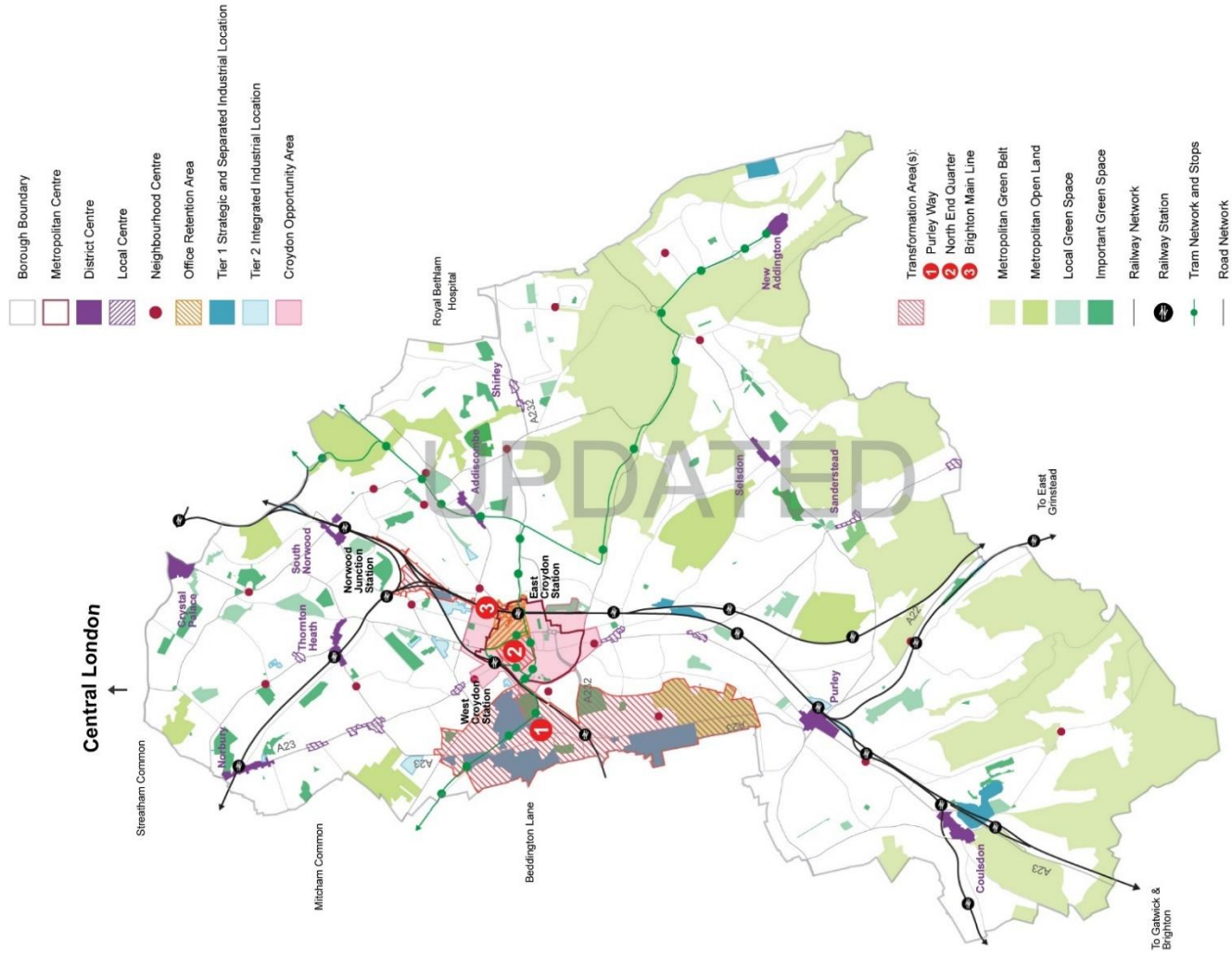
3.18 The overarching thematic policies put forward in the Croydon Local Plan's Strategic Policies have developed and are based on the distinctive character and unique places of Croydon; whilst also encouraging and creating a collective policy environment for the borough's development needs to be delivered. The appropriate approach for the 16 Places over the plan period will be determined largely by the opportunities and constraints that exist. Opportunities for development should always consider brownfield sites in the first instance.

3.19 The Borough Character Appraisal 2016, identified and analysed the characteristics of the 16 Places of Croydon, considered a number of key aspects that add to the way these Places are today and what contributes to their local distinctiveness. This Appraisal has helped to inform the production of more detailed policies contained within the Croydon Local Plan.

3.20 National guidance clearly sets out the need for planning to be "spatial" - dealing with the unique needs and characteristics of places. Place making helps to deliver sustainable communities.

3.21 The 16 Place **Policies** are frameworks that help to steer those involved in shaping the built environment, in order to assist in creating sustainable neighbourhoods. Each Place **Policy** includes a vision, map and summary of how the borough-wide thematic policies will shape the places over the plan period up to 2036. Forthcoming planning documents, including Development Plan Documents, Supplementary Planning Documents and masterplans, as well as planning applications will be used to help implement each of the Place's visions. Furthermore, it is considered the Places provide some context to the possible formulation of Neighbourhood Plans.

Key Diagram



A Place of Opportunity

A Place of Opportunity

The content of this section is related to the theme of Croydon as 'A Place of Opportunity'. It looks at planning for homes and employment, and the need for new homes and new jobs resulting from future population growth.

4. Homes

Strategic policy

Where we are now

4.1 The key issues that the borough faces in terms of planning for new homes up to 2036 are as follows:

- Population growth means that an additional 44,149⁷ new homes would be needed in Croydon by 2036 to meet the need for new homes. Population growth in the first decade of the plan period is expected to be higher than in its second decade.
- There is limited developable land available for residential development within the built up area meaning that it is only possible to plan for 32,890 new homes in the plan period.
- According to the 2021 census, the borough of Croydon has the largest population in London. The borough is an attractive employment location, which has a high demand for housing. This has created an imbalance in the housing market. A quarter of the population is under 17 years old, but the population of the borough overall is ageing. This will impact the type, size and tenure of housing that will be needed to address local needs.
- There is a need to increase the delivery of family sized (three bed+) homes to cater for families, as well as a range of different sized housing. A mix of housing types will need to be designed to address the needs of residents with disabilities and age-related illnesses, as well as specialised housing for an ageing population.

⁷ Croydon's Strategic Housing Market Assessment – 2015 and Addendum Report 2015

- The need to achieve a level of affordable housing that addresses the level of need, whilst still ensuring that developments are viable and much needed market homes continue to be built in Croydon.
- Managing Croydon's sustainable growth that accommodates homes across the borough which contributes to the borough's housing need and vitality and viability of centres, whilst not undermining the borough's valued character and heritage.
- The need to meet housing targets at the same time should allow for land to be provided for employment, education, health, retail and other community facilities to ensure a good quality of life for the residents of new housing in the long term.

Where we want to be

Strategic Objective 3: Provide a choice of housing for people at all stages of life.

Strategic Objective 4: Reduce social, economic and environmental deprivation, particularly where it is spatially concentrated, by taking priority measures to reduce unemployment, improve skills and education and renew housing, community and environmental conditions.

Strategic Objective 5: Ensure that high quality new development both integrates, respects and enhances the borough's natural environment and built heritage.

<p>Strategic Objective 6: Provide and promote well designed emergency services, community, education, health, and leisure facilities to meet the aspirations and needs of a diverse community.</p>
<p>Strategic Objective 7 Conserve and create spaces and buildings that foster safe, healthy and cohesive communities.</p>
<p>Strategic Objective 9: Ensure the responsible use of land and natural resources and management of waste to mitigate and adapt to climate change.</p>

How we are going to get there

Policy SP2:Homes

SP2.1 In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of **sustainable** development of new homes ~~provided applications for residential development to meet the~~ **future needs of the borough** ~~requirements of Policy SP2, SP3.14 and other applicable policies of the development plan.~~

SP2.2 Quantities and Locations

In order to provide a choice of housing for people in Croydon, the Council will seek to deliver ~~a minimum of 32,890⁸ homes~~ **which are safe and well designed to meet the future needs of the borough** ~~between 2016 and 2036.~~ This will be achieved by:

- a) Concentrating development in the places with the most capacity to accommodate new homes whilst respecting the local distinctiveness of the Places and protecting the borough's physical, natural and historic environment, whilst recognising that Places change and in particular suburbs will sustainably grow; ~~and~~
- b) ~~The allocation of 6,970 homes in the Croydon Local Plan's Detailed Policies and Proposals beyond the Croydon Opportunity Area;~~ **Clause deleted**
- c) ~~Within the Croydon Opportunity Area, the Croydon Local Plan's Detailed Policies and Proposals has been informed by the Croydon Opportunity Area Planning Framework and allocates sites for at least 10,760 net additional homes;~~ ~~and~~ **Clause deleted**
- d) ~~10,060 homes being delivered across the borough on windfall sites;~~ ~~and~~ **Clause deleted**
- e) ~~Seeking to return at least 190 vacant homes back into use by 2026;~~ ~~and~~ **Clause deleted**
- f) Ensuring land is used efficiently, and that development addresses the need for different types of homes in the borough and contributes to the creation or maintenance of sustainable communities; ~~and~~
- g) Not permitting developments which would result in a net loss of homes or residential land; **and**

⁸ Of which 4,890 are either completed or under construction

h) Supporting a range of housing delivery methods, including self-build, custom-build and community-led housing.

Affordable Homes

SP2.3 The Council will seek to ensure that a choice of homes is available in the borough that will contribute to addressing the borough's need for affordable homes. ~~On sites of 10 or more dwellings the strategic target of 50% of all new homes should be provided as affordable housing. This will be achieved by delivering a range of affordable housing products, with the recommended tenure split of: This will be achieved by a strategic policy target of:~~

- a) ~~25~~70% of all new **affordable** homes developed in the borough over the plan period ~~to be either affordable~~ **will be low-cost rented homes. With this percentage broken down as; a minimum of 40% delivered as Social Rent with the remaining 30% delivered as London Affordable Rent.** ~~rented homes (homes which are up to 80% market rent) or homes for social rent to meet the borough's need; and~~
- b) ~~15~~30% of all new **affordable** homes in the borough developed over the plan period to be intermediate affordable housing ~~for starter homes, low cost shared or home ownership managed by a Registered Social Landlord or intermediate rent.~~

SP2.4 ~~To deliver affordable housing in the borough, on sites of ten or more dwellings the Council will:~~

- a) ~~Negotiate to achieve up to 50% affordable housing, subject to viability providing that;~~
- b) ~~Seek a 60:40 ratio between affordable rented homes and intermediate (including starter) homes unless there is agreement between Croydon Council and a Registered Provider that a different tenure split is justified and subject to national regulations on provision of starter homes or, on schemes which are covenanted Private Rental Schemes where the 60:40 ratio is not viable⁹;~~
- c) ~~Require a minimum provision of affordable housing as set out in SP2.5. **Policy deleted**~~

SP2.5 The Council will require a minimum provision of affordable housing to be provided either:

- a) Preferably as a minimum level of ~~3~~50% affordable housing on the same site as the proposed development or, if ~~3~~50% on site provision is not viable;

⁹ In such instances, the Council will expect the covenant to require the scheme to be solely for private rented accommodation owned by one institution or company for a minimum of seven years post completion of the development.

- b) If the site is in the Croydon Opportunity Area or a District Centre, as a minimum level of ~~425%~~ 25% affordable housing on the same site as the proposed development plus the simultaneous delivery of the equivalent of ~~425%~~ 25% affordable housing on a donor site with a prior planning permission in addition to that site's own requirement. If the site is in the Croydon Opportunity Area, the donor site must be located within either the Croydon Opportunity Area or one of the neighbouring Places of Addiscombe, Broad Green & Selhurst, South Croydon or Waddon. If the site is in a District Centre, the donor site must be located within the same Place as the District Centre; or
- c) ~~As a minimum level of 15% affordable housing on the same site as the proposed development, plus a Review Mechanism entered into for the remaining affordable housing (up to the equivalent of 50% overall provision through a commuted sum based on a review of actual sales values and build costs of completed units) provided 30% on-site provision is not viable, construction costs are not in the upper quartile and, in the case of developments in the Croydon Opportunity Area or District Centres, there is no suitable donor site.~~
- c) In order to meet the London Mayor's fast-track route: Applications must demonstrate that a minimum of 35% affordable housing provision will be provided without public subsidy, provide affordable housing on-site and accord with the tenures outlined in SP2.3(a) and SP2.3(b).
- d) Where development proposes a higher level of affordable housing than 75%, a different tenure mix may be supported without the need for a viability assessment, where this is agreed with a Registered Provider;

In assessing viability, the Council will compare Residual Land Value with ~~Existing Use Value~~ Benchmark Land Value (competitive) ~~(plus an incentive to provide a competitive return to a willing landowner)~~ or Alternative Use value if there is an alternative use for the site which would comply with the policies of the development plan and could be implemented¹⁰; will take account of features which appear to seek to exclude affordable housing by design or by incurring upper quartile construction costs¹¹; and will take account of abnormal costs incurred.

SP2.6 ~~The Council will only accept in exceptional circumstances commuted sums on sites with ten or more units in lieu of on-site provision of affordable housing (or provision on a donor site) if it is not possible to find a Registered Provider to manage the on-site affordable homes.~~

SP2.6 Affordable housing should be delivered on site to support the development of mixed and inclusive communities. In exceptional circumstances:

¹⁰ To be implementable an alternative use will generally need to have an existing implementable planning permission unless other evidence on how it will be implemented can be provided.

¹¹ By reference to Building Cost Information Service (BCIS) or similar indices for similar development types in London.

- a) Where it is not practical to provide affordable housing on site, alternative provision may be accepted in the form of off-site affordable housing on a donor site. Any offsite affordable housing requirement will be calculated in relation to the total provision on the main site plus any donor sites. The donor site should be in an area with a similar land value to the main site or otherwise provide a significant additional benefit in terms of the overall level or type of affordable housing
- b) Where all options have been explored and it is not possible to provide the affordable housing onsite or on an alternative site, and evidence is provided to justify this, a commuted sum payment towards the cost of providing additional affordable housing in the borough will be required instead.

SP2.6A Where development is for Build to Rent or community-led housing scheme, the affordable housing may be provided in a different form such as discounted market rent, providing it is genuinely affordable and meets identified housing needs in the borough. Affordable housing contributions for large purpose-built shared living schemes will be in the form of a single upfront payment in line with London Plan Policy H16.

Mix of Homes by Size

SP2.7 The Council will seek to ensure that a choice of homes is available in the borough that will address the borough's need for homes of different sizes. For both market and affordable housing, this will be achieved by:

- a) Setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms; and
- b) Setting a preferred unit mix on individual sites in the Croydon Local Plan's Detailed Policies and Proposals, applicable to sites of ten or more homes across the borough including sites within Croydon Opportunity Area; and
- c) Working with partners to facilitate the provision of specialist and supported housing for elderly, **care leavers**, and vulnerable people.

Quality and Standards

SP2.8 ~~The Council will seek~~ **All housing developments should be designed** to ensure that new homes in Croydon meet the needs of residents over a lifetime, and contribute to sustainable communities with the borough. This will be achieved by:

- a) Requiring that all new homes achieve the minimum **design and space** standards **for different sized dwellings** set out in ~~the Mayor of London's Housing Supplementary Planning Guidance and National Technical Standards (2015) or equivalent;~~ **table 3.1 of the London Plan;**

- b) Ensuring that all new homes designed for ~~families~~ **future residents** meet minimum design and amenity standards set out in the Croydon Local Plan's Detailed Policies and Proposals, **Nationally Described Space Standards** and other relevant London Plan and National Technical Standards (2015) or equivalent:
- c) **Development will need to demonstrate the design of both private and communally shared spaces contribute positively to resident's health and wellbeing, whilst offering places for activity, shared experiences and retreat;**
- d) **Ensure the design and layout will support independent living;**
- e) **Be designed to a the highest quality; be functional, accessible, adaptable, sustainable, in compliance with all relevant standards and applied neutrally across all tenures; and**
- f) **At least 10% of all new homes will be built to meet M4 (3) 'wheelchair user dwellings and the remainder should meet M4 (2) accessible and adaptable dwellings standards in line with London Plan Policy D7. In exceptional circumstances, site specific factors may be considered to assess whether meeting the above requirement is achievable within development.**

Gypsies and Travellers

SP2.9 The Council will deliver a minimum of 36 additional Gypsy and Travellers pitches in the borough by ~~2036~~**2040** to meet the need of Croydon's Gypsy and Traveller community. Land is allocated for Gypsy and Traveller pitches in the Croydon Local Plan's ~~Detailed Policies and Proposals~~ **Site Allocations**. Any proposals for additional sites that are not allocated should meet the following criteria:

- a) Should be available and deliverable; and
- b) Should have good access to essential services including health and education facilities and access to local shops; and
- c) Have good means of access from roads; and
- d) Not be located in areas of high flood risk (Flood Risk Zone 3); and
- e) Should not have unacceptable adverse impact on the biodiversity of the borough.

What it will look like

Figure 4.1 Growth in homes in Croydon 2016-2036 – **graphic removed**

Figure 4.2 Housing trajectory of new homes in Croydon 2016-2036 – **moved to Appendix 11**

Figure 4.3 Total number of new homes in Croydon 2016-2036 – **graphic removed**

Why we have taken this approach

Quantities and Locations

4.2 There is a need for over ~~41,580~~ ~~42,930~~ new homes in Croydon by ~~2040~~ ~~2036~~ and evidence indicates that ~~approximately 40%~~ half of these need to be larger homes¹². ~~However there is only a limited supply of land in Croydon for new homes without eroding the Metropolitan Green Belt, Metropolitan Open Land (MOL) and Local Green Spaces which are all protected by national policy and the London Plan. The target of 34,145~~ ~~31,850~~ homes reflects the availability of land for development in Croydon, facilitating the sustainable growth of the suburbs, the need to provide a mix of homes to support sustainable communities and the objective to provide a choice of homes for people at all stages of life. It also reflects the need to provide land for other uses such as employment, education, health and other infrastructure to support growth in Croydon¹³. In particular, in Croydon Opportunity Area allowance has been made for office and retail development in line with Policy SP3 (Employment).

4.3 The provision of new homes is phased in accordance with the supply of land for new homes. Sites identified by the Strategic Housing Land Availability Assessment (SHLAA) as being deliverable have been included in the first five years of the plan. Those sites which could be developed but are not available now have been phased after 2026. ~~Deliverable sites with planning permission have been included in the first five years of the Plan. The nature of the borough being primarily built-up means that a number of the available sites for delivery growth are small. These small sites are allocated for development in the Plan and have~~

been identified in Appendix 7. It is recognised that there are many types of housing that can help diversify the market and speed up delivery, as well as providing more specific products to cater for the needs of different communities.

Affordable Homes

4.4 Of the overall number of homes needed in Croydon, ~~about 91%~~ ~~almost all of these would have~~ to be ~~built as~~ affordable homes for residents on lower incomes ~~to meet our needs~~. It is not realistic to expect that this proportion of new homes in the borough will be affordable, both in terms of deliverability and because the private rental sector also meets and will continue to meet a significant proportion of the need for affordable housing. For this reason the strategic target is ~~40%~~ ~~50%~~ of overall supply, which reflects the findings of the Strategic Housing Market Assessment (SHMA) (2023), has regard development viability and the need to deliver balanced communities with a mixture of tenures and dwelling types. ~~The SHMA identifies a considerable need for new affordable housing in the borough (1,817 dwellings per annum) compared to the overall housing need (1,586 dwellings per annum) and concludes that the Council should continue to seek as much affordable housing as is viably possible when setting affordable housing policies. A strategic policy target for affordable homes based on this level of annual need would be unrealistic and undeliverable. The SHMA findings recognise that there is a need to maximise the delivery of affordable housing in the borough. This Council will make representations to the Government to make changes to National Planning Policies that will enable this level of annual need for affordable homes to be met, and will work with partners including the Greater London Authority and the~~

¹² Croydon Strategic Housing Market Assessment ~~2015~~ ~~2023~~

¹³ The infrastructure needs of the proposed new homes are considered by the Infrastructure Delivery Plan which sets out in its Infrastructure Delivery Schedule how the required infrastructure will be provided.

Government to maximise the delivery of affordable housing in our Borough each and every year. However, this will be dependent on viability; the London Plan strategic target is 50% and this would be a reasonable starting point to consider viability and the need to deliver balanced communities with a mixture of tenures and dwelling types.

4.5 ~~An appraisal of development sites in the borough~~ The updated Whole Plan Viability Assessment has found that a requirement for ~~30%~~ 50% on site affordable homes housing will be viable for the majority a proportion of the major residential development types sites in the borough. House prices have risen much faster against the original Dynamic Viability Model compared to construction costs such that, unless there is a severe economic downturn resulting in house prices falling by 25% (as happened in 2008) then either a minimum requirement of 30% on-site provision or an alternative of 15% on-site provision and a review mechanism is always likely to be viable. The Council will calculate the proportion of affordable housing based on Affordable housing requirements will be calculated using habitable rooms so long as the resultant mix of units on the site meets the need for affordable housing in the borough identified by the most up to date Strategic Housing Market Assessment (or equivalent). In order to follow the GLA's fast-track approach, development is expected to maximise the provision of affordable housing and provide a mix of low cost rented housing and intermediate housing. A target tenure mix of 70% low cost rented housing and 30% intermediate housing has been set, based on the findings of the Strategic Housing Market Assessment and viability evidence from the Whole Plan Viability Assessment.

4.5A A different tenure mix may be acceptable in certain circumstances, for example, where a development is proposing more than 75% affordable housing or where an increased level of low cost rented housing is proposed on a development providing

at least 35% affordable housing where this will continue to support the delivery of mixed and inclusive communities. This will be decided on a case-by-case basis having regard to the housing need that will be met by the scheme and the additional benefit provided. In other circumstances where an applicant is proposing a lower proportion of low cost rented homes for viability reasons, they will have to submit a viability assessment for review and to demonstrate that they are meeting local housing needs.

4.5B First Homes is the Government's initiative to increase home ownership amongst individuals and households, who are first time buyers and were priced out of the housing market, either due to their low income, lack of supply of supply of affordable homes or shortage in suitable accommodation that adequately addresses their needs. The key national criteria for meeting the definition of First Homes are; first a minimum discount of 30% must be applied against the market value to be protected in perpetuity to ensure the housing remains affordable for future buyers. Secondly Local Authorities do have the discretion to require a higher minimum discount of either 40% or 50% (if there is a demonstrable need). The SHMA findings found that even with a percentage discount of 40% or 50%, it is possible in some locations or for some types of property, even after applying the discount, the housing will be more expensive than that typically available in the open market. It should be noted that providing a higher discount on First Homes may have an impact on viability, as it may not be possible to provide as many homes in other tenures (such as rented affordable housing which is likely to be needed by those with more acute needs and fewer choices in the housing market. The price of first homes must be no higher than £420,000 in London, after the discount has been applied. Thirdly to be eligible for a First Homes, the purchaser(s) must be an individual, couple or groups who are first time buyers whose annual income does not exceed £90,000. Government indicates 25% of all affordable housing contributions in new housing schemes will need to be First

Homes. Local and up to date evidence will be used to establish the percentage of First Homes that will contribute to affordable housing contributions within the borough.

4.5C The housing needs of students in London, whether in Purpose Built Student Accommodation (PBSA) or shared conventional housing is an element of the overall housing need for London determined in the GLA's 2017 SHMA and the completion of new PBSA contributes to meeting London's overall housing need. The London Mayor has established an overall strategic requirement of 3,500 PBSA bed spaces to be provided annually over the plan period. However, this target is not broken down into specific Borough level targets. The SHMA 2023 findings have concluded that there is a clear current and future demand for student accommodation in the Borough, the provision of which will help to meet an identified need and contribute towards meeting the Borough's London Plan housing target.

4.6 ~~For schemes where it is not viable to provide 30% affordable housing on site, and, if applicable, there is no suitable donor site then a reduced provision of 15% affordable housing on site combined with a review mechanism will ensure that, if the viability of the development improves such that by the time the homes are sold more affordable housing would have been viable than at the time of granting permission, a commuted sum will be payable to cover the cost of providing affordable housing on another site in the borough. The review mechanism will be linked to the gross development value difference between affordable and market units provided through a review mechanism at agreed stages of the development. Viability evidence suggests that schemes that are not viable with 15% on-site provision of affordable housing would not be viable with any affordable housing, and are therefore unlikely to be built. In line with the Ministerial Statement (24th May 2021), the Council will consider the need to provide First Homes within major housing developments, as part of the overall housing~~

affordable housing contributions. The Council will maintain a First Homes register, to enable potential first-time buyers to declare their interest and demonstrate they meet the local and national eligibility criteria. This will form a key evidence base of the type, size and location homes may be required and address the needs of those individuals/households considered a priority. Developers of First homes will be required to refer to this register and address the needs of first-time buyers included on this. If the units remain unsold, evidence will be required to demonstrate that the First Homes units have been actively and extensively marketed, prior the removal any legal restrictions to enable them to be sold on the open market. Compensation will need to be paid to the Council to the value of the final sale price of the units in the open market (less the 30% discount) to enable the Council to deliver First Homes on another site and provide compensation.

4.7 All viability assessments will be reviewed by comparing the Residual Land Value with the Existing Use Value (plus a premium) or Alternative Use value, if there is an alternative use for the site, which would comply with the policies of the development plan and could be implemented. Features which have been found to exclude affordable housing by design include an insufficiency of circulation cores (lifts and stairwells) to allow both affordable rented and private market homes to be managed in coexistence, or unnecessary basement car parks which inflate service costs.

4.8 ~~In exceptional circumstances where it is not possible to provide affordable housing on site or off site, for example if~~ Where the number of on-site affordable homes is low, the Council may accept a commuted sum in lieu of on-site provision of affordable homes **may be acceptable** if it is not possible to find a Registered Provider to manage the on-site affordable homes. The Council may also consider a different tenure split during negotiations, for example if the number of affordable units on-site is low and there is agreement between a Registered Provider and the Council that

~~a different tenure split is justified. A minimum of three Registered Providers should be approached before the Council will consider applying this policy. Three registered Providers should provide evidence to demonstrate that onsite affordable housing cannot be practically delivered. The calculation of the commuted sum payment will be based on the uplift in the gross development value that results from the replacement of onsite affordable housing with market housing and index-linked to reflect the value at the point of sale.~~

~~4.9 Croydon Council considers that affordable rent homes (homes available at 80% of market rent levels) meet a range of housing needs within the affordable sector (including the need for social rented affordable homes due to the availability of Universal Credit/Housing Benefit to tenants unable to afford the full rent for an affordable rent property). Development proposals should be accompanied by a sustainable letting scheme to support the use of affordable rent homes in meeting the need for social rented housing and also develop and maintain balanced communities. Affordable housing should be genuinely affordable and respond to local housing needs and income levels. Social rent and London Affordable Rented homes are considered to meet the needs and income levels of the majority of lower income households.~~

~~4.9A Affordable rented homes at rents up to 80% of market rent will only be affordable for a minority of households on the housing register and will only be considered in exceptional circumstances or where the rents are significantly lower than 80%. Intermediate housing should contribute towards a mix of rented and low-cost home ownership tenures which meet the full range of need.~~

~~4.9B Intermediate housing products such as shared ownership, discounted market sale and intermediate and discounted market rent, including London Living Rent, will be supported where they are genuinely affordable, and targeted at local residents with~~

incomes that are insufficient to afford decent housing that meets their needs in the market. From time to time, updated non-statutory guidance will be issued setting out the preferred forms of affordable housing, the local definition of genuinely affordable and any local eligibility requirements. This will take account of the changes in affordable housing products and funding priorities over the plan period and the availability of updated data sources and evidence on housing need.

Mix of Homes by Size

~~4.10 Analysis of the Strategic Housing Market Assessment suggests that approximately 50% 60% of homes should have three or more bedrooms. Unfortunately, analysis suggests that to meet this demand on the sites likely to come forward for development is impractical. Nevertheless a doubling of the outturn for family houses achieved since 2011 is a realistic target.~~

~~4.11 Between 2011 2021 and 2031 2040 the number of older people in Croydon over the age of who are aged 55 +65+ is projected to increase by 6358%, while the population aged under 65 is expected to increase by 5%, from a 2013 base. Due to the ageing population older peoples' wellbeing must be at the forefront, with the physical and mental needs of older people and their carers varying greatly. Housing should respond to these needs, providing a variety of homes and environments that meet the changing needs of older people, allowing them to live independently for longer. In addition there is a growing and significant number of care leavers in the borough, which the Council must legally support, requiring appropriate and suitable accommodation. Therefore the Council will need to work with partners to facilitate the provision of specialist and supported housing for the elderly older and disabled people, care leavers and the vulnerable.~~

4.11A The SHMA population projections between 2021 – 2040 show an increase in the population aged 65 and over of 30,800 people. This is against a backdrop of an overall increase of 49,200 – population growth of people aged 65 and over therefore accounts 63% of the total projected population change. The proportion of people who are disabled under the Equality Act drawn from 2021 Census data indicates that 28% of households in Croydon contain someone with a disability. This figure is slightly higher than seen across London but below the national average. All new housing will need to be built to accessible and adaptable design standards, to ensure people are able to independently live within their properties longer, feel safe and do not face any discrimination, as well as enjoying a good quality of life.

4.11B Flatted development will need to incorporate design solutions both inside and out so that living and private amenity spaces meet the needs of individuals and families. The layout and design of these spaces will need to be inherently flexible and be usable child play, family activities and needs of multiple age groups.

Quality and Standards

4.12 New homes in Croydon need to provide a choice of housing for people at all stages of life. In order to do so they will need to meet minimum standards of design. The **London Plan space standards or National Technical Standards (2015) (or equivalent), whichever is greater** ~~Mayor of London's Housing Supplementary Planning Guidance (2016)~~ will be applied to all new residential developments in conjunction with Croydon's Borough Character Appraisal.

4.13 A good quality design can mean that a smaller two bedroom property is suitable for smaller families. In order to establish what a home suitable for a family is, the **Local Plan** ~~Croydon Local Plan's Detailed Policies and Proposals~~ will set out the design and amenity standards that are expected of family homes.

4.14 ~~Policy SP6 (Environment and Climate Change) of the Croydon Local Plan requires all new homes to achieve the National Technical Standards (2015), Mayor of London's Housing Supplementary Planning Guidance (2015) or equivalent.~~ **Older peoples' wellbeing must be designed in, with the physical and mental needs of older people and their carers varying greatly. Housing should respond to these needs, providing a variety of homes and environments that meet the changing needs of older people, allowing them to live independently for longer. A variety of housing types will be encouraged, including those between traditional market housing and nursing homes such as downsizer living with shared amenities (e.g. communal gardens), supported or sheltered housing including support or care services, and older people's co-housing with an informal care offer. This could include bungalows where it is demonstrated that this is an appropriate development typology to free up other housing stock in the borough. The London Plan also sets requirements for 10% of homes to be designed to be wheelchair accessible (units that are designed for wheelchair users to live in) or easily adaptable for residents who are wheelchair users¹⁴. All buildings should be positioned to maximise access, mitigating the need for unsightly ramps, external lifts, stairs or terraces, whilst working sympathetically with the existing landscape conditions and character. In exceptional circumstances, the Council will take into site specific factors (.i.e. topography, small infill sites, type of scheme such as flats, maisonettes) to determine whether it is achievable for the developments to meet the accessible adaptable**

¹⁴ London Plan Policy 3.8

housing requirements. The London Plan also requires all new housing to make provision for play and informal recreation based on the expected child population generated by the development¹⁵. The Mayor's Supplementary Planning Guidance 'Shaping Neighbourhoods: Play and Informal Recreation' provides further guidance on the requirements. As the London Plan forms part of the statutory development plan for Croydon, these requirements are not duplicated in the Croydon Local Plan but will be applied to all residential developments.

4.15 The London Plan's design led approach seeks to optimise the best use of land for delivering high quality homes. Good design of homes forms a basis for a good quality of life. Together these requirements contribute to ensuring that developments incorporating new homes will contribute to promoting sustainable use of resources and the principles of good design. They will also help to address the health and wellbeing impacts of poor-quality housing.

Gypsies and Travellers

4.16 Both English Gypsies and Irish Travellers are recognised as ethnic groups and, like other members of Croydon's Black and Minority Ethnic communities, are protected from discrimination by the Equalities Act 2010. Local authorities are required to assess their need for housing in the same way that they are required to assess the needs for new homes for people who live in "bricks and mortar" homes.

4.17 There is a need for 49 new Gypsy and Traveller pitches (a pitch being space for one mobile home) and one emergency

stopping place in Croydon up to ~~2036~~ **2040** providing for the English Gypsy and Irish Traveller communities¹⁶. However, that need was identified by a method which is reported to result in an overestimate of need. Subsequent to the study, government has amended the definition of gypsy and traveller for planning purposes so the figure for identified need is further reduced. Three spaces have been found at the existing Latham's Way site. In consequence, the residual requirement is estimated to be 36 pitches. The location of new pitches (including the emergency stopping place) must enable the residents to access services including schools and health facilities in the same way that residents of new houses need to be able to access community facilities. In addition, Gypsy and Traveller sites need good access to the road network as they often need to move larger vehicles as part of their livelihood and way of life¹⁷. The Croydon Local Plan's Detailed Policies and Proposals allocates land to help meet this need for additional pitches.

¹⁵ London Plan Policy 3.6

¹⁶ London Borough's Gypsy and Traveller Accommodation Needs Assessment (2014)

¹⁷ ODPM Circular 01/06 (paragraphs 64-66)

Housing choice for sustainable communities

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 3
- Strategic Objective 7
- Policy SP2.7

- Policy SP2.8
- Policy SP4.1

Why we need this policy

4.18 The Council seeks the provision of a mix and range of housing as set out in Strategic Policy 2 of the Croydon Local Plan and it is also the aim of Strategic Objective 3. This will assist in building sustainable communities, in line with paragraph 50 ~~63~~ of the National Planning Policy Framework (2023).

4.19 In line with Strategic Objective 7, residential development should set out to achieve healthy and liveable communities to support the health and wellbeing of residents. **It will be important that the right size, type of homes are delivered to address future needs and ensure the efficient use of the existing housing stock.**

4.20 ~~The Strategic Housing Market Assessment 2023 identifies that over 60% of the future requirement for market housing is for larger homes. The need for larger homes in Croydon was identified in the Croydon Strategic Housing Market Assessment 2015.~~ Croydon has large numbers of households that are overcrowded. Meanwhile there is also a growth in single person households which is driving the requirement for smaller homes. **The loss of 3-bedroom homes particularly through sub-division or conversion of existing homes can result in poor housing.**

4.21 Three bedroom (or more) residential units are needed to house families and the existing stock retained to assist provision.

The London Plan defines family housing as ‘a dwelling that by virtue of its size, layout and design is suitable for a family to live in and generally having three, four, five or more bedrooms’. In line with London Plan Policy 3.14 ~~H10~~, the retention of residential units originally designed with three or more bedrooms is supported by the Council.

4.22 ~~There has been a steady decline in the number of new homes being delivered with 3 or more bedrooms. From April 2021 to March 2022, 17% of new homes had 3 or more bedrooms. From April 2020 to March 2022, 16% of new homes had 3 or more bedrooms. The recent delivery of many 1 and 2-bedroom homes, with uptake particularly strong from younger households, does not match the Strategic Housing Assessment’s findings that 60% of new homes should be larger homes. To redress this imbalance in new supply there is a need for policy that both protects the existing supply of larger units, and promotes the delivery of more, new larger homes. Croydon’s Strategic Housing Market Assessment identified the need for 44,149 new homes to be built between 2016 and 2036. The strategic policy requirement is for 32,890 new homes to be built in the same period, making more efficient use of housing stock a necessity including sub-divisions, conversions and change of use to residential.~~

~~4.23 The Strategic Housing Market Assessment 2015 identifies that 50% of the future requirement for market housing is for larger homes. The Strategic Housing Land Availability Assessment has identified that whilst projections of future housing requirements are rising, levels of building have fallen. Existing three bed residential units should therefore be retained and any conversions should ensure that there is no loss of three bed homes. Paragraph deleted~~

4.24 Within the Croydon Opportunity Area, the Croydon Housing Typologies Study has found that the strongest opportunities for homes suitable for families will be associated with the lower and moderate density sites in the Croydon Metropolitan Centre (including the inner residential area in the Croydon Opportunity Area¹⁸). It indicates that there will be more opportunities for studio, one and two bedroom units on the higher density sites in the Croydon Metropolitan Centre.

¹⁸ Paragraph 9.12 of the Croydon Opportunity Area Planning Framework Jan 2013

Policy DM1: Housing choice for sustainable communities

~~DM1.1 The Council will seek to enable housing choice for sustainable communities by requiring the minimum provision of homes designed with 3 or more bedrooms on sites of 10 or more dwellings as shown in Table 4.1, except:~~ **To maintain a supply of larger family homes to meet Croydon's housing need, the conversion of a larger home to smaller self-contained homes (Class C3) is only acceptable where:**

- a. The gross original internal floor space of the existing dwelling is greater than 130m²;
 - b. A family-sized unit of at least 130m² remains post-completion;
 - c. The proposal meets minimum internal space standards, the provision of satisfactory levels of amenity space, privacy, daylight, parking and access, and adequate and convenient refuse storage and collection;
 - d. The resulting units achieve internal configurations that are practical and fit for purpose, including vertical and horizontal stacking arrangements that minimise noise transfer between homes, including neighbouring homes;
 - e. The design of any external alterations does not detract from the appearance of the property or the street scene and, wherever possible, retains a single door to the front elevation of dwellings in residential areas;
 - f. The balance of hard and soft landscaping on the forecourt (including forecourts that are already substantially hard-surfaced) does not detract from the appearance of the property or the street scene; and
 - g. The proposal provides for a mix of unit sizes in line with Table 4.1
- ~~a. Where there is agreement with the associated affordable housing provider that three or more bedroom dwellings are neither viable nor needed as part of the affordable housing element of any proposal, or;~~
- ~~b. Within three years of the adoption of this plan, where a viability assessment demonstrates that larger homes would not be viable, an element may be substituted by two bedroom, four person homes complying with the floor space specification of national Technical Standards or the London Mayor's Housing Supplementary Planning Guidance or equivalent.~~

~~DM1.2 The Council will permit the redevelopment of the residential units where it does not result in the net loss of 3 bedroom homes (as originally built) or the loss of homes smaller than 130m².~~ **To enable housing choice for sustainable communities, the minimum provision of homes designed with 3 or more bedrooms, must comply with Table 4.1 except where there is evidence from an associated affordable housing provider that 3 or more bedroom dwellings are not required to address their priority needs.**

Table 4.1 Minimum percentage of three bedroom or larger units on sites with ten or more dwellings

Setting ¹⁹	PTAL ²⁰ of 0, 1a, 1b, 2 or 3	PTAL of 4, 5, 6a or 6b
Suburban – areas with predominantly lower density development such as, for example, detached and semi-detached houses, predominantly residential, small building footprints and typically 2 to 3 storeys	70%	60%
Urban – areas with predominantly dense development such as, for example, terraced houses, mansion blocks, a mix of different uses, medium building footprints and typically buildings of 2 to 4 storeys, located within 800 metres walking distance of a District Centre or along main arterial routes	60%	40%
Central – areas with very dense development, a mix of different uses, large building footprints and typically buildings of 4 to 6 storeys, located within 800 metres walking distance of Croydon Metropolitan Centre	This location does not exist in Croydon	20% (minimum of 5% in Retail Core area of Croydon Opportunity Area and 10% in ‘New Town’ and East Croydon as defined by the Croydon Opportunity Area Planning Framework)

¹⁹ The definition of each setting is the same as that in the London Plan, Table 3.2.

²⁰ Public Transport Accessibility Level – a rating of accessibility provided by Transport for London. A site with a lower PTAL than the surrounding sites and adjoining streets shall be considered at the higher PTAL.

How the policy works

4.25 This policy applies to both market and affordable housing, whether the homes are new build or conversions.

4.25 A Family housing is a dwelling that by virtue of its size, layout and design is suitable for a family to live in and generally has three or more bedrooms. To manage the current shortage of family homes, proposals must not result in the net loss of three bed or larger homes or the loss of housing stock below 130m². This policy is intended to ensure that the redevelopment of larger homes, including 4 or 5 bedroom homes, incorporates a replacement unit of at least 130sqm² to retain existing stock of family homes.

4.26 To meet the need for three bedroom homes the Council will require a minimum proportion of homes to have three bedrooms or more. London Plan Policy 3.4 Optimising Housing Potential provides the basis of Table 4.1 and the definitions of Suburban, Urban and Central, and relating new development to access to the public transport network. The approach recognises that more central locations with higher density development will be less compatible for accommodating larger units.

4.27 The proportion of homes to have three bedrooms will vary across the borough based on existing character and public transport accessibility and is based upon the London Plan's density matrix²¹. The approach recognises that more central locations with higher density development will not be so compatible for accommodating larger units. The Council's housing allocations scheme gives more priority to households that are working and the use of local letting schemes and the

level of housing need will help to balance any issues arising regarding the viability of providing family homes. Paragraph deleted

4.28 The Strategic Housing Market Assessment 2015 2023 identifies a difference in the size of housing required between tenures with affordable housing requirement for a greater proportion of smaller homes (particularly one two bedroom homes) than market homes.²²

4.29 The Croydon Opportunity Area Planning Framework identifies percentages for levels of three bed housing in six 'character areas' in the Croydon Opportunity Area which are reflected in this policy.

4.30 It is recognised that the development market will need time to adjust to providing the quantum of larger family homes of three bedrooms or more in line with this policy to meet the identified need in the borough. Paragraph deleted

4.31 This policy is also intended to ensure that the conversion of single family houses into flats does not further reduce provision of three bedroom homes. Any dwelling house with a gross internal floor area of less than 130m² cannot be redeveloped, demolished or subdivided, that would result in the loss of this type of property. Paragraph deleted

4.32 The gross original internal floor area does not include general storage areas such as lofts, cellars, fuel stores, garages or conservatory type structures. Parts of rooms with ceilings less than 1.5 metres are excluded unless used solely for storage. The calculation of the Gross Internal Area must

²¹ London Plan Policy 3.4

²² Table 34, para 9.22, Fig.68 Strategic Housing Market Assessment, June 2015 2023

comply with the National Technical Housing Standards or equivalent. Paragraph deleted

Key supporting documents

- Croydon's Strategic Housing Market Assessment (2015- 2023)
- Borough Character Appraisal (2015)
- Character Typology (2015)
- Croydon Housing Typologies Study (2010)
- Croydon Opportunity Area Planning Framework (2013)
- ~~Mayor of London's Housing Supplementary Planning Document (2016)~~
- Mayor of London's Housing Design Standards (LPG) 2023

Estate Renewal

Why we need this policy

4.32 A The Borough contains a number of publicly owned housing estates which make an important contribution to meeting local housing need. In addition to owning these sites the Council has a responsibility for ensuring that they are maintained now and into the future.

4.32 B A number of these housing estates were developed in the early to mid 20th Century, and have been constructed using design and construction principals of different eras. While some assets perform their function well, and will continue to do so, some are starting to come to the end of their lifespan, and have a range of issues that need addressing.

4.32 C There is a particular issue with 1960s Large Panel System (LPS) tower blocks. In late 2022 the Council considered a desktop

assessment of the costs of refurbishing or redeveloping the LPS tower blocks on the Regina Road Estate. It was recommended that the site was not economical to refurbish, and as such redevelopment would be more appropriate. A ballot of residents on the site subsequently confirmed local support for the redevelopment of the estate, and the redevelopment is expected to come forward in the Plan period.

4.32 D Regina Road Estate is not the only LPS estate in the borough, and it is likely that further estates will face similar decisions over their future over the Plan period. This represents an issue that needs to be appropriately managed, in concert with the London Plan Policies on estate renewal.

Policy DM1A - Estate Renewal

Subject to meeting the requirements of the London Plan, including a successful ballot of residents to explore opportunities for estate renewal, the Council will support estate renewal proposals which are:

- a. Appropriately masterplanned to ensure the new site configuration makes the best use of public land, respects local character and delivers improved social and economic opportunities for residents of the estate as well as the local area;
- b. Opportunities to improve connections across the site and into neighbouring residential areas have been identified, including consideration of how the site can contribute to the borough's Green Grid; and
- c. Demonstrate improvement to the standard of on-site community infrastructure arrangements which are a matter for residents and the body managing the building.

How the policy works

4.32 E Policy H8 of the London Plan regarding regeneration of housing estate sites is fairly comprehensive and this policy does not seek to repeat those requirements. Considering that the Council is likely to start seeing estate renewal developments coming forward, it is important that local benefits are secured when they do.

4.32 F Housing estates can vary greatly in size, including large sites which have a considerable opportunity to deliver local improvements through their design. These benefits stand to be maximised if estates are designed comprehensively. Proposals for estate renewal projects that are larger than a single road-facing block should be accompanied by a site-wide masterplan.

4.32 G Proposals for estate renewal offer an opportunity to improve connections for existing residents. This should include

improving links to local transport, jobs and services, including open spaces. Where a new or improved public open space is included in the site, consideration of how neighbouring areas can access it should be included, to ensure that the all-borough Green Grid continues to be improved.

4.32 H Many housing estates have community infrastructure on site in the form of community centres, nurseries/ crèches, or other assets. The London Plan policy states that a net loss of residential capacity is not acceptable on sites of this type. As such community facilities should be replaced, enhanced and where possible, improved as part of estate renewal programmes.

4.32 I Communal amenity space is defined as amenity space that is shared, accessible to all within the development and be used for their exclusive use.

4.32 J Balconies, winter gardens or roof terraces may help to meet a development's private outside space requirement and will be supported providing they are designed to minimise any overlooking and privacy issues. Enclosures may need to be opaque to achieve this. They may be an innovative way of providing private or communal amenity space in areas of high density.

4.32 K The amenity space provided for play space can be part of the shared amenity area; it may be a void deck within a tall, flatted development, possibly on the ground floor and in small developments of less than ten dwellings it could be part of the shared or private garden.

4.32 L The GLA Population Yield Calculator should be used to calculate the expected number of children and young people likely to live in the development. Housing Design Standards LPG should be referred to for the allocation and design guidance for play space.

4.32 M All new housing developments should enhance the quality of local places, considering their physical context, local character, density; tenure and land use mix; and relationships with, and provision of public, communal and open spaces that takes into account the needs of children and old people. The need to provide communal amenity space should reflect the local character. It is important that the site layout, ensures the provision of useable amenity space, alongside the siting of the building. Private outdoor spaces should have level access.

Amenity standards for residential developments

- Strategic Objective 3
- Strategic Objective 7
- Policy SP2.1
- Policy SP2.7
- Policy SP2.8
- Policy SP4.1

arrangements which are a matter for residents and the body managing the building.

Why we need this policy

4.32N One of the key aims of the Local Plan is to address local housing needs and the housing crisis. Alongside this, there is still a need for site layout and design to consider the provision of useable amenity space alongside the siting of the building. This policy sets the local amenity standard for residential dwellings alongside the policies and guidance in the London Plan.

4.32 O It is important that private outdoor spaces should be useable not only for residents but also their visitors, so they should have standards such as level access as well as the minimum depth and width. Other good design requirements that communal open space should adhere to are that it should be; overlooked by surrounding development, accessible to wheelchair users and other disabled people, seeking to take advantage of direct sunlight, as well as have necessary management arrangements in place to provide suitable amenity for residents. This will ensure the outdoor space remains useful and welcoming to all its intended users. The only exception to this is the management

Policy DM1B Amenity standards for residential developments

DM1B.1 Residential development will need to provide private amenity space that:

- a) Is of high-quality design and enhances and respects the local character
- b) Provides a minimum amount of outdoor space of 5m² per 1-2 person unit and an extra 1m² per extra occupant thereafter; and it must achieve a minimum depth and width of 1.5m;
- c) Provides a functional space with a minimum width and depth of balconies of 1.5m;
- d) All flatted developments and major developments need to provide a minimum of 10m² per child of new play space, calculated using GLA's population yield calculator;
- e) All flatted developments of 10 units should provide a minimum of 50m² of communal amenity space with a further 1m² per additional unit thereafter; and
- f) In the case of development in the grounds of an existing building which is retained, a minimum length of 10m and no less than half or 200m² (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden.

DM1B.2 When calculating the communal amenity space requirements each bedroom will be treated as a 1b1p flat and the resultant private outdoor space requirement will be combined to form the total need for communal amenity space.

How the policy works

4.32P Amenity space is an important and essential element of a residential development, providing an outdoor space that is practical and can be used as a utility, social and recreation area. The health and wellbeing of local residents is a key consideration on the quantum of outdoor space, child's play space and communal open space to be provided for developments.

4.32Q Private outside space is defined as an area which is accessible only to, useable for and screened for the purposes of individual dwellings at the rear or in the case of flatted schemes within the grounds. Private outside spaces can take the form of a garden, terrace, roof garden, courtyard garden or balcony. The use of roof areas, including podiums and courtyards for additional private or shared outside space is encouraged.

4.32R Communal amenity space is defined as amenity space that is shared, accessible to all within the development and be used for their exclusive use.

4.32S Balconies, winter gardens or roof terraces may help to meet a development's private outside space requirement and will be supported providing they are designed to minimise any overlooking and privacy issues. Enclosures may need to be opaque to achieve this. They may be an innovative way of providing private or communal amenity space in areas of high density.

4.32T The amenity space provided for play space can be part of the shared amenity area; it may be a void deck within a tall flatted development, possibly on the ground floor and in small developments of less than ten dwellings it could be part of the shared or private garden.

4.32U The GLA Population Yield Calculator should be used to calculate the expected number of children and young people likely to live in the development. Housing Design Standards LPG should be referred to for the allocation and design guidance for play space.

4.32V All new housing developments should enhance the quality of local places, considering their physical context, local character, density; tenure and land use mix; and relationships with and provision of public, communal and open spaces that takes into account the needs of children and older people. The need to provide communal amenity space should reflect the local character. It is important that the site layout, ensures the provision of useable amenity space, alongside the siting of the building. Private outdoor spaces should have level access.

Key supporting documents

- The Mayor of London's Affordable Housing and Viability Supplementary Planning Guidance 2017
- Mayor of London's Housing Design Standards Document (2023)

Residential care and nursing homes

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 3
- Strategic Objective 5
- Strategic Objective 7
- Policy SP2
- Policy SP5

Why we need this policy

4.33 The Council seeks the provision of a mix and range of housing as set out in Strategic Policy 2 of the Croydon Local Plan and it is also the aim of Strategic Objective 3. This will assist in building sustainable communities, in line with paragraph 50 63 of the National Planning Policy Framework (2023). *The London Plan (2021) acknowledges that the population of London is ageing, with the number of older people households (aged 65 and over) experiencing a 37% increase by 2029. Similarly the number of older people households aged 75 and over, who are most likely to move into specialist older people housing, are expected to increase by 42%. Further, it has estimated that the future benchmark requirement for specialist older people housing for the Council area has increased to 225 units per annum (2017 -2029) from a figure of 195 units (2015-25) per annum in the previous Plan. To address the implications of this and assist in building sustainable communities, a mix and range of housing needs to be delivered as informed by the latest SHMA.*

4.34 In line with Strategic Objective 7, residential development should set out to achieve healthy and liveable communities to support the health and wellbeing of residents.

4.35 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 it to supply care provision to meet current and future needs of Croydon residents. A change in policy ensures:

- a. Croydon's planning policy supports its commissioning intentions;
- b. The Council has first-hand knowledge of the services operating in the borough as required by the Care Act 2014; and
- c. The provision is in alignment with emerging care needs.

4.36 Croydon experiences a range of challenges arising from the significant number of nursing and residential care

homes that services which is not reflected in national funding formulae for central Government funding towards local services.

4.37 As of ~~September 2015~~ **March 2020** the ~~142~~ **126** care homes in Croydon have a total capacity of ~~2,796~~ **2,837** bed spaces. Between April ~~2014~~ **2019** and November ~~2014~~ **2019**, ~~764~~ **872** of those bed spaces were occupied by people placed by Croydon Council and Croydon Care Commissioning Group (the grouping of GPs in Croydon that provides primary health care services in the borough). It was estimated that between 1,000 and 1,150 bed spaces were occupied by self-funders. The remainder of the bed spaces were either vacant or occupied by people placed from outside of Croydon. This has an adverse impact on the provision of health services in Croydon.

4.38 Services provided by care homes within the borough do not fully meet the needs of Croydon residents with more specialised or urgent needs. As a consequence between April and November ~~2014~~ **2019**, ~~382~~ **412** people were placed in nursing and residential care homes outside the borough. This is an undesirable outcome because vulnerable people risk losing their natural family and community support networks when placed at distance from Croydon.

4.39 Croydon ~~will seek to meet the~~ **has produced a Market Position Statement (2015) to ascertain the level of future needs of households with complex and dual care housing needs. This includes family members and individuals with** ~~As need changes, it is projected that 1,118 beds spaces will be needed by 2020 and 1,450 by 2030 across learning disabilities, mental health illnesses, older people and physical disabilities services, to meet the increased complex and dual care needs of people placed by the Council or the Croydon Care Commissioning Group.~~

4.40 The National Planning Policy Framework (**2023**) (paragraphs **61 and 63**), states that local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.

4.41 In accordance with the London Plan, the need for this type of accommodation has been identified taking into account the indicative requirement benchmarks set out in **Annex A5 Table 4.3: Specialist Housing for Older People**

Policy DM2: Residential Care and Nursing Homes

DM2.1 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.

DM2.2 Proposals for supported living and sheltered accommodation will generally be supported in the borough in accordance with the London Plan, ~~Annex A5~~ **Table 4.3**, Specialist Housing for Older People.

DM2.3 This policy does not apply to accommodation for children (under the age of eighteen).

How the policy works

4.42 Where there is an identified demand for residential care and nursing home bed spaces, the Council will support provision of this type of housing. This policy seeks to meet this need, however does not support an over-provision of care and nursing home bed spaces. This is the preferred approach as set out in the care home forecast.

4.43 The Care Act 2014 places a duty on all local authorities to meet the need for residential care and nursing home bed spaces within their own area. The policy accords with ~~Annex A5~~ **Table 4.3: Specialist Housing for Older People** of the London Plan.

4.44 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 supply this type of accommodation only where there is an identified need.

4.45 Croydon's Market Position Statement will be used to assess applications for new residential care and nursing homes to determine whether there is a need.

4.46 It is considered preferable that people within the borough that require care are cared for within their community, close to their networks of friends and family.

Key supporting documents

- Croydon's Market Position Statement (2015)
- Care Home Forecast (2015)
- **Strategic Housing Market Assessment (2023)**

Large scale purpose built shared living

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 3
- Strategic Objective 4
- Strategic Objective 7
- Policy SP1

Why we need this policy

4.46A Large-scale purpose-built shared living housing (LSPBSL), is generally understood to be a large-scale purpose-built managed rental block, comprising of functional private living units with extensive communal facilities, under single professional management. These schemes include a wide range of amenities to support a diverse community of residents and their needs. These may be able to help meet the housing needs among single-person households by adding to the stock of rooms available for rent in the borough; as well as help free up larger dwellings and flats to address the shortfall in family homes.

4.46B Large scale purpose built shared living housing is a unique new form of development that seeks to address the demands of a niche subset of the housing market, so policies are required to shape the delivery of these. This will ensure the development of well designed, adequately sized rooms with a sufficient quantity of quality communal areas and facilities in order to enable future residents to fulfil their daily needs, interact with one another; and

develop sustainable and cohesive communities, as well as promote their health and well-being. It will provide residents with increased security via a medium – long term tenancy agreement, to enable them to establish themselves, feel more connected to a locality and be part of a community. This will also help avoid generic issues related to HMO properties such as a lack of/poor quality shared communal facilities and amenity facilities, insufficient parking spaces, lack of long-term tenancy security and transitory living as well as poor management/maintenance of properties. Finally, it will seek to ensure future schemes are located within the most accessible locations to local facilities, services and avoid the potential loss of residential uses/permissions via speculative applications and an over concentration of large-scale purpose-built shared living and student accommodation.

Policy DM2A: Large scale purpose built shared living

DM2A.1 Large scale purpose built shared living is categorised as a sui-generis non-self-contained market housing use. Development proposals for large-scale purpose-built shared living will be supported where they meet both the requirements of London Plan Policy H16 and the following additional Croydon -specific requirements:

- a) Proposal should not compromise the delivery of self-contained housing to meet the future needs of the borough during the life of the Plan
- b) Proposals should be sited within locations with excellent public transport accessibility levels (6b) and should be well served by local services;
- c) There should not be more than two large scale purpose built shared living schemes within a 250m distance of each other and total capacity of schemes (using a ratio of 1.8 beds/per C3 unit) should not exceed 5% of total place-based housing growth. This will ensure development would not result in an over-concentration of similar uses, which may be detrimental to residential amenity or the balance and mix of uses in the area or place undue pressure on local infrastructure including Green and social Infrastructure).

DM2A.2 Each private unit shall include or have exclusive access to the following;

- a) Units should not be less than 18 sqm and not more than 27 sqm to avoid being converted to substandard self-contained units. Accessible units are expected to be between 28 and 37 sqm to accommodate ease of access to amenities;
- b) At least 1 sqm of external communal amenity space should be provided per resident. This benchmark is relevant for up to 400 residents. For every additional resident over the 400 benchmark, 0.5 sqm of external communal amenity space should be provided;
- c) The provision of private balconies or terraces (for individual units) should not count towards the communal amenity space requirement.
- d) One of each of these communal kitchen facilities (hob, oven and sink) should be provided per 15 residents;
- e) Additional storage areas in the form of lockers or cupboards should be provided for each resident to store personal belongings; and
- f) A management plan that, to the satisfaction of the Council, that demonstrates how management practices will meet policy requirements, outlines how operations will be managed and how spaces will be maintained to ensure that the development continues to function as an LSPBSL scheme.

How the policy works

4.46C In Croydon, large-scale purpose-built shared living, also referred to as co-living, is a type of non-self contained housing which consists of at least 50 private individual rooms and communal spaces and facilities. Large scale purpose built shared living is generally used to meet the accommodation needs of single person households who are not capable or who choose not to live in self-contained homes or HMOs. It is generally suited for those who require accommodation on a transitional basis until longer term housing is acquired.

4.46D Proposals for large-scale purpose-built shared living should not compromise delivery of self-contained housing to meet the future housing needs of the borough. It is a unique form of accommodation which does not meet minimum housing standards and does not cater for the ongoing needs of London households. Therefore it is not considered to be an affordable housing product.

4.46E A minimum range of circa 18-27 SQM of personal functional living space per bed/person is considered acceptable in a large scale purpose-built shared living development. A smaller area per person would not provide an adequate living environment for the health and well-being of the borough's residents. Each personal room should include a window. In addition, proposals will need to be; well-designed that will include an adequate level of natural sunlight and ventilation.

4.46F A minimum communal space of 5SQM per bed/person is considered reasonable, given the relatively small size of private space and potentially a high number of residents residing and using these. An adequate quantity of kitchen facilities are an important component of shared living and these should be well designed and highly accessible, to meet needs of all users. This

will enable residents to fulfil their day to day needs, interact, socialise with their neighbours, develop healthy relationships and build a diverse inclusive, cohesive community. Communal spaces should provide a range of amenities that facilitate health and well-being, support a diverse community and address their daily needs.

4.46G Given the very high-density nature of this type of accommodation, proposals should be located in parts of the borough with good or excellent public transport accessibility levels and well-served by local services. Proposals for this type of accommodation should be car-free and not contribute to car dependency.

4.46H To avoid an over concentration of large-scale purpose built shared living, no more than two of these similar uses should be located within 250m distance of each other and the total quantity of the former should not exceed 5% of the total housing growth proposed for a place within the Plan. This will ensure that shared living schemes are located throughout the area and within the most sustainable locations of the borough in line with the settlement hierarchy. Further, it will help ensure that schemes do not compromise the delivery of conventional housing, particularly in places where lower levels of housing growth is proposed by the Plan. This approach will prioritise the delivery of conventional housing to address the needs of families, avoid any potential adverse effects of over concentration on residential amenity or the mix of uses and balance of population in a neighbourhood and local pressures on services, infrastructure given the very high-density characteristics.

4.46I Large-scale purpose-built shared living schemes fall within a sui generis non-self-contained market housing use. Both the functional private living areas, communal areas/facilities should be

designed, planned to be used integrally by future residents at the outset and these schemes should not be used to provide a mass quantity of poor quality mini living units, as an alternative to providing well designed, high quality C3 residential dwellings. Any applications for change of use to convert these schemes to C3

residential use at a later date will be very challenging. To effectively achieve this, it will need to ensure full compliance with the Housing Design Standards LPG as well as the minimum design and amenity standards of the Local Plan.

Policy DM2B: Houses in Multiple Occupation

DM2B.1 Proposals for the conversion of larger homes to Houses in Multiple Occupation (HMO), including small HMOs (3-6 unrelated people) within the area covered by the Article 4 Direction (whole of the borough), will only be permitted where:

- a. The gross original internal floor space of the existing dwelling is greater than 130m²;
- b. They do not give rise to any significant adverse amenity impact(s) on the surrounding neighbourhood, including cumulative impacts arising from an overconcentration of HMOs within an area;
- c. They are located in areas meeting a minimum Public Transport Accessibility Level (PTAL) rating of 4 and are accessible by public transport, cycling and walking;
- d. They provide high quality accommodation that satisfies the relevant policies of the Local Plan, including internal space standards, provision of a satisfactory level of amenity space for occupants and adequate and convenient refuse and recycling storage and collection;
- e. Where non self-contained, have exclusive use of a kitchen or space within a shared kitchen for each household;
- f. Soft landscaping is incorporated to improve and enhance the site.

DM2B.2 Planning applications for the change of use from an HMO to self-contained accommodation will only be considered where the property does not meet the appropriate standards for an HMO (as set out in the Housing Act 2004 and the Management of HMOs (England) (Regulations) 2006) and has no realistic prospect of meeting the standards.

How the policy works

4.46J HMO accommodation plays an important role in meeting particular housing needs, especially for low income residents, young people and those needing temporary accommodation. However,

many HMOs in Croydon provide sub-standard living conditions, are clustered in areas resulting in adverse impacts on local character and amenity and also reduce the availability of smaller family housing, for which there is significant need. Additionally the introduction of large

scale purpose built shared living, offer an alternative method of accommodating shared private rental needs.

4.46K In response to the many problems associated with poor quality HMOs in the Borough, an Article 4 Direction was introduced in January 2020, which removed permitted development rights for conversion of small homes to HMO. The Article 4 Direction requires those wishing to change a single use dwelling unit to a HMO in the Borough to apply for planning permission. Therefore, the acceptability of proposals for HMOs are required to be assessed against the above policy criteria. HMOs will be required to satisfy the appropriate Croydon Environmental Health Standards.

Vacant building credit

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 3
- Policy SP2

Why we need this policy

4.47 A Ministerial Statement on 28th November 2014 introduced a vacant building credit for developers of vacant buildings such that a reduced provision of affordable housing should be required. **National policy provides an incentive for brownfield development on sites containing vacant buildings, via a vacant building credit. This allows developers of these buildings to reduce their affordable housing contributions based on the amount of vacant floor space being bought back into use or redeveloped.** This vacant building credit only applies to buildings which have not been made intentionally vacant in order to redevelop them and to sites which do not have an extant or recently expired permission

Policy DM3: Vacant building credit

for the same or similar development. A policy is required to set out how it will be determined that a building has not been made intentionally vacant, to define a same or similar development and a recently expired permission.

4.48 The Mayor of London's Draft Interim Housing SPG encouraged boroughs to have policies in their local plans that set out the criteria for how the vacant building credit will be applied. In particular it suggested minimum vacancy periods and marketing requirements should be set.

DM3.1 The Council will promote the re-use or redevelopment of existing buildings by applying a vacant building credit such that affordable housing requirements will only apply to the net increase in floor space resultant from development of buildings which have been:

- a. Vacant for a period of at least eighteen months prior to the granting of planning permission; and
- b. Marketed for their lawful use (or uses which could be lawful under the General Permitted Development Order) throughout the period they have been vacant.

DM3.2 Vacant building credit will not be applied to development proposals or to proposals to modify S106 agreements for schemes which are the same as or similar to an extant or recently expired planning permission where:

- a. A similar planning permission is one where there is less than a 25% increase in the proposed residential and non-residential floor space and where the overall residential floor space is more than half that of the existing or recently expired permission; and
- b. A recently expired permission is one that lapsed within the previous two years prior to the granting of consent of the new planning permission.

How the policy works

4.49 The policy should ensure that only genuinely vacant buildings benefit from the vacant building credit and thus encourage their return to use.

4.50 Buildings that have been made intentionally vacant, including those made redundant through estate rationalisation will not benefit from the vacant building credit.

4.51 Vacant building credit does not apply to abandoned buildings. There is no planning definition of abandoned buildings; however ~~an abandoned building cannot be marketed~~ courts have set out circumstances for deciding whether a use has been abandoned and the relevant circumstances for consideration, such as the condition of the property, the period of non-use, whether there is an intervening use; and any evidence regarding the owner's intention.

4.52 The threshold for a similar proposal is set to prevent applications for developments with marginal increases or decreases in floor space, or changes of use or reduction in size of non-residential floor space avoiding providing needed affordable housing.

4.53 Likewise, a two-year period as the definition of a recently expired permission is set to provide a disincentive to simply let existing permission expire so that vacant building credit can be

applied for thus reducing the amount of affordable housing provided.

4.54 Where vacant building credit is applicable to a development proposal, the full affordable housing requirements set by Policy SP2.4 of the Croydon Local Plan will apply to the net increase in floor space. This means that the Council will negotiate for 50% of the net increase in floor space to be for affordable housing and the current minimum requirements will apply in full. The Council will expect overall scheme viability to improve with the application of vacant building credit and this will be reflected in negotiations around any planning obligations including affordable housing.

Key supporting documents

- ~~National Planning Policy Guidance~~

5. Employment

Strategic policy

Where we are now

5.1 The key issues that the borough faces in terms of planning for employment up to 2036 are:

- Land for industry and warehousing will need to have continued protection to support these sectors in the future.
- ~~There is approximately 30% vacant office floor space in Croydon Metropolitan Centre and current low rents do not support the development of new office floor space, although some speculative office is being built out.~~
- While there is approximately 30% of vacant office floor space in Croydon Metropolitan Centre, this is predominantly B grade office space while the area is experiencing an undersupply of A grade floor space. This is exacerbated by low rents which do not support the development of new office floor space.
- Supporting the area around East Croydon Station and New Town as Croydon Metropolitan Centre's office centre.
- The public realm of Croydon Metropolitan Centre has seen considerable investment and improvement, but renewal remains necessary as poor public realm discourages businesses from locating in Croydon and people shopping in the town.
- Encouraging development in Croydon Metropolitan Centre through flexible and pragmatic planning, that contributes to the centre's economic prosperity and vitality.
- Croydon faces competition from other areas of London and the South East for inward investment both in office and retail markets.

- The increase in the population of Croydon and planned house building will result in an increase in the need for jobs.
- Establishing a policy response to the contracting of retail uses within District, and Local Centres, ~~increased vacant premises, with poorly designed conversions uses, has impacted on the public realm and the ability of the Centres to attract new business and create attractive residential areas.~~
- Retail Uses are declining with Croydon's town centres which include the Croydon Metropolitan Centre as well as the District and Local centres. This has led to an increase in vacant premises. In combination with poorly designed conversions to other uses, it has had a negative impact on the public realm and consequently the ability of centres to attract new businesses to create attractive focal points for the community.

Where we want to be

Strategic Objective 1: Establish Croydon as the premier business location in South London and the Gatwick Diamond.
Strategic Objective 2: Foster an environment where existing, new, innovative, cultural and creative enterprises can prosper.
Strategic Objective 4: Reduce social, economic and environmental deprivation, particularly where it is spatially concentrated, by taking priority measures to reduce unemployment, improve skills and education and renew housing, community and environmental conditions.
Strategic Objective 8: Improve accessibility, connectivity, sustainability and ease of movement to, from and within the borough.
Strategic Objective 9: Ensure the responsible use of land and natural resources and management of waste to mitigate and adapt to climate change.

How we are going to get there

Policy SP3:Employment

SP3.1 The Council will encourage innovation and investment into the borough to support enterprise and increased employment for the benefit of all Croydon residents. The Council will apply a presumption in favour of employment-related development, provided it meets the standards of Policy SP3 and other applicable policies of the development plan.

Innovation, Investment & Enterprise

SP3.2 ~~The Council will adopt a~~ Innovative approaches that reflect technology changes in delivery and servicing to future proof the borough's industrial and employment land will be supported in accordance with the following '4-Tier' hierarchy approach to the retention and redevelopment of land and premises relating to industrial/employment activity. ~~as set out in Table 5.1.~~

- a) Tier 1 Strategic and Separated Industrial Locations are significant sized self-contained industrial locations that have separation from nearby residential properties, with strong protection for existing industrial and warehousing activities and support for new industrial and warehousing activity. Employment generating Sui-Generis uses and ancillary uses that complement and support the area's industrial function are supported;
- b) Tier 2 Integrated Industrial Locations are smaller scale industrial estates, where residential development has grown up alongside the commercial buildings but there is strong protection for existing industrial and warehousing activities and support for new industrial and warehousing activity as well as employment generating Sui-Generis Uses and non-Town Centre community uses that support growth in the borough;
- c) Tier 3 Town Centre Employment Sites are locations where Industry, warehousing and employment generating Sui-Generis Uses are in Town Centre locations, with protection for existing for existing industrial and warehousing activities and support for new industrial and warehousing activity, with other uses supported as set out in Policy DM9 and;
- d) Tier 4 Scattered Employment Sites are isolated industry, warehousing as well as employment generating Sui-Generis Uses not in Tier 1, Tier 2 or Town Centre locations where there is protection for existing employment generating Sui-Generis Uses and industrial and warehousing activity, support for new Research and Development and Light Industrial or Warehousing uses, with other uses supported as set out in Policy DM9.

SP3.3 ~~The Council will promote~~ To support the borough's function as a hub of culture and creativity, development supporting the growth and expansion of Cultural and Creative Industries to make Croydon a better place to live and act as a driver of growth and enterprise

in the local economy **will be supported**. The focus for accommodating Cultural and Creative Industries will be the network of Enterprise Centres set out below:

- a) Croydon Metropolitan Centre, **particularly focusing on the CEZ**;
- b) Purley District Centre;
- c) Crystal Palace District Centre; and
- d) South Norwood District Centre/Portland Road.

SP3.4 — ~~The Council will promote the remodelling of the Fairfield Halls as a performance facility.~~ **Policy deleted**

SP3.5 ~~The Council will support~~ **Croydon is home to a diverse population known for its creative industries and unique culture so development for creative industry uses that promote culture and diversity will be supported alongside** the temporary occupation of empty buildings and cleared sites by creative industries, and cultural organisations, ~~and~~. ~~Other meanwhile uses~~ **will be supported** where they contribute to regeneration and enhance the character and vitality of the area **as part of long term redevelopment or regeneration**.

Town Centres

SP3.6 The Council will apply the London Plan Town Centre hierarchy **as follows**;

- a) Croydon Metropolitan Centre
- b) District Centres: Addiscombe, Coulsdon, Crystal Palace, New Addington, Norbury, Purley, Selsdon, South Norwood and Thornton Heath
- c) Local Centres: Beulah Road, Brighton Rd (Sanderstead Road), Brighton Road (Selsdon Road), Broad Green, Hamsey Green, Pollards Hill, Sanderstead, Shirley and Thornton Heath Pond
- d) **Future new Local Centres: Fiveways, Waddon Marsh and Valley Park.**

Neighbourhood Centres

- e) **In addition, 18 Neighbourhood Centres have been identified as follows:**

Ashburton Park, Bridgstock Road, Brighton Road/Downlands Road, Coulsdon Road/Court Road, Green Lane/Northwood Road, Godstone Road, Fieldway, London Road/Kidderminster Road, Lower Addiscombe Road/Cherry Orchard Road, Portland Road/Watcombe Road/Woodside Avenue, Shirley Road, Selsdon Park Road/Featherbed Lane, Selhurst Road, South End/Parker Road/St. Peter's Church, Spring Park/Bridle Road, South Norwood Hill, Waddon Road/Abbey Road and Woodside Green.

f) A new Neighbourhood Centre is proposed at Waddon Way.

SP3.7 The Council will work with the GLA and neighbouring boroughs to ensure Croydon's network of town centres is sufficiently flexible to accommodate change up to 2034 by:

a) Working with its partners through the process of regular town centre 'health checks' to highlight **potential** reclassifications of the borough's existing Local and District Centres; **and**

b) Designating the boundaries of the network of town centres and their Primary Shopping Areas in the Croydon Local Plan's Detailed Policies and Proposals and undertaking regular review to ensure the vitality of the centres is maintained. ~~and~~

~~c) Considering the designation of new Local Centres at Fiveways and Valley Park when they can be supported by population growth in these areas. Clause deleted~~

~~**SP3.8** The Council will promote and support the development of all B1 uses (including office, light industry and research & development) retail, leisure (including evening/night-time economy uses), visitor accommodation, and housing and community facilities within Croydon Metropolitan Centre, District Centres and Local Centres. A focus on innovation and enterprise will be promoted through development that encourages opportunities for local business to start, grow and remain in Croydon. Local business and enterprise will be encouraged through promoting a healthy mix of uses at a variety of scales. Development of between 5,000m² and 7,000m² of net convenience retail floorspace up to 2029, primarily focussed in town centres, will be supported.~~

SP3.9 Croydon's location lends it a number of strategic benefits and is well positioned to support innovation and enterprise uses. As the borough's metropolitan centre, the Croydon Metropolitan Centre will remain the principal location in the borough for ~~office, retail, cultural business uses (including office, light industry, education, research and development), retail, leisure (including a diverse evening/night-time economy), visitor accommodation, housing and community facilities. and hotel activity, and also be the largest retail and commercial centre in South London~~ A flexible approach will be applied to these uses, the mix and scale of these uses must be appropriate to support the Croydon Metropolitan Centre's higher order destination function.

SP3.10 ~~The Council will adopt a flexible approach to B1 uses (office, light industry and research & development), retail, leisure (including evening/night time economy uses), visitor accommodation, and housing and community facilities within Croydon Metropolitan Centre. This flexible approach will be supplemented by the Croydon Opportunity Area Planning Framework and the Council's masterplans that apply to the Croydon Metropolitan Centre. Neighbourhood Centres are key to sustainable neighbourhoods that are intended to be located within walking or cycling distance for local residents providing multimodal access for communities' day-to-day service needs. A wide variety of smaller scale development that enhance the vitality and viability of a neighbourhood centre and meet community needs will be supported.~~

SP3.11 ~~The Council will promote and support measures to improve the quality of the borough's stock of retail²³ and office²⁴ premises, particularly in the Croydon Metropolitan Centre. Policy deleted~~

SP3.12 ~~The Council will favourably consider net increases to the stock of retail premises commensurate with Croydon's retail function as a Metropolitan Centre and ensuring the viability and vitality of Croydon Metropolitan Centre, District Centre and Local Centres. The Council will seek to maintain as a minimum, the current amount of retail floor space in Croydon, enhance the quality of retail floor space in Croydon and seek to reduce A Use Class vacancy Policy deleted~~

SP3.13 ~~The Council will promote and support the development of new and refurbished office floor space in Croydon Metropolitan Centre, particularly around East Croydon Station and within New Town, and the District Centres as follows²⁵: . Development should reflect the implications of a shifting work environment, supporting the flexible use of office space to reinforce the employment function of Croydon's network of centres. The Council will promote and support the development of new and refurbished office floor space in Croydon Metropolitan Centre, particularly around East Croydon Station and within New Town and the District Centres as follows:~~

- a) ~~Up to 92,000~~30,500m² by 2034 to be located in Croydon Metropolitan Centre; and
- b) Retaining, or **creating** through refurbishment ~~providing~~, higher quality office floor space (Grade A), or lower quality floor space for which there remains a demand; within the Office Retention Area of the Croydon Metropolitan Centre. Mixed use developments must include a level of office floor space proportionate to Croydon's role as an **Edge of London** ~~Outer London Office Centre~~; and
- c) ~~Up to 7,000m² to be spread across the borough's District Centres. Clause deleted~~

SP3.14 Opportunities for employment and skills training will be considered by means of section 106 agreements for major developments (residential developments of 10 units or more or non-residential developments exceeding 1,000m²). The Council will seek to secure a

²³ ~~Para 10.3, Croydon Metropolitan Centre Retail Strategy, Dec 2009 (Drivers Jonas)~~

²⁴ ~~Para 7.7, L.B. Croydon Office, Industrial, Warehousing Land/Premises Market Assessment, August 2010 (URS & Stiles Harold Williams)~~

²⁵ ~~Employment Land Review 2014~~

minimum of 20% of the total jobs created by the construction of new development above the set threshold to be advertised exclusively to local residents through the Council's Job Brokerage Service for a specified minimum period. It is expected that best endeavours be used and that the developer will work with the Council to ensure that the target of 20% employment of local residents is achieved in both construction and end user phase of new qualifying development.

SP3.14A Each of Croydon's Metropolitan, Town, District and Local Centres collectively form the borough's town centre hierarchy as defined in Annex 2 of the NPPF. Each has a diverse community and unique culture. To encourage local opportunities to live, work and play, development in these centres should support the consolidation of uses that serve the local community.

Table 5.1 Four-tier approach to land and premises in industrial locations – *table moved to follow policy DM9 see table 5.13*

Tier	Designation	Locations	Approach	Permitted Uses	Other Uses
4	Strategic and Separated Industrial Locations	Marlpit Lane Purley Way ²⁶ Selsdon Road Gloucester Road (East) Vulcan Way	Strong protection for industrial and warehousing activities with no loss of Class B floor space ²⁷ permitted	Class B1b, B1c, B2 and B8 uses Employment generating sui-generis uses ²⁸ Gypsy and Traveller pitches (for Gypsies and Travellers with a qualified connection to Croydon)	Not permitted

²⁶ Including both Purley Way North and Purley Way South

²⁷ Excluding Class B1a (Offices)

²⁸ To be acceptable in these locations, employment generating sui-generis uses must provide employment which is comparable in terms of activities and job numbers to industrial/warehousing uses.

Tier	Designation	Locations	Approach	Permitted Uses	Other Uses
2	Integrated Industrial Locations	Gloucester Road (West) Thornton Road Union Road	Strong protection for industrial and warehousing activities	Class B1b, B1c, B2 and B8 uses Employment generating sui-generis uses ²⁹	<ul style="list-style-type: none"> • Planning permission for limited residential (Class C3) office (Class B1a) or Education and Community Facilities (Class D1) will be granted if it can be demonstrated that: • There is no demand for the existing premises or for a scheme comprised solely of the permitted uses; and new Class B1b, B1c, B2 and B8 floor space is designed to meet the needs of future occupiers; and • Residential and Office use does not harm the site and wider location's industrial function. • Opportunities for employment and skills training will be considered via Section 106 where possible.

²⁹ ~~To be acceptable in these locations, employment generating sui-generis uses must provide employment which is comparable in terms of activities and job numbers to industrial/warehousing uses.~~

Tier	Designation	Locations	Approach	Permitted Uses	Other Uses
3	Town Centre Industrial Locations	Industrial sites in Croydon Metropolitan Centre, a District Centre or a Local Centre	Protection for industrial and warehousing activities encouraging opportunities to provide additional workshop/studios on town centre sites	Class B1b, B1c, B2 and B8 uses Employment generating sui-generis uses ³⁰	<p>Planning permission for offices (Class B1a), residential (Class C3), leisure (Class D2), visitor accommodation (Class C1) and community facilities (Class D1) development will be granted if it can be demonstrated that:</p> <ul style="list-style-type: none"> • there is no demand for the existing premises or for a scheme comprised solely of the permitted uses; and • there is no net loss of Class B1b, B1c, B2, B8 floor space unless the other uses are required to enable development of the site to be viable; and • residential use does not harm the wider location's business function; and • the development will increase the vitality viability and diversity of employment uses of the town centre. • Opportunities for employment and skills training will be considered via Section 106 where possible.

³⁰ To be acceptable in these locations, employment generating sui-generis uses must provide employment which is comparable in terms of activities and job numbers to industrial/warehousing uses.

Tier	Designation	Locations	Approach	Permitted Uses	Other Uses
4	Scattered Employment Sites	Other employment locations/sites falling outside of Tier 1, Tier 2 and Tier 3	Protection for industrial and warehousing activities. Allowance for community uses to locate in the (Higher PTAL) more accessible locations	Class B1 (excluding B1a office), B2 and B8 uses Employment generating sui-generis uses ³¹ Class D1 (Education and Community Facilities) in industrial locations in PTALs 3 or above	Planning permission for limited residential development will be granted if it can be demonstrated that: <ul style="list-style-type: none"> • there is no demand for the existing premises or for a scheme comprised solely of the permitted uses; and • residential use does not harm the wider location's business function. • Opportunities for employment and skills training will be considered via Section 106 where possible.

³¹ To be acceptable in these locations, employment generating sui-generis uses must provide employment which is comparable in terms of activities and job numbers to industrial/warehousing uses.

Designations shown on the Policies Map

Each of the designations set by this policy are shown on the *Policies Map*. The designations are summarised in Table 5.2 below:

Table 5.2 Designations set by Policy SP3 shown on the Policies Map

Designation	Locations
Strategic Industrial Location	Marlpit Lane Purley Way North Purley Way South
Separated Industrial Location	Gloucester Road (East) Selsdon Road Vulcan Way
Integrated Industrial Location	Approach Road, Purley (Safeguarded Rail Aggregates Site) Bensham Grove Bushey Close Gloucester Road (West) Hampton Road Hastings Road Land between railway tracks (Norwood Junction/Penge Road) Land between railway tracks (Purley/Fairbairn Close) Norbury Trading Estate Pitlake Thornton Road Union Road
Croydon Metropolitan Centre	Croydon Metropolitan Centre

Designation	Locations
District Centre	Addiscombe Coulsdon Crystal Palace New Addington Norbury Purley Selsdon South Norwood Thornton Heath
Local Centre	Beulah Road Brighton Road (Sanderstead Road) Brighton Road (Selsdon Road) Broad Green Hamsey Green Pollards Hill Sanderstead Shirley Thornton Heath Pond
New Local Centre	Fiveways Waddon Marsh Valley Park

Designation	Locations
Office Retention Area	New Town and East Croydon areas of the Croydon Opportunity Area

What will it look like

Figure 5.1 Employment in Croydon (2011-2036)

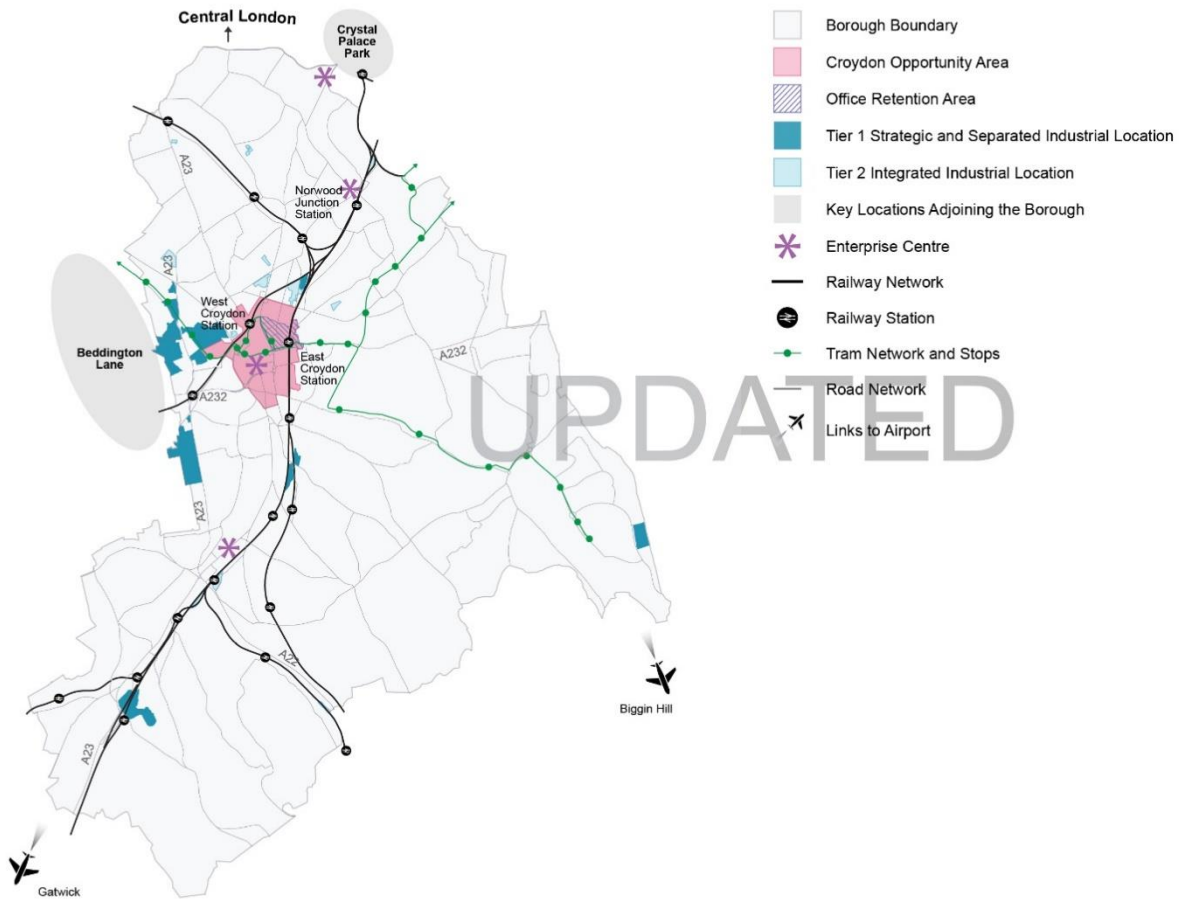


Figure 5.2 Employment in Croydon (2011-2036)

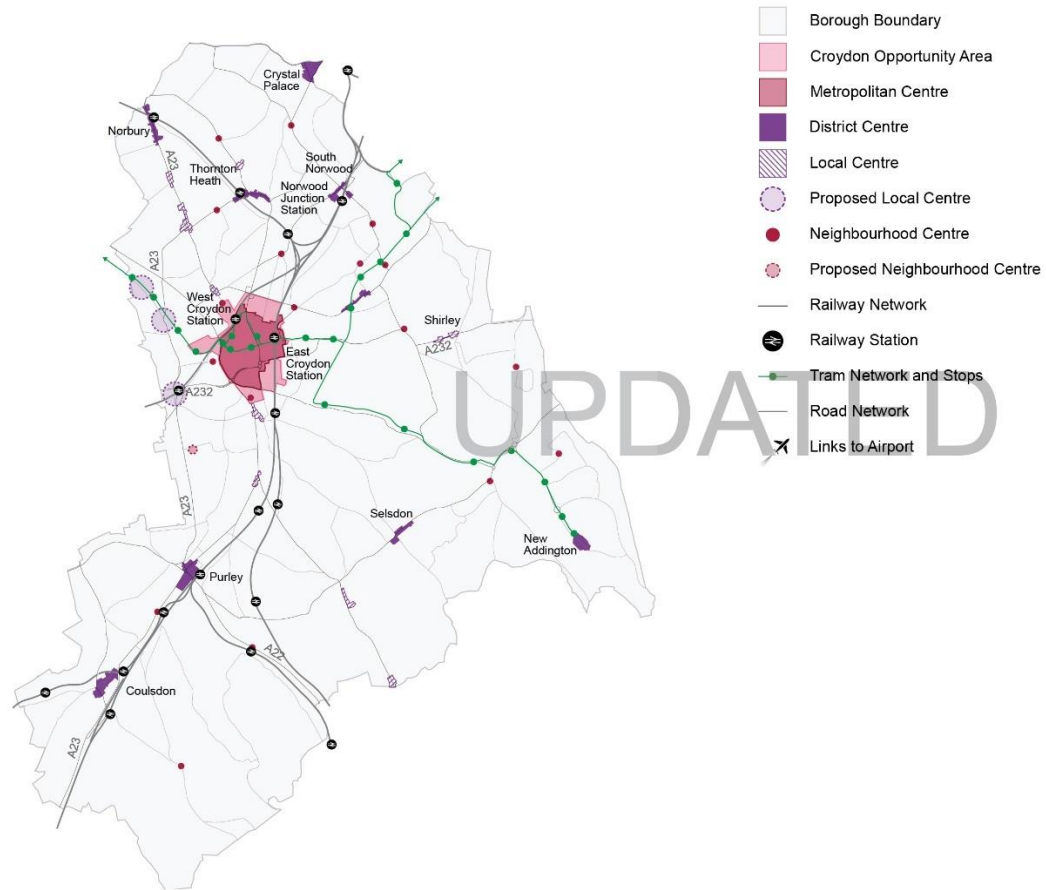
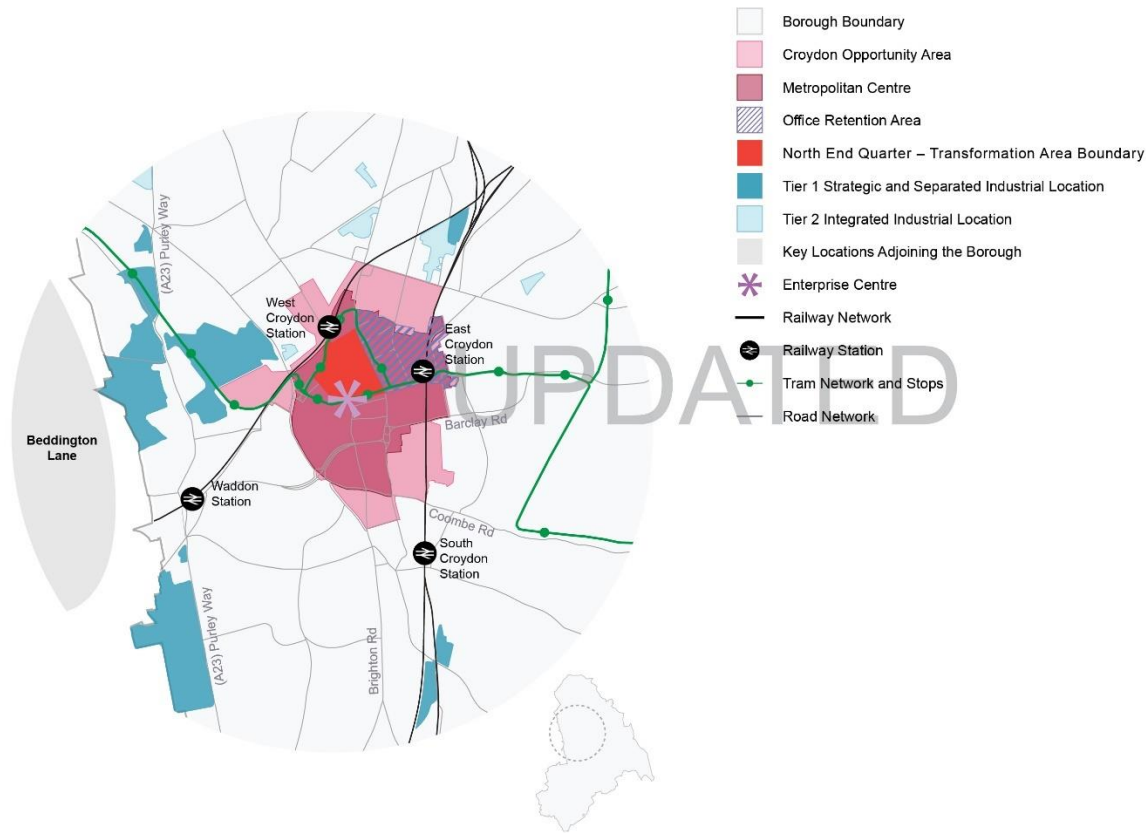


Figure 5.3 Employment in Croydon



Why we have taken this approach

Innovation, Investment & Enterprise

5.2 The Mayor's Business Plan includes the objective to "Support the local economy and enable residents to upskill and access job opportunities." ~~vision from Croydon's Sustainable Community Strategy states 'We will be London's most enterprising borough—a city that fosters ideas, innovation and learning and provides skills, opportunity and a sense of belonging for all'. A network of Enterprise Centres focusing on cultural and creative industries and innovation will be pursued across the borough as part of realising this vision.~~

5.3 The Council is committed to training, work placements and apprenticeships and views them as being a sustainable way to improve employment prospects for local people. The Council is determined to ensure that S106 obligations secure placements for local people during the construction phase of building projects and the provision of skills training.

5.4 ~~In the face of strong competition from other uses, planning policies giving strong protection for industrial sites have served the borough well in terms of retaining the stock of industrial and warehousing premises and land.~~³² Paragraph deleted

5.5 ~~To achieve our vision to '...be London's most enterprising borough ...'~~ It is essential that Croydon has the floor space capacity to meet expected demand for small and medium enterprise employment, as well as industrial and warehousing activities. The Employment Land Review evidence base indicates that the current employment land supply is tight and predicted to

become more so. The Croydon Monitoring Report (April, 2015~~8~~) found that overall there was a net loss of almost 42,000m² 34,811m² of Class B floor space in Croydon between 2011 and 2015~~8~~.

5.6 The '4-tier' approach is a strong approach to the protection of industrial capacity (in line with Croydon's 'restrictive transfer' status³³) which supports the South London Waste Plan DPD, yet also offers greater prospects of bringing about investment and renewal of industrial/employment locations, bringing forward new workshops/studios in town centre locations and meeting other policy objectives.

5.7 'Tier 1' locations are significant sized industrial locations that have historically been established and are self-contained so that they benefit from better separation from nearby residential properties and therefore lend themselves to the highest level of protection for industrial and warehousing activity. Two of these areas Purley Way (comprising Purley Way North and South) and Marlpit Lane are also identified as Preferred Industrial Locations in the London Plan—see Fig 5.1). ~~"Tier 1" locations due to their strategic function and economic importance will be subject to the highest policy protection to ensure their economic importance is assured.~~ in the London Plan as Strategic Industrial Locations and should therefore have the highest policy protection to ensure their economic importance (which have local and regional economic significance) is assured.

5.8 'Tier 2' Locations perform an important economic function but are smaller scale industrial estates where residential

supply for alternative uses. For Croydon, it means continuing with a more restrictive approach to the transfer of industrial sites to other uses.

³² Table 7.3, p.107—LB Croydon Office, Industrial, Warehousing Land/Premises Market Assessment (August 2010)

³³ The London Plan sets out the approach each borough should take in relation to industrial land. For some boroughs, this means releasing an identified over

development grew up alongside the commercial buildings. This proximity between uses has not resulted in undue harm to residential amenity and therefore, new mixed use schemes, that are well designed and give priority to the area's commercial functionality, are acceptable. New Class B1b, B1c, B2 and B8 premises in mixed use developments should be designed to meet the needs of future occupiers and to preclude future conversion to residential use. Mixed use developments in these locations must not result in an increase in operational difficulties for businesses. 'Tier 2' locations also perform an important economic function so will be subject to strong policy protection to ensure their role is assured. **They perform a valuable economic function as they generally employ a local workforce. The function of Tier 2 locations has a social benefit as well as being sustainable as the workforce does not generally travel as far, thereby encouraging sustainability of the location. Both Tier 1 & 2 sites, other than those designated as Strategic, Industrial Land (SIL) in the London Plan, are considered as Local Significant Industrial Sites (LSIS) under Policy E6 of the London Plan**

5.9 The fringes of some Tier 1 and Tier 2 locations within the context of Policy SP3.2 have the potential for transition through development that enables the locations to relate better to their surrounding uses and character. This transition could come in the form of intensification of development, high density development and the introduction of new land uses or mix of land uses. **Paragraph deleted**

5.10 Extending protection of industrial/warehousing activities to sites falling within town centres ('Tier 3') **industrial/warehousing uses will be protected to** help the Council limit the losses in the borough-wide stock of such premises. The promotion of new workshops in these locations will also add a greater degree of diversity (and theoretically a greater resilience), to the employment offer of the borough's town centres. ~~However the Council will~~

~~adopt a flexible approach to B1 uses (excluding B1a office), leisure, visitor accommodation, and housing and community facilities within Croydon Metropolitan Centre.~~

5.11 The Council is aware that D1 uses can struggle to find suitable premises. This has led, in the past, to situations where 'Tier 1' type premises have been lost to community uses to the detriment of the area's business function. Allowing the change of use or redevelopment of 'Tier 2 and 4' premises in the more accessible locations, to D1 use class activities (non-residential institutions), not only helps safeguard 'Tier 1' for continued industrial uses, it also opens up a significant supply of premises for community uses/groups to consider. Restricting this flexibility to higher PTAL locations means that uses which attract large numbers of visitors will be able to make more use of public transport. **Paragraph deleted**

5.12 Likewise Gypsies and Travellers also struggle to find suitable sites for new pitches. To enable provision of sites throughout the Plan period, particularly the last ten years of the Plan period, the development of 'Tier 1' sites to use as Gypsy and Traveller pitches (for those families with a qualified connection to Croydon) will be permitted. In the case of Gypsies and Travellers, a qualified connection is defined as being resident on an existing authorised site in Croydon (but with no space to expand), being the parent, grandparent, child, grandchild, brother or sister of a Gypsy or Traveller currently resident in Croydon on an authorised site; or having resided in Croydon on unauthorised sites for a period of not less than five years ending on the date of adoption of the Local Plan. If there is no qualified connection then the use of Tier 1 sites would not be permitted. **Paragraph deleted**

5.13 In order to demonstrate that there is no demand for a scheme comprised solely of Class B1b and B1c, B2 and B8 uses in 'Tiers 2, 3 and 4' locations, evidence will need to be submitted

that a marketing exercise has been undertaken for a minimum of 18 months. The Council will need to be satisfied that the site has been offered at a price commensurate with the value of the site for the permitted uses and that active promotion has been undertaken by agents marketing the site.

~~5.14 Croydon is good at producing creative talent (BRIT School, College of Art, Dance, Dubstep etc.), but less successful at providing them with a base in the borough³⁴. Other London boroughs have been able to address this – e.g. the ‘Chocolate Factory’ in Hackney and Westbourne Studios in Kensington and Chelsea. Evidence supports promotion and supporting cultural and creative industries to assist in changing Croydon’s image³⁵.~~

~~Paragraph deleted~~

~~5.15 The study, ‘Understanding and Shaping the Cultural Sector in the London Borough of Croydon, Sept 2010’, highlights clusters of creative industries talent in four locations with a recommendation that the~~ **The creative and cultural sectors are a key industry in Croydon,** the Enterprise Centre in the Croydon Metropolitan Centre acts as a flagship for the sector. Developing a central location as a 'hub' will provide a clear signal that Croydon is 'open for creative businesses'.

5.16 Croydon is well known for the success rising from it’s creative economy. The Fairfield Halls is a cultural asset **and creative space** synonymous with Croydon and is also of regional importance. ~~therefore its retention and remodelling merits inclusion within the Strategic Policies of the Croydon Local Plan.~~ **Therefore, its retention has a prominent role in supporting the**

development of spaces for the creative economy and merits inclusion within the Strategic Policies of the Croydon Local Plan.

5.17 The creative economy has previously been associated with those with low social mobility, which has constrained the sector’s ability to thrive. Across Croydon, but particularly within Croydon Metropolitan Centre, there are substantial amounts of underused sites/buildings. This usually corresponds with sites that are pending development. The Council considers such sites lying dormant a potential opportunity. Organisations within this sector such as ACAVA (Association for Cultural Advancement through Visual Art) and ACME (providing artists with affordable studio and living space) are experts at making temporary use of such space. **Opportunities to support Croydon’s Cultural and Creative industries through temporary occupation should be taken allowing the industry to grow and support chances for increased social mobility.** Elsewhere in the Strategic Policies other temporary uses are promoted such as urban greening, urban agriculture and providing space for community groups. **Providing a variety of various sized employment and workspaces aims to encourage and maintain local business in Croydon. Ensuring small and medium units are available following redevelopment provides affordable options for businesses starting out as well as making sure there is space for businesses to grow and expand within the borough.**

5.18 As well as encouraging new activity in this sector, it is essential that the Council continues to protect existing capacity for activities such as theatres, cinemas, art galleries etc. This is supported by **the Culture for all Londoner’s – Mayor of London’s**

³⁴ ‘Understanding and Shaping the Cultural Sector in L.B. Croydon (Draft Final Report)’ (Sept 2010)

³⁵ ‘Understanding and Shaping the Cultural Sector in L.B. Croydon (Draft Final Report)’ (Sept 2010)

~~Cultural Strategy. Policy Action 2.1 of the London Mayor's Cultural Metropolis Strategy.~~

5.18A The Council's strategic approach to development of cultural and creative infrastructure will be informed by the legacy of the London Borough of Culture programme, delivered 2023-24. The strategic aims of this programme include: developing cultural leadership and skills within the creative sector; creating opportunities for young people to participate in culture and follow creative career pathways; engaging new audiences and activating places and spaces around the borough with cultural programming; and using culture to improve people's health and wellbeing in Croydon. The delivery of the Mayor of London's Cultural Strategy and the Council's cultural strategy will be relevant for decision making and development management in regards to cultural infrastructure and should be considered alongside the Local Plan.

5.19 Encouraging design that is sensitive to the character of the area is an important way to improve the quality of the built environment in the borough. Development should consider its orientation on site with respect to main roadways, providing clear signage and landscaping where appropriate. Addressing the interface between industrial and non-industrial sites as well as the streetscape should be used to improve the quality of the environment. Design considerations that address placemaking should be integrated into industrial sites to improve conditions for employment and worker amenity. Improvements should incorporate good design that supports economic conditions and encourages investment. Derelict sites and buildings can impact on the perception of the borough and the visual quality of the public realm. They can have an adverse impact on community safety owing to a lack of active frontages. A policy to encourage creative and cultural uses can enhance the public realm to help build social cohesion, support cultural diversity, and engender a sense of

safety and belonging, as well as helping this sector to grow in the borough.

Town Centres

5.20 The process of conducting town centre health checks should ensure that the role of the borough's town centres and their relationships to one another is fit for purpose and adequately supports the London network of town centres and the borough's convenience and comparison retail needs. Centres can be reclassified in the light of subsequent reviews or alterations to future LDF DPDs. ~~Changes to the upper tiers in the network (Major and above) should be coordinated first through the London Plan~~ the Local Plan or the London Plan.

5.21 The objective to direct town centre uses to existing centres (because of their higher levels of accessibility and ability to support multiple purpose trips) remains central to government policy in the NPPF National Planning Policy Framework and provides justification for this policy. The mix of uses in each centre will be determined by factors such as existing clusters of activity (e.g. vibrant evening economy, grouping of large offices, presence of higher education providers, etc.) as well as other designations. ~~For example, both Crystal Palace and Croydon Metropolitan Centre are identified in the Sub-Regional Development Framework, South London, 2006 (Table 1D.3), as Primary Locations for future visitor accommodation visitor accommodation.~~

5.22 Croydon Metropolitan Centre has the highest level of regional and sub-regional accessibility in the borough. The case for it to be the principal location for the town centre uses is supported by the importance attached to Croydon Metropolitan Centre in the London Plan. The Council is committed to facilitating development within Croydon Metropolitan Centre. Therefore, the Council will seek to strengthen Croydon's role as a Metropolitan Centre. ~~Therefore, the Council will seek to strengthen Croydon's~~

role as a Metropolitan Centre and adopt a flexible approach to B1 uses (office, light industry and research & development) retail, leisure (including evening/night time economy uses), visitor accommodation, and housing and community facilities within Croydon Metropolitan Centre. This flexible approach will be supplemented by the Croydon Opportunity Area Framework and the Council's masterplans that apply to the Croydon Metropolitan Centre. Policies in the Transport and Communications **Chapter** section to improve Wi-Fi connectivity and mobile phone bandwidth will support this policy.

5.23 Furthermore, changing the town centre hierarchy as set out in Croydon's Unitary Development Plan to the hierarchy set out in the London Plan brings the Strategic Policies into general conformity with the regional plan. Development in Croydon Metropolitan Centre will be promoted in accordance with the London Plan designation as an 'Opportunity Area', a 'Metropolitan Centre', a 'Potential Outer London Development Centre' for 'Strategic Office' and 'Higher Education' uses and in accordance with its status as a 'Strategic Cluster of Night-Time Activity with Regional/Sub-Regional Importance'.

5.24 Regular town centre 'health checks' form part of the Council's promotional role and help to ensure boundaries, policies and classifications remain relevant. The nature of planned growth in the borough over the plan period could necessitate the need to provide additional town centres. Conversely, other centres which face challenges resulting from changes in retailing (growth in online shopping, competition from out-of-town retail, etc.) may require consolidation.

5.25 In addition to the London Plan town centre hierarchy, Neighbourhood Centres have been identified. These offer the opportunity for clusters of uses, in particular community uses, to emerge or be supported by planning policy. **Given the higher**

levels of accessibility to residents by active transport, these well connected areas are key to improving the health of the local population by increasing activity and improving air quality through reduced dependence on the private vehicle. The identification of Neighbourhood Centres goes beyond recognising centres solely for their retail function, but for the wider role they play in supporting the local community.

5.26 Croydon is in competition for inward investment with other parts of London, notably the Thames Gateway and the M4 corridor (the Western Wedge). It also competes with centres in Surrey and West Sussex and, **but** to do so successfully, the stock of commercial premises needs to be improved. Policy SP4 (Urban Design, **Heritage** & Local Character) will also help Croydon to retain/attract new job opportunities.

5.27 It is anticipated that the level of reduction in retail vacancies will be achieved through the regeneration of Croydon as a Metropolitan Centre and through a mixture of new lettings and redevelopments of town centre sites. ~~Within Croydon Metropolitan Centre, the Opportunity Area Planning Framework will address this point and the uptake of approximately 15,500m² floor space alone could equate to the provision of approximately 800 additional jobs. For the District and Local Centres the proposed reduction in vacancy would equate to an uptake of approximately 16,000m² floor space and provision of approximately 850 additional jobs.~~

5.28 **Based on labour growth forecasts** ~~the demand for office space in the borough over the plan period 2013 to 2031 is for 29,440-30,500 m² and 91,840. It is estimated that there is potential for 60,010m² of space. This space requirement is of a similar scale to that estimated for the 2010 Employment Land Review.~~ **The lower end of the range reflects a change to more home working. It is this figure that is taken forward as the floor space**

target in the Local Plan. The majority of this office space demand (90%), is projected to be for Grade A accommodation in prime locations within the Croydon Metropolitan Centre in the vicinity of East Croydon station, and within the New Town area (as defined in the Opportunity Area Planning Framework). Croydon being identified as a strategic outer London office location in the London Plan means this area is ~~the borough's most~~ attractive to commercial developers. Therefore, development in this area is encouraged to be office based (in full or part) and it is required that office development is explored fully as part of any development proposal. Demand is highest in this area for Grade A Office floor space (as defined in the Glossary in Appendix 1). There remains demand for cheaper, lower quality accommodation for new businesses, so within the Office Retention Area loss of office floor space needs to be justified by the submission of a viability appraisal to show that there is no demand for office floor space, proportionate office floor space or refurbished offices. Office floor space provision within a scheme will also be considered against the complexion and merits of the other uses proposed. This growth and protection will increase the opportunities for employment in the Croydon Metropolitan Centre, support its urban renewal and contribute to the Croydon Local Plan's spatial vision of being London's most enterprising borough.

5.28A Higher education attainment has been shown to correspond to lower rates of unemployment and poverty. Positive outcomes in these areas are associated with increased resilience within the community through reduced societal deprivation. Opportunities to provide higher education uses such as universities and associated facilities in the borough are supported. Provision of higher education uses should encourage the full range of associated activities in the town centre.

Development in Croydon Metropolitan Centre, District and Local Centres

Strategic Objectives and related Croydon Local Plan strategic policies

- Policy SP3.6
- Policy SP3.7
- Policy SP3.8
- Policy SP3.9
- Policy SP3.10
- Policy SP3.11
- Policy SP3.12
- Policy SP3.13

Why we need this policy

5.29 Retailing is at the heart of the borough's town centres. ~~These spaces serve as the primary location for retail, meeting the day-to-day needs of the community and can often be accessed through active travel.~~ However, they are also places where a wide range of other uses help to ensure vitality and viability is maintained. ~~This policy~~ **The policies in this section** sets out the approach to uses by location within a centre **the borough's town centres**. For this purpose, it sets the following designations:

- a) Boundaries of the Croydon Metropolitan Centre, District and Local Centres (the borough's town centres);
- b) Primary Shopping Areas;
- c) Main Retail Frontages;-and
- d) Secondary Retail Frontages.

5.30 ~~These boundaries have been reviewed during the preparation of this Plan to ensure they meet the needs of the borough. The review has been supported by an Assessment of~~

~~Boundaries and Designations for Croydon Metropolitan Centre, District and Local Centres including analysis of mixed use developments (2012 and 2015) and a Review of Town Centre Designations (2013).~~ **Paragraph deleted**

5.31 London Plan policy 2.15 **SD6** identifies a range of measures boroughs should undertake in relation to town centres, including setting out policies for each type of area within centres.

5.32 Paragraph ~~23-90~~ of the National Planning Policy Framework states 'Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period **'support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaption.'**

Policy DM4: Development in Croydon Metropolitan Centre, District and Local Centres

DM4.1 The vitality and viability of Croydon Metropolitan Centre and the borough's District and Local Centres ~~is~~ **will be** maintained and increased by ~~not~~ permitting new developments or changes of use **in accordance with Table 5.3** ~~which would result in a net loss of ground floor³⁶ Class A uses within Main Retail frontages (unless it relates to the expansion of an existing use).~~

DM4.2 ~~Within Croydon Metropolitan Centre and the borough's District and Local Centres development proposals and changes of use on the ground floor must accord with Table 5.3. **Policy deleted**~~

DM4.3 Outside of Main and Secondary Retail Frontages, but within centres, proposals for mixed use developments will be required to either:

- a) Demonstrate that a specific end user will be occupying the ground floor unit upon completion; or
- b) Provide a free fitting out of all ground floor units for the eventual end occupier to ensure that the unit is capable of occupation and operation by the end user and ensure that the ground floor units are capable of conversion to the same use as the remainder of the building if after two years, subsequent to completion, no end user has been found for the ground floor unit.

³⁶ ~~For the purposes of this policy all floors within purpose built shopping centres are considered to be ground floors.~~

Table 5.3 New development proposals and changes of use in Croydon Metropolitan Centre and District and Local Centres

Part of the town centre	Use	Expansion of existing uses or newly proposed uses
Main Retail Frontage	A1 Shops (Class E and F2)	Acceptable in principle
	A2-A4 Class E (except F2 and shops)	Acceptable in principle as long as it does not result in more than 60% of the ground floor of units falling outside the A1 use class shop use (Classes E & F2) ³⁷
	Pub or drinking establishment, Hot food takeaway A5 (Sui Generis)	Acceptable in principle as long as it does not result in more than 60% of the ground floor of units falling outside of the A1 use class shop use (Classes E & F2) ³⁸ and does not result in two or more adjoining A5-takeaway units ³⁷
	All Other Uses	Not acceptable All changes of use to a non-Class A ground floor space within Main Retail Frontages will be refused. Expansions of existing non-Class A uses will be refused unless it relates to a Community Use
Secondary Retail-Frontage	A1—A4 and Community Uses Commercial, business and service (Class E)	Acceptable in principle with a ground floor limit on Community Uses in these locations of 250m ² (gross)
	Pubs and drinking establishments A5 (Sui Generis)	Acceptable in principle as long as it does not result in two or more adjoining A5 units at ground floor
	Hot food takeaways (Sui Generis)	Acceptable in principle as long as it does not result in two or more adjoining Hot food takeaway units at ground floor
	B1-Class C1 Hotels, boarding and guest houses	Acceptable in principle as long as it results in an active frontage and does not undermine the retail function of the frontage
	All Other Uses	Not acceptable unless it relates to a Community Use proposals involving an increase of existing non E or F2 A Class ground floor space within Secondary Retail Frontage will be refused
Outside a Frontage but within Primary Shopping Area	All Uses	Acceptable in principle subject to the requirements of Policy DM4.3

³⁷ For the purposes of calculating the percentage of units within a given frontage, the Council will apply a rule of seven units either side of the subject property and an equal number of units on the opposite side of the road (if the frontage designation extends there also). Guidance is given in Appendix 2.

Part of the town centre	Use	Expansion of existing uses or newly proposed uses
Rest of Centre	A1 Class E and Class F2	See Policy DM8: Development in edge of centre and out of centre locations
	All Other Uses	Acceptable in principle subject to the requirements of Policies DM4.3 and SP3.2

Designations shown on the Policies Map

Each of the designations set by this policy are shown on the *Policies Map*. The designations are summarised in Table 5.4 below:

Table 5.4 Designations set by Policy DM4 shown on the Policies Map

Designation	Locations
Primary Shopping Area	Croydon Metropolitan Centre Addiscombe District Centre Coulsdon District Centre Crystal Palace District Centre New Addington District Centre Norbury District Centre Purley District Centre Selsdon District Centre South Norwood District Centre Thornton Heath District Centre Beulah Road Local Centre Brighton Road (Sanderstead Road) Local Centre Brighton Road (Selsdon Road) Local Centre Broad Green Local Centre Hamsey Green Local Centre Pollards Hill Local Centre Sanderstead Local Centre Shirley Local Centre

Designation	Locations
	Thornton Heath Pond Local Centre
Main Retail Frontage	See Appendix 3 for locations
Secondary Retail Frontage	See Appendix 3 for locations

How the policy works

5.33 ~~In part, this policy sets thresholds for uses within the Main and Secondary Retail Frontages.~~ **To allow for flexibility of uses, this policy allows for Class E uses in town centre frontages.** This policy limits the saturation of ~~A5 uses~~ **Hot food takeaways** as the associated waste and delivery issues can cause harm to residential amenity. The clustering of hot-food takeaways can have an adverse impact on the vitality and viability of town centres, therefore limiting hot-food takeaways will help to ensure residents have a greater choice of retail services.

5.34 **Furthermore,** studies have identified that one in three children is overweight or obese by the time they leave primary school and in 2014, an estimated 62% of the adult population

were overweight or obese³⁸. Croydon was selected as a pilot for the Mayor of London's Food Flagship program and one of the aims of the program is to improve the quality of food available to schools and communities. Limiting the number of hot food takeaways in the borough's town centres will support the public health agenda of tackling obesity and associated health problems and will promote access to healthier food options.

~~5.35 Proposals for B1 uses and affordable workspaces will be supported above and behind main town centre uses in the Primary Shopping Area in Secondary Retail Frontages to create opportunities for office, research & redevelopment and light industrial workshops within town centres. However, these uses should not undermine the retail function of the frontages and will be only permitted if they provide an active frontage. Paragraph deleted~~

~~5.36 The reason why 250m² is the threshold for community uses within Secondary Retail Frontages in Croydon Metropolitan Centre and District and Local Centres, is that it would allow uses such as dentist surgeries and a High Street police office to operate but would deter larger scale activities from potentially undermining the A Use Class focus of these locations. Paragraph deleted~~

5.37 Across the borough there are many examples of mixed use developments in town centres, but outside of Main and Secondary Retail Frontages, where the ground floor units have been left as an empty shell. The costs of fitting out these units to a standard that allows them to be used for their intended purpose can be prohibitive and the resultant boarded up units harm the vitality of the centre. To avoid this, all mixed use developments within a town centre but outside of a designated frontage will be required

to have either an end user for the unit (evidenced by a pre-let agreement or by the applicant being the end user) at the time of granting permission or to provide a free fitting out of the unit for the first occupier.

5.38 All speculative schemes in town centres but outside of Main and Secondary Retail Frontages will also be required to be designed in a way that would allow conversion of the ground floor unit to residential or the same use as the remainder of the building if not residential. In some cases, the Council may enter a legal agreement with the applicant to ensure that the ground floor unit is let and if not then converted to the same use as the remainder of the building.

5.39 For the purposes of Part 3 Class M and MA of the General Permitted Development Order (2015), which sets out the circumstances where planning permission is not required for changes of use from retail to residential use, Main Retail Frontages and Secondary Retail Frontages are considered to be key shopping areas. In these locations any change of use from a retail use to residential will require an application to be made for planning permission which will be considered against the requirements of this policy.

Key supporting documents

- Croydon's Monitoring Report (annual)
- ~~Borough Wide Retail Needs Study Update (2008)~~
- ~~Croydon Metropolitan Centre Retail Strategy (2009)~~
- **Croydon Town Centre and Retail Study (2023)**
- Office, Industrial & Warehousing Land/Premises Market Assessment (2010)

³⁸ Building the foundations: Tackling obesity through planning and development (Town and Country Planning Association, March 2016)

- Employment Land Review Update (~~2020~~ 2013)
- Review of Town Centre Designations (2013)
- Assessment of boundaries and designations for Croydon Metropolitan Centre, District and Local Centres including analysis of mixed use developments (2012 and 2015)
- Appendix 3 – Designated shopping frontages
- Understanding and Shaping the Cultural Sector in London Borough of Croydon (Draft Final Report) (Sept 2010)
- Building the foundations: Tackling obesity through planning and development (Town and Country Planning Association, (March 2016))

Development in Neighbourhood Centres

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 5
- Strategic Objective 6
- Strategic Objective 7
- Policy SP4.9
- Policy SP5.3
- Policy SP5.4
- Policy SP5.5
- Policy SP5.6
- Policy SP5.7

Why we need this policy

5.40 The Council seeks to provide a range of services and community facilities to contribute to its aim of creating healthy and liveable neighbourhoods. ~~as set out in the Croydon Local Plan Strategic Policy SP5.3 and Strategic Objectives 5, 6 and 7. This will help in promoting healthy communities in line with paragraphs 69 and 70 of the National Planning Policy Framework.~~

5.41 In appropriate areas, the Council will seek to promote development of community facilities that will serve a neighbourhood demand for these uses.

5.42 ~~Community facilities are defined in the Croydon Local Plan as facilities providing for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. Paragraph deleted.~~

5.43 Neighbourhood Centres are not intended to compete with designated District or Local Centres, and should serve a local need smaller in scale to that of a Local Centre. They should be able to meet the day-to-day needs of the local community and allow for modest growth in order to accommodate local needs.

5.44 Typically more limited in retail offer to Local or District Centres, Neighbourhood Centres may contain a place of worship, playground, school, public house, GP and pharmacy.

5.45 Neighbourhood Centres serve the whole community, but are particularly important to those who do not have access to a car, are unable to travel far, or those with a disability.

5.46 The London Plan states that boroughs should identify and promote the complementary offers of the other smaller centres in the network including neighbourhood centres and local shopping

parades. These play a key role in meeting 'walk to', everyday needs and are often the core of local 'Lifetime' neighbourhoods.

5.47 Neighbourhood Centres typically serve a localised catchment often most accessible by walking and cycling and include local parades and small clusters of shops, mostly for convenience goods and other services. They may include a small supermarket, sub-post office, pharmacy, launderette and other useful local services. They can play a key role in addressing areas deficient in local retail and other services.

5.48 The London Plan sets out its ambitions to plan for a range of social infrastructure required for London's communities and neighbourhoods to support a high and improving quality of life. It supports a city of diverse, strong, secure and accessible neighbourhoods and seeks to ensure that neighbourhoods provide convenient access, especially by foot, to local goods and services needed on a day to day basis. Local neighbourhoods should act as a focal point for local communities and enhance their overall attractiveness.

5.49 Surplus commercial capacity should be identified and brought forward to meet housing and local community needs, recognising that this process should contribute to strengthening the 'offer' of the Centre as a whole.

5.50 ~~The London Plan advocates a light touch approach regarding neighbourhood centres in order to sustain and improve their convenience offer while supporting redevelopment of surplus units for housing.~~ Paragraph deleted

5.51 The Urban Design Compendium notes that 'local facilities bring residents together, reinforce community and discourage car use'. Furthermore, it states that newsagents should be within a five minute walk, and local shops, health centres and other

services which serve a local need should be a ten minute walk. This approach is also considered appropriate in Shaping Neighbourhoods: A Guide for Health, Sustainability and Vitality.

Policy DM5: Development in Neighbourhood Centres

DM5.1 The Council will ensure that the vitality and viability of Neighbourhood Centres are maintained and enhanced and that they continue to provide a level of service of neighbourhood significance.

DM5.2 In the vicinity of Neighbourhood Centres, development proposals:

- a) For ~~A1-A5 uses, B1 uses~~ **Town centre uses** and community facilities should be of a reasonable scale, proportionate to serve a neighbourhood need and have a clear relationship to other facilities within the centre. Guidance is given in Appendix 4;
- b) Must accord with Table 5.5; and
- c) Demonstrably relate to the Neighbourhood Centre, be in scale and be within reasonable walking distance to other retail and community uses within the centre.

Table 5.5 New development proposals and changes of use in the vicinity of Neighbourhood Centres

Part of Neighbourhood Centre	Use	Expansion of existing units or newly proposed units
Within a Shopping Parade	All	See Policy DM6: Development in Shopping Parades
Outside of a Shopping Parade	A1—A5, B1 Main town centre Class E uses (Commercial, business and service); Pubs and drinking establishments; Hot food takeaways and town centre community uses	Acceptable in principle with a limit of floor space of 280m ² (net), located within a five or ten minute walk from the centre, having a clear visual relationship to the centre and not disconnected from the centre by physical barriers. Guidance is given in Appendix 4.
	Non-main town centre Class E uses (Commercial, business and services)	Acceptable in principle
	All other community uses	Acceptable in principle
	C3	Acceptable in principle
	All other uses (including A1—A5, B1 and town centre main town centre Class E uses (Commercial, business and services), Pubs and drinking establishments, Hot food takeaways and town centre community uses with more than 280m ² (net) floor space)	Not acceptable

Designations shown on the Policies Map

Each of the designations set by this policy are shown on the *Policies Map*. The designations are summarised in Table 5.6 below:

Table 5.6 Designations set by Policy DM5 shown on the Policies Map

Designation	Location
Neighbourhood Centre	Ashburton Park
	Brighton Road/Downlands Road
	Brigstock Road
	Coulsdon Road/Court Avenue
	Fieldway
	Green Lane/Northwood Road
	Kenley (Godstone Road)
	London Road/Kidderminster Road
	Lower Addiscombe Road/Cherry Orchard Road
	Portland Road/Watcombe Road/Woodside Avenue
	Selhurst Road
	Selsdon Park Road/Featherbed Lane
	Shirley Road
	South End/Parker Road/St Peter's Church
	South Norwood Hill
Spring Park/Bridle Road	
Waddon Road/Abbey Road	
Waddon Way	
Woodside Green	

How the policy works

5.52 This approach is the preferred approach as it assists in promoting the development of community facilities to serve neighbourhood areas and complies with the **NPPF National Planning Policy Framework** and the London Plan.

5.53 Neighbourhood Centres are not town centres (unlike District and Local Centres). Thresholds are applied to specific uses within Neighbourhood Centres to ensure that proposed developments only serve a neighbourhood need and should not

be to the detriment of designated Local or District Centres, whilst enabling development of town centre uses that serve the local community.

5.54 This policy seeks to ensure that flexibility is granted to community facilities that wish to locate in Neighbourhood Centres in order to serve a local identified need.

5.55 Where indicated as acceptable in principle, proposals will also have to comply with other policies in the plan such as those on neighbouring amenity or traffic safety.

5.56 Neighbourhood Centres typically serve their immediate residential properties and as such a five to ten minute walk is considered an appropriate distance.

5.57 The Council will not permit the development or expansion of ~~retail or commercial premises~~ **main town centre uses** that would significantly increase the 'offer' of the Neighbourhood Centre to the detriment of a Local or District Centre. For this reason, development of ~~retail and town centre community~~ uses with a floor space above 280m² will still be subject to a sequential test in accordance with Policy DM8: Development in ~~edge of centre and out of centre locations~~. **Main town centre uses are defined in the glossary of the NPPF (under main town centre uses) and in Appendix 1 of this Plan.**

5.58 For the purposes of Part 3 Class M **and MA** of the General Permitted Development Order (2015), which sets out the circumstances where planning permission is not required for changes of use from retail to residential use, designated Shopping Parades within Neighbourhood Centres are considered to be key shopping areas. ~~In these locations any change of use from a retail use to residential will require an application to be made for planning permission which will be considered against the~~

requirements of this policy which would not allow for the conversion.

Key supporting documents

- Croydon's Monitoring Report (annual)
- Assessments of boundaries and designations for Croydon Metropolitan Centre, District and Local Centres (2012 and 2015)
- ~~Borough Wide Retail Needs Study Update (2008)~~
- **Croydon Town Centre and Retail Study (2023)**
- The Urban Design Compendium (2000)
- Barton, H., et al. (2003) Shaping Neighbourhoods: A Guide for Health, Sustainability and Vitality

Development in Shopping Parades

Strategic Objectives and related Croydon Local Plan strategic policies

- Policy SP3.6
- Policy SP3.7
- Policy SP3.8
- Policy SP3.9
- Policy SP3.10
- Policy SP3.11
- Policy SP3.12
- Policy SP3.13

Why we need this policy

5.59 The primary function of Shopping Parades is to provide local convenience shopping facilities. This policy sets out the policy approach to different uses within Shopping Parades and also designates each Shopping Parade in the borough.

5.60 ~~In relation to drawing up Local Plans, paragraph 23 of the National Planning Policy Framework states that local planning authorities should 'set policies for the consideration of proposals~~

~~for main town centre uses which cannot be accommodated in or adjacent to town centres'. Paragraph deleted~~

5.61 A review of all retail units outside any town centre or Shopping Parade based on the Croydon Monitoring Report 2014/15 has identified that there are a number of locations in the borough that could benefit from designation as a Shopping Parade.

Policy DM6: Development in Shopping Parades

The Council will ensure that the vitality and viability of the borough's Shopping Parades is maintained and increased and that they continue to serve local communities by ensuring new development proposals and changes of use on the ground floor are in accordance with Table 5.7.

Table 5.7 New development proposals and changes of use in Shopping Parades

Use	Expansion of existing units or newly proposed units
<p>A1 Town centre Class E (Commercial, business and service) uses and Pubs and drinking establishments</p>	<p>Changes of use or proposals which do not result in an increase in floor space of the overall Parade are acceptable in principle. Other development will be subject to the provisions of Policy DM8: Development in edge of centre and out of centre locations.</p>
<p>Non-town centre Class E (Commercial, business and service) uses A2 – A4 and Community Uses</p>	<p>Acceptable in principle as long as it does not result in more than 50% of the ground floor of units (within the entirety of the Parade) falling outside the A1 Use Class</p>
<p>A5 Hot food takeaways</p>	<p>Acceptable in principle as long as it does not result in more than 6050% of the ground floor of such units (within the entirety of the Parade) falling outside the A1 Use Class allows for a range of shop use (Classes E and F2 uses) A2-A4 uses as well as A5 and does not result in two or more adjoining hot food takeaway units.</p> <p>It must provides an active frontage, provides adequate arrangements for dealing with waste (including customers' waste) and for any delivery service intended and must be accredited in accordance with the Council's Eat Well Croydon scheme.</p>
<p>B1 (Change of use only)</p>	<p>Changes of use to office, research & development and light industrial workshops are acceptable in principle as long as it does not result in more than 50% of the ground floor of units (within the entirety of the Parade) falling outside the A1 Use Class, allows for a range of A2-A4 uses as well as B1 and provides an active frontage</p>
<p>All Other Uses (including new development of B1)</p>	<p>Unless it relates to a Class F2 Community Use or change of use to B1 use, proposals involving an increase of non-Class A E ground floor space within parades will be refused.</p>

Designations shown on the Policies Map

Each of the designations set by this policy are shown on the *Policies Map*. The designations are summarised in Table 5.8 below:

Table 5.8 Designations set by Policy DM6 shown on the Policies Map

Designation	Location
Shopping Parade	Bensham Lane
	Brighton Road/Biddulph Road
	Brighton Road/Kingsdown Avenue
	Brighton Road/Newark Road
	Brigstock Road
	Bywood Avenue
	Calley Down Crescent
	Chapel View
	Cherry Orchard Road
	Chipstead Valley Road
	Crossways Parade
	Crown Parade
	Elmfield Way
	Fiveways Corner
	Forestdale Centre
	Godstone Road, Kenley
	Green Lane
	Grovelands
	Headley Drive
	Kenley Station
	Lacey Green
	London Road/Fairholme Road
	London Road/Mead Place
	London Road/Nova Road
	Lower Addiscombe Road
	Lower Addiscombe Road/Davidson Road
	Lower Addiscombe Road/Warren Road
	Lower Barn Road
	Mayday
	Milne Park East
	Mitcham Road/Aurelia Road
	Mitcham Road/Wentworth Road

Designation	Location
	Mitchley Avenue
	Monks Orchard
	Norbury Road
	Portland Road
	Portland Road/Sandown Road
	Purley Oaks
	Purley Way
	St James's Road
	Sanderstead Station
	Selhurst Road
	Selsdon Road
	Shirley Poppy
	Shirley Road
	Shirley Road/Bingham Road
	Shrublands
	Southbridge Road
	South Norwood Hill
	Stoats Nest Road
	Taunton Lane
	The Parade, Coulsdon Road
	Thornton Road
	Waddon Road
	Wayside, Fieldway
	West Croydon
	Whitehorse Lane
	Whitehorse Road
	Whitehorse Road/Pawsons Road
	Wickham Road
	Windmill Road/St Saviour's Road
	Windmill Road/Union Road
	Woodside Green

How the policy works

5.62 This policy seeks to ensure that at least 50% of the units within the Shopping Parade are within Class E use (Commercial, business and service A1 use) or a pub or drinking establishment. Under certain circumstances when one or more units within a Parade are much larger than the other units (for example, when there is an 'anchor' store) the 50% threshold may be applied to the gross floor space within the Parade rather than the number of units. Unless it relates to a Class F2 community use, proposals involving the net loss of ground floor A-Class E floor space within Shopping Parades will be refused. The Council's annual land use surveys suggest this threshold is generally effective in securing a predominance of A1 Class activity in Shopping Parades but does not render them prone to issues of long-term vacancy.

5.63 The policy limits the opening of new A5-Hot food takeaways units or changes of use to A5-Hot food takeaways in shopping parades. This will help to ensure residents have a greater choice of local retail services and will limit associated waste and delivery issues that can cause harm to residential amenity. Controls on the opening of new hot food takeaways support access to healthier food options outside town centres as shopping parades are often located in residential areas in close proximity to open spaces and schools.

5.64 Sui Generis activities which serve the local area (such as a launderette) and community facilities are also acceptable uses within Shopping Parades. Shopping Parades can also provide space for small start-up companies who need office or workshop space, so changes of use to Class B1-Business uses are also acceptable to facilitate this. However all other uses (including Sui Generis which serve a wider catchment) are not acceptable uses. New development of Class B1 uses are also unacceptable as new

development of this type could threaten the retail character of a Shopping Parade in a way that change of use would not.

5.65 For the purposes of Part 3 Class M of the General Permitted Development Order (2015), which sets out the circumstances where planning permission is not required for changes of use from retail to residential use, Shopping Parades are considered to be key shopping areas. In these locations any change of use from a retail use to residential will require an application to be made for planning permission which will be considered against the requirements of this policy. Paragraph deleted

Key supporting documents

- Croydon's Monitoring Report (annual)
- Assessments of boundaries and designations for Shopping Parades (2012 and 2015)
- Appendix 3 – Designated shopping frontages
- Croydon Town Centre and Retail Study (2023)

Development in Restaurant Quarter Parades

Strategic Objectives and related Croydon Local Plan strategic policies

- Policy SP3.6
- Policy SP3.7
- Policy SP3.8
- Policy SP3.9
- Policy SP3.10
- Policy SP3.11
- Policy SP3.12
- Policy SP3.13

Why we need this policy

5.66 The Restaurant Quarter in South End has grown over many years into a popular collection of largely independent bars and restaurants. The area is also home to Scream Studios, a recording studio and live music venue, which, along with other complementary activities, helps to diversify the cultural/leisure offer.

5.67 This policy applies to the ground floor only and seeks to encourage more bar and restaurant activity. The policy differs from that which relates to Shopping Parades by not placing a limit on the number of A3 and A4 uses **Restaurants, Cafes and, Drinking Establishments** within the frontage. ~~It creates a designation, a The Restaurant Quarter Parade, to be~~ **is** shown on the Policies Map.

~~**5.68** In relation to drawing up Local Plans, paragraph 23 of the National Planning Policy Framework states that local planning authorities should 'set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres'. **Paragraph deleted**~~

5.69 A survey of South End indicated that the cluster of bars and restaurants is significant not only in terms of the cultural and leisure offer, but also as a generator of direct and indirect employment.

5.70 Policy 4.6c **HC5** of the London Plan encourages the designation and development of cultural quarters.

Policy DM7: Development in Restaurant Quarter Parades

The designated Restaurant Quarter Parades will ensure the vitality and viability is maintained and increased and that it continues to serve local communities by ensuring new development proposals and changes of use are in accordance with Table 5.9.

Table 5.9 New development proposals and changes of use in Restaurant Quarter Parades

Use	Expansion of existing uses or newly proposed uses
A3 – A4 Restaurants and cafes; and pubs and drinking establishments	Acceptable in principle
Hot food takeaway A5	Proposals for new hot food takeaway A5-uses or extensions to existing hot food takeaway A5-uses will be refused
All Other Uses	Unless it relates to a Community Use (up to 250m ² gross), proposals involving an increase of non-A3 – A4 Class-uses other than restaurants, cafes, pubs and drinking establishments on ground floors space within Restaurant Quarter Parades will be refused

Designations shown on the Policies Map

Each of the designations set by this policy are shown on the *Policies Map*. The designations are summarised in Table 5.10 below:

Table 5.10 Designations set by Policy DM7 shown on the Policies Map

Designation	Location
Restaurant Quarter Parade	South End

How the policy works

5.71 This policy seeks to promote bar and restaurant activity by limiting the amount of other uses that can occupy (or extend) the ground floor of premises. A new Restaurant Quarter Parade has, therefore, been designated at 6 - 78 (even) and 1 - 77 (odd).

5.72 The policy limits Class A5 hot food takeaway activity (which could undermine the area’s function if restaurants and bars are replaced with hot-food takeaways). This will help to safeguard and promote the Restaurant Quarter.

5.73 Allowing community uses to locate here but limiting their size will enable complementary activities to move into the area but not dominate it.

Key supporting documents

- Appendix 3 – Designated shopping frontages
- Croydon Town Centre and Retail Study (2023)

Development in edge of centre and out of centre locations

Strategic Objectives and related Croydon Local Plan strategic policies

- Policy SP3.6
- Policy SP3.7
- Policy SP3.8
- Policy SP3.9
- Policy SP3.10
- Policy SP3.11
- Policy SP3.12
- Policy SP3.13

Why we need this policy

5.74 In line with the ‘Town Centres First’ principle, commercial activity should be directed to town centres to take advantage of their better transport functions and so as not to undermine the established centres. However, there are circumstances when proposals for town centre uses in edge of centre and out of centre locations may be acceptable.

5.75 In relation to drawing up Local Plans, paragraph 23 90(e) of the National Planning Policy Framework **NPPF** states that local

~~planning authorities should~~ ‘where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre. If sufficient edge of centre sites cannot be identified, policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre’.
~~set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres’.~~

Policy DM8: Development in edge of centre and out of centre locations

The Council will ensure the vitality and viability of the borough’s town centres is maintained and increased by:

- a) Ensuring new development proposals for main town centre uses in edge of centre and out of centre locations are in accordance with Table 5.11 and Table 5.12; and

b) Applying planning conditions to control the subdivision of units, extensions (including mezzanines) and the range and mix of convenience and comparison goods sold.

Table 5.11 Development of main town centre uses in edge of centre and out of centre locations

Use	Development in edge of centre locations	Development in out of centre locations
<p>A1—A4 Town centre Class E (Commercial, business, service) and Leisure</p>	<p>Where a sequential test satisfactorily demonstrates such uses cannot be accommodated on sites or in units that are both suitable and available, within a town centre or existing vacant units in edge of centre locations, proposals will be acceptable in principle, provided the site is accessible and well connected to the town centre.</p> <p>An impact assessment will be required for proposals which result in a unit greater than 2,500m².</p> <p>Drive through restaurants must make adequate arrangements for dealing with waste (including customer’s waste) and for any delivery service intended.</p>	<p>Where a sequential test satisfactorily demonstrates such uses cannot be accommodated, on sites or in units that are both suitable and available, within a town centre or edge of centre location or existing vacant units in any location, proposals will be acceptable in principle, provided the site is accessible and well connected to the town centre.</p> <p>An impact assessment will be required for proposals which result in a unit greater than 2,500m².</p> <p>Drive through restaurants must make adequate arrangements for dealing with waste (including customer’s waste) and for any delivery service intended.</p>

Use	Development in edge of centre locations	Development in out of centre locations
<p>A5 Hot food takeaways</p>	<p>Not acceptable in wards where the existing provision of hot food takeaways exceeds the national average. In other wards, where a sequential test satisfactorily demonstrates such uses cannot be accommodated on sites or in units that are both suitable and available, within a town centre or existing vacant units in edge of centre locations, proposals will be acceptable in principle, provided the site is accessible and well connected to the town centre³⁹ and the use is accredited in accordance with the Council's Eat Well Croydon scheme. Hot food takeaways must make adequate arrangements for dealing with waste (including customers' waste) and for any delivery service intended.</p>	<p>Not acceptable in wards where the existing provision of hot food takeaways exceeds the national average. In other wards, where a sequential test satisfactorily demonstrates such uses cannot be accommodated on sites or in units that are both suitable and available, within a town centre or existing vacant units in edge of centre locations, proposals will be acceptable in principle, provided the site is accessible and well connected to the town centre⁴⁰ and the use is accredited in accordance with the Council's Eat Well Croydon scheme. Hot food takeaways must make adequate arrangements for dealing with waste (including customers' waste) and for any delivery service intended.</p>
<p>Offices and Leisure</p>	<p>Where a sequential test satisfactorily demonstrates such uses cannot be accommodated, on sites or in units that are both suitable and available, within a town centre or existing vacant units in edge of centre locations, proposals will be acceptable in principle, provided the site is accessible and well connected to the town centre.</p> <p>An impact assessment will be required for proposals which result in a unit greater than 2,500m².</p>	<p>Where a sequential test satisfactorily demonstrates such uses cannot be accommodated, on sites or in units that are both suitable and available, within a town centre or edge of centre location or existing vacant units in any location, proposals will be acceptable in principle, provided the site is accessible and well connected to the town centre.</p> <p>An impact assessment will be required for proposals which result in a unit greater than 2,500m².</p>
<p>Arts, culture and tourism</p>	<p>Where a sequential test satisfactorily demonstrates such uses cannot be accommodated on sites or in units that are both suitable and available, within a town centre or existing vacant units in edge of centre locations, proposals will be acceptable in principle, provided the site is accessible and well connected to the town centre.</p>	<p>Where a sequential test satisfactorily demonstrates such uses cannot be accommodated on sites or in units that are both suitable and available, within a town centre or edge of centre location or existing vacant units in any location, proposals will be acceptable in principle, provided the site is accessible and well connected to the town centre.</p>

³⁹ Well connected" is defined as a location benefitting from a Public Transport Accessibility Level of 4 and above.

⁴⁰ Well connected" is defined as a location benefitting from a Public Transport Accessibility Level of 4 and above.

Use	Development in edge of centre locations	Development in out of centre locations
Non town centre community uses	Acceptable in principle	Acceptable in principle

How the policy works

5.76 This policy applies to all commercial uses equating to the National Planning Policy Framework's **NPPF's** main town centre uses. Together these are defined as the following:

- (a) Retail development (including warehouse clubs and factory outlet centres);
- (b) Leisure, entertainment facilities and the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres and bingo halls);
- (c) Offices; and
- (d) Arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Table 5.12 Definition of edge of centre and out of centre location (informed by Annex 2 of the **NPPF** National Planning Policy Framework)

Use	Edge of centre when...	Out of centre when...
Retail development	Within 300m of the boundary of the centre's Primary Shopping Area and well connected	More than 300m from the boundary of the centre's Primary Shopping Area
Offices	Within 300m of the boundary of the centre or within 500m of East Croydon, West Croydon, Norbury, Thornton Heath, Norwood Junction, Purley or Coulsdon Town stations	More than 300m from the boundary of the centre and more than 500m from East Croydon, West Croydon, Norbury, Thornton Heath, Norwood Junction, Purley or Coulsdon Town stations
Other commercial use	Within 300m of the boundary of the centre	More than 300m from the boundary of the centre

5.77 When undertaking a sequential test, applicants will be required to demonstrate there is no town centre or edge of centres sites or units that **have the potential to** accommodate their proposal, **or a site providing a comparable service**. For a site or

unit to be able to accommodate a proposal it must be both suitable for the proposed development (noting that both applicants and the Council should be flexible over issues such as format and scale) and likely to be available at the point in time that the proposal is expected to be delivered. For out of centre locations they will be required to assess whether there are any existing vacant out of centre units which can accommodate the proposal as it is sequentially preferable to occupy an existing unit in an out of centre location than develop a new unit.

5.78 Extensions to existing, changes of use to or new **A5 hot food takeaway** uses will not be permitted in edge of centre or out of centre locations unless the end user is accredited in accordance with the Council's Eat Well Croydon scheme and the ward in which the proposal is located has a density of hot food takeaways which is at the national average or less. This will restrict the opening of unhealthy hot food takeaways in close proximity to schools and open spaces. In turn this will support the public health agenda of tackling obesity, particularly for children and young people and promotes access to healthier food options.

Figure 5.3 Density of takeaways in Croydon in 2016 – graphic removed

5.79 As set out in the **NPPF National Planning Policy Framework**, the purpose of an impact assessment is to understand the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal. It also assesses the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made.

5.80 Where a proposed extension results in a unit greater than 2,500m² of floor space, an impact assessment will be required.

Impact assessment will be required to assess the impact of the whole unit and not just the proposed extension.

5.81 For major schemes where the full impact will not be realised in five years, the **NPPF National Planning Policy Framework** states the impact should also be assessed up to ten years from the time the application is made. Impact assessments will be required to assess the impact of the whole unit if it results in a floor space greater than 2,500m².

5.82 The use of planning conditions on the subdivision, extensions and the range of goods and mix of convenience and comparison goods sold ensures that developments in edge of centre and out of centre locations do not have any significant adverse impact of the vitality and viability of the Metropolitan, District and Local Centres.

5.83 New community facilities in edge of centre or out of centre locations are acceptable in principle. ~~This does not apply to facilities considered to be a D2 use.~~ These main town centre uses will require a sequential test and an impact assessment.

Key supporting documents

- Croydon's Monitoring Report (annual)
- ~~Borough Wide Retail Needs Study Update (2008)~~
- ~~Croydon Metropolitan Centre Retail Strategy (2009)~~
- **Croydon Town Centre and Retail Study (2023)**

Expansion of industrial and warehousing premises in Strategic, Separated and Integrated Industrial Locations

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 1
- Policy SP3.1
- Policy SP3.2

Why we need this policy

~~5.84 Croydon continues to lose industrial/warehouse capacity at a rate which exceeds the forecast decline in demand. A natural response to this situation could be to adopt a more restrictive approach to the loss of such premises than was previously the case. However, such an approach would not be consistent with the London Plan or the National Planning Policy Framework.~~
~~Paragraph deleted~~

5.84A Croydon has extremely low industrial land vacancy rates and a high demand for industrial and warehousing spaces. The London Plan and national planning policy guide the provision and maintenance of a sufficient supply of land and premises to meet current and future demand for industrial and related functions. This guidance supports the protection of industrial locations in Croydon given the high demand and lack of supply for industrial and warehousing land and floor space.

~~5.85 Alternatively, the~~ The Council could seek to allocate more land for industrial/warehouse activities by extending one or more of the existing Strategic, Separated or Integrated Industrial Locations. However, the physical constraints associated with the Locations (railway lines, quarry walls, Metropolitan Open Land and neighbouring residential uses) means this is not practical.

5.86 Based on this constraint the 2020 Employment Land Review recommends that the council increase protections on Strategic, Separated and Integrated Industrial Locations. The intensification of industrial sites through a holistic and strategic design approach is one way of making the borough's industrial land more efficient. ~~The Office, Industrial & Warehousing Land/Premises Market Assessment recommends that the Council promote improved estate management at Purley Way North (Mill Lane area), Selsdon Road (north and central parts of estate) and Vulcan Way with the intention of encouraging redevelopment and intensification of land use and improving environmental quality.~~

5.87 The Employment Land Review (2020) found that with an increase in e-commerce, demand for industrial and warehousing land in Croydon had increased since the 2013 Employment Land Review update. Along with growth in demand for storage or distribution (B8) space, the Employment Land Review pointed to a contraction in manufacturing employment indicating a reduction in demand floor space for heavy industrial uses (B2). The decreased demand for heavy industrial uses is balanced with an increase in demand for light industrial (E class) space, justifying the need to protect the borough's employment and industrial land. ~~The Employment Land Review Update (2013) found that forecasts for demand and supply of industrial/warehousing land in Croydon was broadly consistent with the Office, Industrial & Warehousing~~

Land/Premises (2010) and the Land for Industry and Transport Supplementary Planning Guidance (2012).

5.88 The Mayor of London's Supplementary Planning Guidance on Land for Industry and Transport sets out an annual indicative industrial land release benchmark for Croydon of 0.5 hectare with

a total release benchmark for 2011—2031 of 9 hectares. However, as Croydon lost 9 hectares of industrial land in a single five year period between 2006 and 2010, it is likely that expansion in Strategic and Separated Industrial Locations will be required to compensate for losses to the industrial stock elsewhere.
Paragraph deleted

Policy DM9: Expansion of industrial and warehousing premises in Strategic, Separated and Integrated Industrial Locations

DM9.1 Within the Strategic, Separated and Integrated Industrial Locations identified in Table 5.213, of Policy SP3.2, the Council will encourage the redevelopment **that enhances and intensifies** of low density industrial and warehousing premises **sites, will be supported.** with higher density industrial and warehousing premises.

DM9.2 Development that improves the function of the overall Strategic, Separated and Integrated Industrial Locations will be supported. These include;

- a) Making more efficient use of land for business, heavy industry and warehousing uses;
- b) Taking opportunities to support the integration of research and development of processes and products; and
- c) Taking opportunities to support uses related to education or training connected to industrial processes.

This approach must ensure no net loss of floor space for industrial or warehousing uses.

DM9.3 In Strategic, Separated and Integrated Industrial Locations, Town Centre and Scattered Employment Sites, development and changes of use must accord with Table 5.13. All proposals for redevelopment of employment sites should be designed to support a flexible range of unit sizes to enable small businesses to grow in the future.

Table 5.13 Development proposals and changes of use in Strategic, Separated and Integrated Industrial Locations and on Town Centre and Scattered Employment Sites

Use	Tier 1: Strategic and Separated Industrial Locations	Tier 2: Integrated Industrial Locations	Tier 3: Town Centre Employment Sites	Tier 4: Scattered Industrial and Warehousing Sites
Research and development, light industry, including low-cost industrial, last mile distribution	<ul style="list-style-type: none"> • Existing uses protected in this location • New uses permitted 	<ul style="list-style-type: none"> • Existing uses protected in this location • New uses permitted 	<ul style="list-style-type: none"> • Existing uses protected in this location • New uses permitted 	<ul style="list-style-type: none"> • Existing uses protected in this location • New uses permitted
General industry, warehousing, storage, logistics & distribution, wholesale markets and employment generating Sui-Generis uses	<ul style="list-style-type: none"> • Existing uses protected in this location • New uses permitted 	<ul style="list-style-type: none"> • Existing uses protected in this location • New uses permitted 	<ul style="list-style-type: none"> • Existing uses protected in this location 	<ul style="list-style-type: none"> • Existing uses protected in this location • New uses permitted
Studio, managed workspace and small business space	<ul style="list-style-type: none"> • New uses permitted 	<ul style="list-style-type: none"> • New uses permitted 	<ul style="list-style-type: none"> • Existing uses protected in this location • New uses permitted 	<ul style="list-style-type: none"> • Existing uses protected in this location • New uses permitted

Use	Tier 1: Strategic and Separated Industrial Locations	Tier 2: Integrated Industrial Locations	Tier 3: Town Centre Employment Sites	Tier 4: Scattered Industrial and Warehousing Sites
Residential	<ul style="list-style-type: none"> • Not permitted 	<ul style="list-style-type: none"> • Not Permitted 	<ul style="list-style-type: none"> • Limited Residential development will be permitted if: <ul style="list-style-type: none"> • There is no demand for the existing premises or alternative industrial uses; • There is no net loss of protected uses floor space unless the other uses are required to enable development of the site to be viable;and • Residential does not harm the site and wider location's business function. 	<ul style="list-style-type: none"> • Residential development will be permitted if: <ul style="list-style-type: none"> • There is no demand for the existing premises or alternative industrial uses; and • It is provided as part of a mixed use scheme including permitted industrial uses and the new industrial space is designed to meet the needs of future occupiers.

Use	Tier 1: Strategic and Separated Industrial Locations	Tier 2: Integrated Industrial Locations	Tier 3: Town Centre Employment Sites	Tier 4: Scattered Industrial and Warehousing Sites
Food and drink	<p>Food and drink development will only be permitted as an ancillary function to industrial if:</p> <ul style="list-style-type: none"> • They do not harm the site and wider location's industrial function; and • Are being provided to meet the need of people working in the Strategic or Separated Industrial Location 	<ul style="list-style-type: none"> • Not permitted 	<p>Food and Drink development will be permitted if:</p> <ul style="list-style-type: none"> • There is no demand for the existing premises or alternative industrial uses; and • There is no net loss of protected uses floor space unless the other uses are required to enable development of the site to be viable. 	<p>Not permitted</p>
Crèche or day nursery	<p>Crèches or day nurseries will only be permitted as an ancillary function to industrial if:</p> <ul style="list-style-type: none"> • They do not harm the site and wider location's industrial function; and • It is provided to meet the need of people working in the Strategic or Separated Industrial Location 	<p>Permitted if they do not harm the site and wider location's industrial function</p>	<p>Crèches or day nurseries will be permitted if:</p> <ul style="list-style-type: none"> • There is no demand for the existing premises or alternative industrial uses; and • There is no net loss of protected uses floor space unless the other uses are required to enable development of the site to be viable. 	<p>Crèches or day nurseries will be permitted if:</p> <ul style="list-style-type: none"> • The site has a PTAL rating of 3 or above; • The existing use of the site is heavy industry or a Sui-Generis employment use; or • There is no demand for the existing premises or alternative industrial uses.

Use	Tier 1: Strategic and Separated Industrial Locations	Tier 2: Integrated Industrial Locations	Tier 3: Town Centre Employment Sites	Tier 4: Scattered Industrial and Warehousing Sites
Community facilities	Not permitted	<p>Non-town centre community uses will be permitted if:</p> <ul style="list-style-type: none"> It is provided as part of a mixed use scheme including permitted industrial/warehousing/employment generating Sui-Generis uses^{40a}; <ul style="list-style-type: none"> The new industrial/warehousing space is designed to meet the needs of future occupiers; and They do not harm the site and wider location's industrial function. 	<p>Other community facilities will be permitted if:</p> <ul style="list-style-type: none"> There is no demand for the existing premises or for an alternative industrial use; and There is no net loss of protected uses floor space unless the other uses are required to enable development of the site to be viable. 	<p>Non-town centre community uses will be permitted if:</p> <ul style="list-style-type: none"> The site has a PTAL rating of 3 or above; The existing use of the site is heavy industry or a Sui-Generis employment generating use^{40a}; or <ul style="list-style-type: none"> There is no demand for the existing premises or for an alternative industrial use.
Offices	<ul style="list-style-type: none"> Only ancillary offices associated with another use will be permitted. 	<ul style="list-style-type: none"> Only ancillary offices associated with another use will be permitted. 	<ul style="list-style-type: none"> Permitted 	<ul style="list-style-type: none"> Only ancillary offices associated with another use will be permitted.

Use	Tier 1: Strategic and Separated Industrial Locations	Tier 2: Integrated Industrial Locations	Tier 3: Town Centre Employment Sites	Tier 4: Scattered Industrial and Warehousing Sites
Visitor accommodation	<ul style="list-style-type: none"> Not permitted 	<ul style="list-style-type: none"> Not permitted 	<ul style="list-style-type: none"> Visitor accommodation will be permitted if: <ul style="list-style-type: none"> There is no demand for the existing premises or for alternative industrial uses; and There is no net loss of protected uses floor space unless the other uses are required to enable development of the site to be viable. 	<ul style="list-style-type: none"> Not permitted
Other uses	<ul style="list-style-type: none"> Not permitted 	<ul style="list-style-type: none"> Not permitted 	<ul style="list-style-type: none"> Not permitted 	<ul style="list-style-type: none"> Not permitted

Footnote 40a Sui Generis uses - To be acceptable in these locations, employment generating sui-generis uses must provide employment which is comparable in terms of activities and job numbers to industrial/warehousing uses.

How the policy works

5.89 The approach promoted by this policy is to encourage greater density of occupation within the current boundaries of the Strategic, Separated and Integrated Industrial Locations. There are isolated examples where higher densities have been achieved without compromising the operational ability of the premises and the Council is keen to see more of this type of development. Whilst higher densities are supported to strengthen the function of the Strategic, Industrial Land (SIL), designated by the London Plan, it is important that proposals incorporate good

design. This will help improve image of industrial spaces which in turn will encourage investment into the area.

5.90 The Council is aware that some community uses can struggle to find suitable premises. This has led, in the past, to situations where 'Tier 1' type premises have been lost to community uses to the detriment of the area's business function. Allowing the change of use or redevelopment of 'Tier 2 and 4' premises in the more accessible locations, to non-town centre community uses, not only helps to safeguard 'Tier 1' premises for continued industrial uses, it also opens up a significant supply of premises for community uses/groups to consider. Restricting

non-town centre community uses to higher PTAL locations means that uses which attract large numbers of visitors will be able to make more use of public transport.

5.91 As outlined in table 5.13 limited food and drink establishments as well as crèche and day nurseries are permitted within Tier 1 sites. The provision of a limited number of these uses can enhance the employment function of SIL, addressing the particular needs of those working within the SIL. The provision of ancillary child care facilities aims to reduce barriers to employment opportunities and increase the availability of opportunities to an increasingly diverse demographic. These uses should be ancillary to the areas industrial function, while designed as safe and nurturing spaces. Location, design access and orientation of these spaces within SIL should consider the function of the wider area, whilst also ensuring the safety and well-being of users.

5.92 An acceptable way to demonstrate that there is no demand for a scheme comprised solely of research and development, industrial or warehousing uses in 'Tiers 3 and 4' locations would be the submission of evidence that a marketing exercise has been undertaken for a minimum of 18 months continuously. The Council will need to be satisfied that the site has been offered at a price commensurate with the value of the site for the permitted uses and that active promotion has been undertaken by agents marketing the site.

5.93 The approach promoted by this policy is to retain a mix of employment units available across the borough while allowing for the redevelopment of older employment units. This policy recognises the value small and medium enterprise adds to the

creative culture of Croydon. These small and medium employment spaces provide employment that is located within neighbourhoods and is easily accessible to residents. Having a variety of units is important for the retention of local business in the borough as it provides a range of spaces and opportunities for growing business to upsize their facilities.

5.94 Businesses in Croydon are similar to that of London on average, 89% of which employ 10 or fewer people. These businesses typically demand a range of small scale premises or managed workspace for traditional small scale engineering activity, arts and other creative uses. The Employment Land Review suggests that these types of premises, many of which are located in the Purley Way, are experiencing strong demand with low vacancy rates. Additionally, these premises often experience competition from larger schemes coming forward. With this in mind the policy protects existing managed workspace in 'Tier 2 and 3' while encouraging this space coming forward across all employment land in order to maintain employment space for a variety of industries.

Key supporting documents

- Office, Industrial & Warehousing Land/Premises Market Assessment (2010)
- Employment Land Review Update (~~2013~~ 2020)
- Land for Industry and Transport Supplementary Planning Guidance (2012)
- GLA Industrial Land Supply Study (2023)

A Place to Belong

The content of this section is related to the vision theme of Croydon as 'A Place to Belong'. It looks at local character, community facilities and education and considers how the borough can become a place noted for its openness, safety and community spirit where all are welcome to live and work, in an attractive environment, where the past is valued and where the community is supported.

6. Urban Design, Heritage and Local Character

Strategic policy

Where we are now

6.1 The key issues to be addressed to ensure Croydon's spatial vision is realised are:

- Improving the image of Croydon is important in attracting new investment and encouraging people to want to live and work in the borough.
- Poor public realm, due to dominance of the car, vacant sites and empty shops and street furniture and adverts accumulating over the years make it unattractive and difficult to navigate and add to perceptions of poor safety.
- With growth, the public realm needs to be sustainable, adapting to climate change, robust and multifunctional, providing well designed, connected open spaces where people want to be and assisting in the establishment of healthy, safe and cohesive communities.
- Croydon needs to ensure protection of its heritage assets and their settings, **for the enjoyment of future generations and** to retain local distinctiveness and character.
- New development will need to be designed to respect the local character and distinctiveness.

Where do we want to be

Strategic Objective 4: Reduce social, economic and environmental deprivation, particularly where it is spatially concentrated, by taking priority measures to reduce

unemployment, improve skills and education and renew housing, community and environmental conditions.

Strategic Objective 5: Ensure that high quality new development both integrates, respects and enhances the borough's natural environment and built heritage.

Strategic Objective 7: Conserve and create spaces and buildings that foster safe, healthy and cohesive communities.

Strategic Objective 9: Ensure the responsible use of land and natural resources and management of waste to mitigate and adapt to climate change.

How we are going to get there

Policy SP4:Urban Design, Heritage and Local Character

SP4.1 ~~The Council will require~~ Development **will be** of a high quality, ~~which respects~~ **ing** and ~~enhances~~ **inges** Croydon's varied local character and ~~contributes~~ **heritage assets contributing** positively to public realm, landscape and townscape to create sustainable communities. ~~The Council will apply a presumption in favour of development provided it meets the requirements of Policy SP4 and other applicable policies of the development plan.~~

SP4.2 ~~The Council will require~~ dDevelopment to **will be required to:**

- a. Be informed by the distinctive qualities, **heritage, character,** identity, topography, **architectural diversity,** and opportunities of the relevant Places of Croydon;
- b. **Preserve and enhance heritage assets and their settings,** Protect Local Designated Views, Croydon Panoramas, the setting of Landmarks, other important vistas and skylines; ~~and~~
- c. Enhance social cohesion, **health** and well-being; ~~and~~
- d. **Include well designed spaces for the proposed uses, ensuring any mixing of uses carefully integrates amenity, access and servicing.**

SP4.3 ~~Planning applications in areas identified in SP4.5 as suitable for tall buildings must be supported by an elevation plan of the roof.~~
Policy deleted

Croydon Opportunity Area

SP4.4 In the Croydon Opportunity Area the Council will support high quality, ~~high density~~ developments that are tailored to and help to protect or establish local identity.

Tall Buildings

SP4.5 **Tall buildings within Croydon are defined as buildings higher than 21m in height as measured from the ground to the top of the building.** Proposals for tall buildings will be ~~encouraged~~ **considered appropriate** only in the **Tall Building Zones identified on the Policies Map.** ~~Croydon Opportunity Area, areas in District centres and locations where it is in an area around well-connected public transport interchanges and where there are direct physical connections to the Croydon Opportunity Area, Croydon Metropolitan Centre or District Centres. Detailed~~

~~criteria for the assessment of tall buildings, consideration of the appropriateness of tall buildings on individual sites and/or in District Centres, will be contained in the Croydon Local Plan's Detailed Policies and Proposals. Furthermore the Croydon Opportunity Area Planning Framework should be referred to when considering the location and design of tall buildings in the Croydon Opportunity Area.~~

SP4.6 ~~Some locations within the areas listed in SP4.5 will be sensitive to, or inappropriate for tall buildings and applications for tall buildings will be required to:~~

- a. Respect and enhance local character, ~~and~~ heritage assets **and their settings**;
- b. Minimise the environmental impacts and respond sensitively to topography;
- c. Make a positive contribution to the skyline and image of Croydon; ~~and~~
- d. Include high quality public realm in their proposals to provide a setting appropriate to the scale and significance of the building and the context of the surrounding area, **and**;
- e. **Comply with Policy D9 of the London Plan in terms of visual, functional, environmental and cumulative impacts.**

Public Realm

SP4.7 The Council will work with partners (including private land owners) to improve the public realm within the borough.

SP4.8 The Council with its partners will improve Croydon's public realm to respect, enhance, create local character and distinctiveness, and integrate with the historic environment.

SP4.9 The Council will establish a hierarchy of places and key strategic roads as part of a public realm framework which will guide the delivery of public realm improvements to assist regeneration focusing on Croydon's Metropolitan, District and Local Centres, Conservation Areas, **Local Heritage Areas** and key strategic roads.

SP4.10 ~~The Council will establish guidelines for materials and layout for the public realm as part of the borough's public realm framework~~ **deliver a Smart City vision and programme, with associated infrastructure integrated into public realm design.**

~~Character, Conservation and Heritage~~ **Conservation of Heritage Assets and the Historic Environment**

SP4.11 ~~The Council and its partners will promote t~~The use of heritage assets and the **historic environment** ~~local character~~ **will be promoted** as a catalyst for regeneration and cohesion and to strengthen the sense of place.

SP4.12 ~~The Council and its partners will respect, and optimise~~ **will support** opportunities to enhance, Croydon's heritage assets, their setting and the historic landscape, including through high quality new development and public realm **improvements, will be supported where they that respects and enhance the historic environment** ~~local character~~ and **are** ~~is~~ well integrated.

SP4.13 The Council and its partners will strengthen the protection of and ~~promote improvements~~ **enhancement of** ~~to~~ the following heritage assets and their settings⁴¹:

- a. Statutory Listed Buildings;
- b. Conservation Areas;
- c. Registered Historic Parks and Gardens;
- d. Scheduled Monuments;
- e. Archaeological Priority Areas;
- f. Local Heritage Areas;
- g. **Non-designated** Local List of Buildings of Historic or Architectural Importance;
- h. **Non-designated** Local List of Historic Parks and Gardens;
- i. Croydon Panoramas;
- j. Local Designated Landmarks; and
- k. Local Designated Views.

⁴¹ A full list of heritage assets can be found in Appendix 5

SP4.14 The Council will maintain a regularly updated schedule of Croydon’s designated heritage assets and **non-designated** locally listed heritage assets.

SP4.15 The Council and its partners will promote improvements **and enhance** to the accessibility of heritage assets to allow enjoyment of the historic environment for all.

Designations shown on the Policies Map

Designations set by this policy are shown on the *Policies Map*. The designations are summarised in Table 6.1 below. Only those

designations that exist because they are in the Croydon Local Plan are shown in the table. Other designations including Conservation Areas and Statutory Listed Buildings have their own procedure for designation and can be adopted at any time:

Table 6.1 Designations set by Policy SP4 shown on the Policies Map

Name Heritage Asset	New Location
Archaeological Priority Areas	Addington and Addington Park Addington Hills Ampere Way Ashburton Park Cane Hill Central Croydon Croham Hurst Croham Hurst Round Barrow Croydon 19 th Century Cemeteries Croydon Downs Deepfield Way Elmers End Farthing Down Haling Grove Hook Hill

Name Heritage Asset	New Location
	Lion Green Road London to Brighton Roman Road London to Lewes Roman Road Mere Bank Norwood Grove Old Coulsdon Pampisford Road Park Lane Anglo-Saxon Cemetery Pollards Hill RAF Kenley Riddlesdown Road Russell Hill Sanderstead Waddon Watendone
Local Heritage Areas	Addiscombe College Estate Auckland Road Beatrice Avenue Bingham Road Birdhurst Road Bishops Walk Brighton Road (Purley) Campden Road and Spencer Road Chipstead Valley Road (St Dunstan's Cottages) Henderson Road Ingatestone Road Laud Street area London Road (Broad Green) London Road (Norbury)

Name Heritage Asset	New Location
	Pollards Hill South Portland Road (Market Parade) Portland Road Terraces St Peter's Road South End with Ye Market Station Approach (Coulsdon) Stoats Nest Village Stuart Crescent The Dutch Village Thornton Heath High Street Upper Shirley Road
Local List of Historic Parks and Gardens	Addiscombe Recreation Ground All Saints Churchyard, Sanderstead All Saints with St Margaret's, Upper Norwood Ashburton Park Beaulieu Heights Beulah Hill Pond Bradmore Green Chaldon Way Gardens Coombe Wood Coulsdon Manor (Coulsdon Court) Coulsdon Memorial Ground Croham Hurst Croydon Airport, Purley Way West Duppas Hill Geoffrey Harris House Grangewood Park Haling Grove Hall Grange

Name Heritage Asset	New Location
	Heathfield Kenley Airfield Kings Wood Lloyd Park Millers Pond Mitcham Road Cemetery Norbury Hall Park Hill Recreation Ground Pollards Hill Queen's Gardens Queen's Road Cemetery Royal Russell School St John the Evangelist, Old Coulsdon St John's Churchyard, Shirley St John's Memorial Garden, Church Street St Mary's Churchyard, Addington Village St Peter's Churchyard, South Croydon Sanderstead Pond (and Green) Selsdon Park Hotel (and golf club) South Norwood Lake & Gardens South Norwood Recreation Ground The Lawns Thornton Heath Recreation Ground Thomas Moore School- (frontage) Upper Norwood Recreation Ground Virgo Fidelis School inc St. Joseph's RC Infant and Junior Schools Waddon Ponds Wandle Park Wettren Tree Garden

Name Heritage Asset	New Location
	Whitehorse Road Recreation Ground Whitgift Almhouses Woodcote Village Green Woodside Green
Croydon Panoramas	<p>(CP1) From Addington Hills of Croydon Metropolitan Centre (landmarks NTL Mast, Shirley Windmill and No.1 Croydon)</p> <p>(CP2) From Biggin Beulah Hill of Croydon Metropolitan Centre (landmarks No.1 Croydon and Ikea Towers)</p> <p>(CP3) From Croham Hurst looking south west of Purley and the Downs</p> <p>(CP4) From Farthing Downs of Coulsdon (landmark No.1 Croydon) From Kenley Common of Riddlesdown (A good viewpoint to see a unique view of Riddlesdown and the quarry on the hillside)</p> <p>(CP5) From land adjacent to Parkway and North Downs Crescent of Addington Palace and Shirley Hills (landmark Addington Palace)</p> <p>(CP6) From Norwood Grove of Croydon Metropolitan Centre (landmark No.1 Croydon)</p>

Name Heritage Asset	New Location
	<p>(CP7) From Pollards Hill of Croydon Metropolitan Centre (landmarks No.1 Croydon, George Street and Ikea Towers)</p> <p>(CP8) From Purley Way Playing Field of Croydon Metropolitan Centre (landmarks NTL mast, the Town Hall Clock Tower in Katharine Street, No.1 Croydon and the Park Hill Water Tower)</p> <p>(CP9) From Riddlesdown of Kenley (A good viewpoint to see a unique view of Kenley)</p> <p>(CP10) From Ross Road of Ikea Towers (landmark Ikea Towers)</p>
Local Designated Landmarks	<ol style="list-style-type: none"> 1) Addington Palace 2) All Saints Church, Sanderstead 3) Cane Hill Water Tower 4) Clock Tower, High Street, Thornton Heath 5) Clock Tower, Station Road, South Norwood 6) Croydon Minster 7) Ikea Towers, part of former power station 8) No.1 Croydon, George Street 9) NTL Mast, South Norwood Hill (10) Park Hill Water Tower (11) Shirley Windmill

Name Heritage Asset	New Location
	<p>(12) St. Andrew's Church, Woodmansterne Road, Coulsdon</p> <p>(13) St. Peter's Church, South Croydon</p> <p>(14) The Town Hall Clock Tower, Croydon</p> <p>(15) Whitgift Almshouses, North End</p>
Local Designated Views	<p>(LV1) From Addiscombe Road by Sandilands Tramstop of No.1 Croydon</p> <p>(LV2) From Church Street of Whitgift Almshouses and No.1 Croydon</p> <p>(LV3) From Crown Hill of Croydon Minster</p> <p>(LV4) From Farthing Downs of Cane Hill Water Tower</p> <p>(LV5) From George Street of No.1 Croydon, George Street</p> <p>(LV6) From Heathfield of Selsdon and New Addington (unique view of the collection of buildings of New Addington)</p> <p>(LV7) From High Street north east, of the Clock Tower, South Norwood</p> <p>(LV8) From High Street of the Clock Tower, Thornton Heath</p> <p>(LV9) From High Street south west, of the Clock Tower, South Norwood</p> <p>(LV10) From Limpsfield Road, near Wentworth Way of All Saints' Church</p> <p>(LV11) From North End of the Town Hall Clock Tower</p> <p>(LV12) From Oliver Grove of the Clock Tower, South Norwood</p>

Name Heritage Asset	New Location
	<p>(LV13) From Park Hill of Croydon Metropolitan Centre (unique collection of buildings, no landmarks)</p> <p>(LV14) From Roman Way north of Croydon Minster</p> <p>(LV15) From Roman Way south of Croydon Minster</p> <p>(LV16) From Selsdon Road of St Peter's Church</p> <p>(LV17) From South Norwood Hill of the Shirley Windmill</p> <p>(LV18) From Woodcote Grove Road of Cane Hill and St. Andrews Church (St Andrews in the foreground and land mark of Cane Hill Water Tower in the distance)</p>

What it will look like

Figure 6.1 Policy SP4 (Public Realm) map

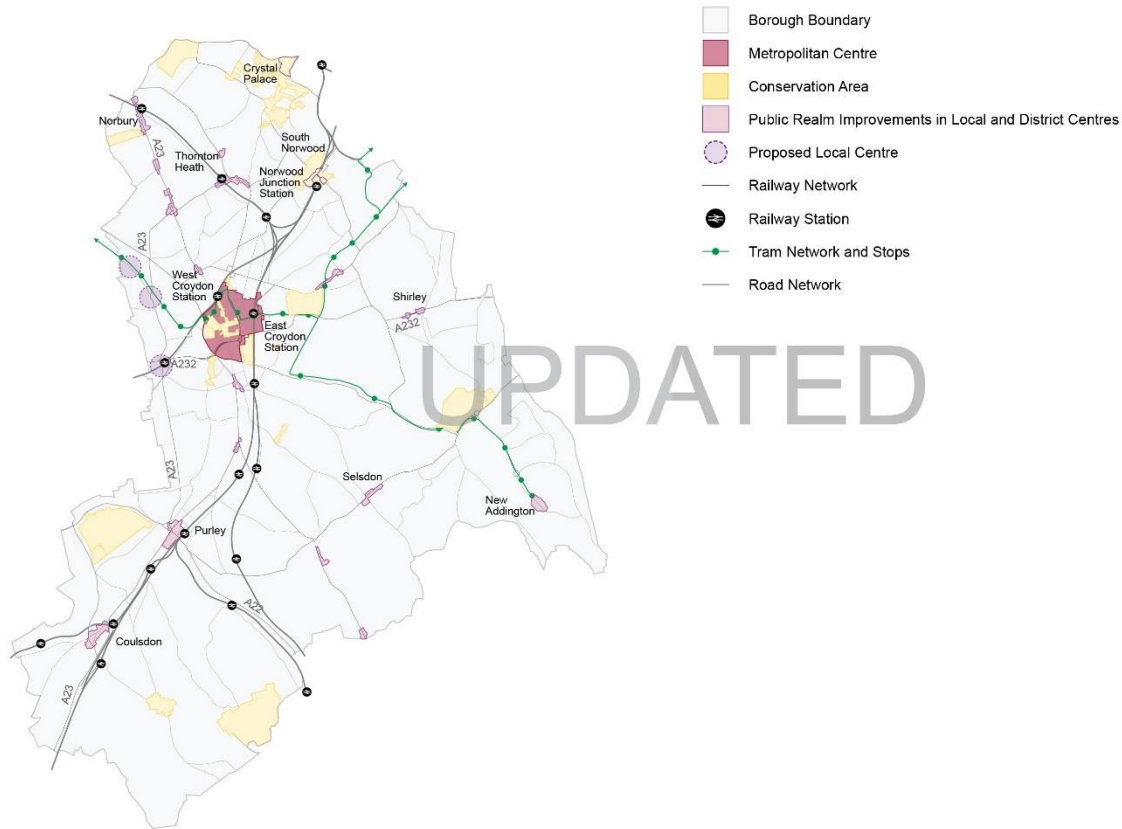
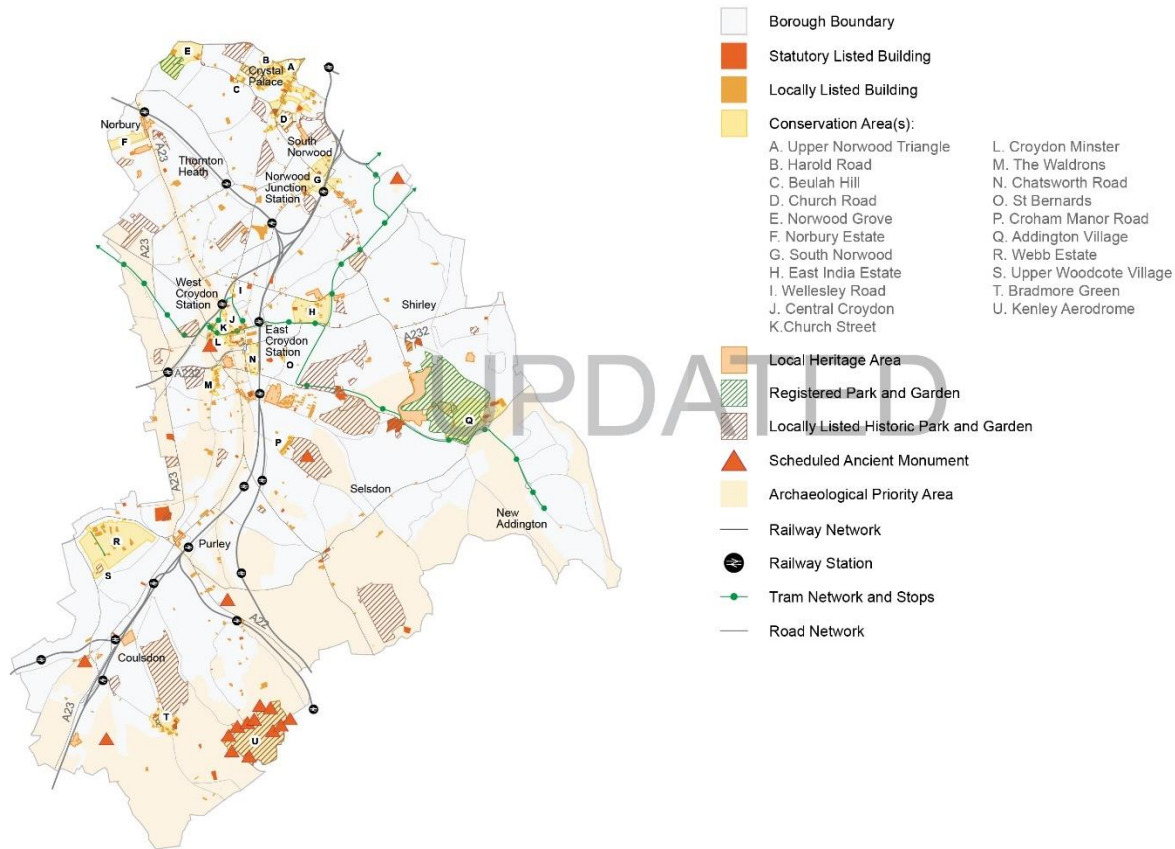


Figure 6.2 Policy SP4 (Heritage) map



Why we have taken this approach

6.2 The National Planning Policy Framework sets out the requirements for the protection and enhancement of the borough's heritage assets. **Croydon's built environment is characterised by rich, pioneering heritage and distinctive local characters that derive from its varied history, urban form, uses, architecture, topography, landscape and diverse communities. High quality new buildings, streets and open public spaces can respond to and enhance the positive elements of local character and heritage, whilst providing accessible, inclusive places that contribute to the identity of the borough and well-being of its diverse communities.**

6.3 ~~Croydon's vision is to be London's most enterprising borough, a city that fosters ideas, innovation and learning and provides skills, opportunity and a sense of belonging for all, and recognises the value of heritage assets and their contribution to local character.~~

Paragraph deleted

Urban Design

6.4 Croydon has been designated in the London Plan as an Opportunity Area, therefore it is critical that the borough addresses the implications of this growth through the Strategic Policies. Robust urban design policies are necessary for Croydon to encourage significant levels of growth in a sustainable way and ensure new development respects **heritage assets and their settings**, local character and the historic and natural landscape, including established suburban residential areas and open spaces.

6.5 ~~National policy refers to the importance of good design and that DPDs should include policies that ensure development is sustainable, responds to local context and is visually attractive.~~

Paragraph deleted

6.6 ~~The Equalities Analysis advises that the Strategic Policies should ensure the well-being of new communities by promoting~~ **Good standards of design, and help to address the impacts of growth on ethnic minority communities by including policies that support diversity, equality, inclusivity and access for all. Design needs to consider inclusivity and accessibility from the beginning of the design process through to completion, occupation, management and maintenance.**

Croydon Opportunity Area

6.7 The Croydon Opportunity Area will be an area of significant growth and renewal. In this context, with available land and renewal opportunity, the substantial **amount number** of new dwellings planned will require high density development and a number of tall buildings, all of high quality in order to deliver successful places.

Tall Buildings

6.8 ~~To manage the more intense areas of growth, the Croydon Local Plan needs policies setting out an approach to tall buildings. This is supported by CABE and Historic England's Advice Note 4 which promotes a development plan led approach to tall buildings. In assessing the appropriateness of locations for tall buildings, Policy SP1.3 and the capacity of existing infrastructure, or the capacity to grow with further sustainable infrastructure investment, should be considered.~~ **The London Plan states that the development of tall buildings is one way of increasing an area's density and that Local Plans should identify where tall buildings should be located. In line with the London Plan policy D9, areas within the borough suitable for tall buildings have been identified through the Croydon Tall Building Study. The tall building locations were identified on the basis of sensitivity analysis, suitability analysis and townscape assessment.**

6.9 In the context of this policy **informed by the Tall building Study**, a tall building is one that is significantly taller than most of the surrounding buildings or in excess of six storeys or 25m higher than 21m in height as measured from the ground to the top of the building. The height at which buildings will be considered 'tall' on individual sites, together with detailed criteria for assessing the design and impact of tall buildings and consideration of the appropriateness for tall buildings is set out in the on individual sites or in District Centres will be set out in the Croydon Local Plan's Detailed Policies and Proposals. This will take account of the Croydon Opportunity Area Planning Framework and adopted Masterplans.

6.10 The London Plan states that tall and large buildings should be part of a strategic approach to changing or developing an area and should not have an unacceptably harmful impact on their surroundings. It also states that ideally tall buildings should form part of a cohesive group that enhances the skyline and improves legibility of the area. **To ensure a positive change, the design of tall buildings should take into account the character of the area such as preserving and enhancing the heritage assets (and their surroundings) and complementing local architectural styles as informed by the Borough Character Appraisal.**

6.11 The London Plan includes a policy on implementing the London View Management Framework (LVMF). ~~Whilst the LVMF does not include any protected views in or from Croydon, Local Designated Views and Croydon Panoramas are identified in the Appendix 5. The London Plan states that "Tall buildings should not impact on local or strategic views adversely", which justifies the requirement to sustain~~ **LVMF protected views**, Local Views, Croydon Panoramas, the setting of Landmarks and other important vistas and skylines. ~~All views are accessible and are indicated in Figure 6.2, on the Places maps and on the Policies Map.~~

6.12 The topography and landscape of Croydon is characterised by wooded hillsides with hillside ridges and valleys. The potential visual impact of tall and large buildings; therefore, requires careful consideration. **to assess the impact of views to and from the wider area.**

6.13 ~~The Croydon Opportunity Area Planning Framework (COAPF) and the Croydon Local Plan's Detailed Policies and Proposals will provide detailed policies for tall buildings. The COAPF identifies areas that are appropriate for tall buildings in the Croydon Opportunity Area.~~ **Paragraph deleted**

Public Realm

6.14 ~~In order to achieve Croydon's vision is to be a London's most enterprising borough that business wants to invest in. To achieve this vision and to respond to the increased demand on public realm from a growing population, it is essential that Croydon's public realm reflects this aspiration and is.~~ **The borough's public realm needs to be well-designed, safe, inclusive and related to the local character and historic context. It also needs to be welcoming, simple, clean, accessible, sustainable, well managed, and easy to understand, service and maintained.** To encourage a new residential community and business to the Croydon Opportunity Area and Town Centres, the quality and design of public realm needs to be improved.

6.15 ~~The public realm policies are in conformity with local, regional and National Planning Policy.~~ **Paragraph deleted**

6.16 ~~The National Planning Policy Framework advocates attractive, inclusive and safe environments. Croydon's adopted Supplementary Planning Document No. 3: Designing for Community Safety also provides guidance which will help~~

achieve Croydon's vision for creating safer places. ~~Paragraph deleted~~

6.17 The public realm needs to be well maintained if it is to ensure civic pride, sense of belonging, encourage regeneration and ~~deter crime and reduce the perception of crime. The London Plan and SPD No. 3: Designing for Community Safety endorses this policy.~~

6.18 Greater London Authority's mapping ~~and the Borough Natural Capital Accounting (NCA) Report~~ identified parts of the borough as being deficient in access to nature. ~~In areas where land availability minimises the opportunity to address this, the priority will be for public realm enhancements that improve connectivity to existing green open spaces and soft landscaped areas in locations such as the Croydon Metropolitan Centre, District and Local Centres. Additional Green Grid policies provide further support to meet this aim. The NCA Report particularly notes a discrepancy between access to open space in the north of the borough, where there is a greater deficiency in access compared to the south. Public realm deficiency should be addressed through development by maximising the amount of amenity for future occupiers.~~ By ensuring easy access for all, this will encourage the increased use of facilities within open spaces and District and Local Centres helping to regenerate areas, encourage natural surveillance, making places feel safer and improving wellbeing.

6.19 In order to ensure that the local distinctiveness is respected and enhanced, new public realm improvements will need to be in keeping with the identified character and in line with the Borough Character Appraisal. ~~This will also help residents to continue to feel a connection to and pride for their neighbourhoods.~~

6.20 Many of Croydon's Places experience segregation caused by the transport network. This policy focuses on improving access to places most people visit or pass through.

6.21 The public realm framework includes areas where most of the community will interact. The District and Local Centres and the main connecting roads between the District Centres i.e. the routes that people travel which inform their perception of a place.

6.22 Creating a public realm framework enables resources to be allocated in order of priority, while the use of guidance allows resources to be creatively and efficiently matched in a sustainable manner to each place. This policy will ensure resources are focussed to achieve smart growth through continued regeneration and inward investment.

~~Character, Conservation and Heritage~~ Conservation of Heritage Assets and their Settings

6.23 ~~The protection and enhancement of Croydon's heritage assets in line with National Planning Policy Framework is essential to achieve the 'We are Croydon' long term vision. Conservation of the historic environment contributes to making Croydon sustainable by ensuring that new development enhances and integrates with the local distinctiveness and character of the Places of Croydon.~~

6.24 ~~In the context of the protection and enhancement of Croydon's heritage assets the Council has de-designated Local Areas of Special Character and has designated Local Heritage Areas (LHAs). LHAs are distinctive locally significant heritage assets that have been designated as a result of their heritage and architectural or townscape or landscape value. LHAs are characterised by their locally recognised distinctive and~~

particularly high quality examples of more familiar types of local historic development. These form a more robust basis for the protection and enhancement of the borough's character and heritage. All LHAs are accessible and are indicated in figure 6.2 and the *Policies Map*. Paragraph deleted

6.25 Alongside Historic England, the Council has undertaken a review of the borough's Archaeological Priority Areas (APA's) to align with Historic England's (London) methodology and categorisation, which determines the likelihood of the presence of articles of archaeological importance. The APA's are identified on the *Policies Map*. Heritage assets including designated heritage assets (listed buildings, conservation areas, registered historic parks and gardens and scheduled monuments) and non-designated heritage assets (including locally listed buildings, local heritage areas, locally listed historic parks and gardens and non-designated archaeology identified through archaeological priority areas) have been identified as being of heritage significance and worthy of conservation and enhancement for the enjoyment of this and future generations. Each type of heritage asset is subject to specific selection criteria and a robust assessment process. Further non-designated heritage assets may be discovered through the planning process. Croydon's heritage assets and their settings contribute to local character and a sense of place and identity, whilst being significant contributors to the local economy, communities and environment. They are a finite resource that cannot be replaced once lost. A sensitive approach is required to ensure their sustainable future whilst recognising the particular challenges that climate change, inclusivity and accessibility can present.

6.26 The detailed policies of the Croydon Local Plan address issues in relation to the detailed application of the Strategic Policy on heritage assets in the borough. Paragraph deleted

6.27 In order to maintain Croydon's heritage assets, the borough needs to maintain lists of these to ensure regular monitoring to identify where further protection is required in line with the National Planning Policy Framework and the London Plan. Paragraph deleted

6.28 Encouraging virtual and physical access to heritage assets and the associated interpretation required to support this and assisting in the understanding of Croydon's heritage will help to create a develop a greater understanding and sense of belonging. The London View Management Framework includes views in or from Croydon. Croydon's topography and layout gives rise to a number of important local and strategic views. These views and key landmarks within them, contribute directly to the identity and character of the borough. They also perform key orientation and wayfinding roles. The 'mini-Manhattan' skyline of Croydon Metropolitan Centre is a particularly distinctive element of the borough's townscape. Key vistas where this skyline can be appreciated are designated as Panoramas. Buildings that particularly contribute to the identity of and navigation around the borough - such as the NLA Tower at East Croydon Station and the clock towers at the Town Hall, Thornton Heath and South Norwood - are identified as local landmarks, with key views toward them are also designated.

Design and character

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 5
- Strategic Objective 7
- Strategic Objective 8
- Strategic Objective 10
- Policy SP2.1
- Policy SP2.2
- Policy SP4
- Policy SP5.2
- Policy SP7.3
- Policy SP7.4

Why we need this policy

6.29 The Council recognises that the built environment and landscape play a vital role in creating and reinforcing positive perceptions, and engendering a sense of place. Croydon Local Plan Strategic Policy SP4, 'Urban Design, **Heritage** and Local Character' supports the creation of places that are well designed, safe, accessible, inclusive and enrich the quality of life for all those who live in, work in and visit the borough. To achieve this, the Council will encourage and continue to work with developers to ensure that all developments are of high quality. Croydon has strategic objectives to ensure that high quality new development both integrates respects and enhances the borough's natural environment and historic environment, to create spaces and buildings that foster safe, healthy communities. The borough has the largest population of any London borough. Provision of outdoor amenity space is important for health and wellbeing, particularly as the north of the borough is urban in character and has less open space compared to south, where most of the borough's Metropolitan Green Belt can be found. Private and

communal outdoor amenity space can assist in mitigation of climate change with vegetation that contributes to biodiversity and space that is multi-functional; for socialising, play, and sport, food growing and gardening. The provision of space that is easily accessible and designed in the context of local character will assist in providing a sense of ownership to the local community and will contribute to the health, well-being and perception of the security of Croydon's community.

6.30 A fundamental part of achieving high quality built environments is through understanding the local character and the qualities which contribute to local distinctiveness.

6.31 In specific areas where it is unclear which predominant character should be referenced, additional place specific development management policies have been included. These can be found in (The Places of Croydon) of this Plan.

6.32 In other areas where no Place-specific development management policy applies, the character can be managed through other policies on urban design and local character within this Plan along with the masterplans, Conservation Area Appraisal and Management Plans, Local Heritage Areas and the Croydon Opportunity Area Planning Framework.

~~**6.33** The Place-specific policies in Section 0 (The Places of Croydon) also include all the Detailed Proposal sites in each Place. Full details of each Detailed Proposal including the reasons why particular uses are proposed can be found in Appendix 7.~~

~~Paragraph deleted~~

~~**6.34** The National Planning Policy Framework paragraph 58 directs local authorities to develop a set of robust and comprehensive policies which are based upon objectives for the future of the area and an understanding and evaluation of its defining characteristics.~~

~~Paragraph deleted~~

~~**6.35** Paragraph 56 of the National Planning Policy Framework states that 'Good design is indivisible from good planning'. It advocates good design to ensure attractive, usable, durable, adaptable and sustainable development.~~

~~**6.36** The Croydon Local Plan Strategic Policy SP4.1 and London Plan Policy 7.6 sets out the need to ensure that developments are of a high quality.~~

6.37 The Croydon Local Plan provides policy on urban design, local character and public realm. However, in line with the National Planning Policy Framework, there is a need to provide detailed guidance on scale, density massing, height, landscape, layout, materials and access. This will provide greater clarity for applicants.

~~**6.38** Paragraph 57 of the National Planning Policy Framework advises planning authorities to 'plan positively for the achievement of high quality and inclusive design for all developments, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.'~~

~~**6.39** Additionally a review of the borough's existing Unitary Development Plan, carried out by the Council's Development Management and Spatial Planning services, identified a need for policies relating to layout, form and design.~~

~~Paragraph deleted~~

~~**6.40** The existing policy review identified a need for a roofscape policy that acknowledges the visual contribution roof-forms make and the need to provide guidance on the way in which the transition between new and old developments are addressed. Guidance for roof-form (roofscape) has not been included within the National Planning Policy Framework or the Strategic Policy.~~

~~Paragraph deleted~~

~~**6.41** The National Planning Policy Framework in paragraph 50 encourages local authorities to plan for the delivery for a wide choice of high quality homes and sustainable communities. It advises that in doing so, development plans should be based on evidence of local needs and demands. The notions of balance and risk are also recognised in the National Planning Policy Framework, which states that the cumulative impact of standards and policies should not put the implementation of the plan at serious risk (paragraph 174).~~

~~Paragraph deleted~~

6.42 The need to deliver 32,890 a significant number of homes does not outweigh the need to respect the local character, and amenity and to protect biodiversity.

6.43 The Mayor of London's Housing Supplementary Planning Guidance (2016) states that, alongside new build provision and turnover within the existing housing stock, extensions to existing homes and sensitive renewal and intensification of existing residential areas is likely to play an important role in meeting demand for larger properties in the capital, helping to address overcrowding and affordability issues.

~~**6.44** The Mayor of London's Housing Supplementary Planning Guidance March 2016 provides guidance on private garden land development (paragraph 1.2.44) and the implementation of London Plan Policy 3.5 Quality and Design of Housing Developments. It advises Borough's and developers of the strategic and local aspects and objectives when considering development of gardens and to strike a balance between these and other objectives when seeking to optimise housing provision on a particular site. Paragraph deleted~~

6.45 This policy seeks to resist inappropriate development in residential gardens where it would cause harm to the local area. in accordance with paragraph 53 of the Framework. The policy aligns with the Local Plan's Strategic Objective 5 ensuring new development integrates, respects and enhances the borough's natural environment and built heritage.

~~**6.46** The London Plan, Policy 3.5, states that borough's may introduce a presumption against development on back gardens or other private residential gardens where this can be locally justified. In addition to this, the London Plan also states that new development, including that on garden land should avoid having an adverse impact on sites of European importance for nature conservation. Paragraph deleted~~

6.47 Poorly planned piecemeal development of garden land can have significant negative impacts on local biodiversity, amenity, and character. It can also result in noise and visual intrusion into neighbouring property, interrupt predominant building lines along streets and weaken the predominant built form and architecture. In landscape terms it can also result in weakened landscape character with loss of trees, including street trees, to make way for new access roads.

6.48 The Borough Character Appraisal and the Character Typology identify the predominant type of building form and range of plot sizes for different residential forms. The Typology shows that nine per cent of the borough area is made up of buildings and thirty five per cent occupied by residential garden space. Overall, sixty per cent of the borough is made up of residential garden space, recreational space and woodland.

~~**6.49** The London Plan's Policy 3.2D introduces an additional requirement for new development to be mindful of health issues. New development should be designed, contracted and managed in ways that improve health and heathy lifestyles to help to reduce health inequalities. The provision of communal outdoor amenity will provide opportunities for outdoor activities and social interaction.~~

~~**6.50** The London Plan (in Policy 3.5B) also requires that 'all new housing dDevelopments should enhance the quality of local places, taking into account physical context, local character, density; tenure and land use mix; and relationships with, and provision of public, communal and open spaces, taking account of the needs of children and old people'. This supports the need to increase the communal amenity space standards from those identified in the Mayor of London's Housing Supplementary Planning Guidance for sites in the borough to reflect local character or where there is a deficiency in open space~~

6.51 The Mayor of London's Housing Supplementary Planning Guidance expands on the London Plan's Policy 3.5 and Chapter 7 policies on design and acknowledges the need for site layout and design to consider the provision of useable amenity space alongside the siting of the building. This is incorporated in the preferred option. **Moved to homes chapter**

6.52 The Mayor of London's Housing Supplementary Planning Guidance in Annex 1 'Summary of the Quality and Design Standards for private outdoor space' has a minimum standard of 5m² of private outdoor space for 1-2 person dwellings and an extra 1m² to be provided for each additional occupant. **Paragraph deleted**

6.53 Paragraph 4.10.2 of Annex 1 of the Mayor of London's Housing Supplementary Planning Guidance applies to all the borough and states that private outdoor spaces should have level access, and in 4.10.3 that the minimum depth and width of all balconies and other private external spaces is 1.5m. **Paragraph deleted**

6.54 The minimum standard of 10m² per child of children's play space, where there are 10 or more children living in the development is from the Mayor's Housing Supplementary Planning Guidance (2.16) and, although it applies to publicly funded housing development and that on GLA land, it is considered best practice. The Mayor's Supplementary Planning Guidance Providing for Children and Young People's Play and Informal Recreation also recommends a minimum benchmark of 10m² of dedicated play space per child. **Paragraph deleted**

6.55 The Mayor's Housing Supplementary Planning Guidance refers to the Baseline Standard 1.2.3 for communal open space which states that development proposals should demonstrate that the communal open space is overlooked by surrounding development, is accessible to wheelchair users and other disabled people, is designed to take advantage of direct sunlight, and has suitable management arrangements in place. It also refers to the Baseline Standard 2.2.8 which explains that this will ensure the outdoor space remains useful and welcoming to all its intended users. With the exception of management arrangements which are a matter for residents and the body managing the building, this is incorporated in the preferred option. **Moved to homes chapter**

6.56 The London Housing Design Guide in 5.1.1 Standards— identified that 'in the past, planning guidance for privacy has been concerned with achieving visual separation between dwellings by setting a minimum distance of 18-21m between facing homes.' It says that 'these are still useful yardsticks for visual privacy, but adhering rigidly to these measures can limit the variety of urban spaces and housing types in the city, and can sometimes unnecessarily restrict density'. **Privacy can be safeguarded by achieving adequate window to window, or window to balcony distances between buildings (both existing and proposed). In new residential development there should be a minimum distance of 18-21m between facing homes to ensure that adequate privacy is achieved.**

Policy DM10: Design and character

The following policies DM10.1 to DM10.10 apply in circumstances other than those where intensification policies (DM10.11) and place-specific policies (DM34 to DM49 and Table 11.1) specify otherwise and will be interpreted with reference to the description of each of the

Places of Croydon set out in the introduction to each policy DM34 to DM49 and in the Council's Borough Character Appraisal and by reference to Table 6.5.

DM10.1 ~~Proposals~~ **Development** should be of high quality and, whilst seeking to achieve a minimum height of 3 storeys, should respect **reflecting and maintaining the local character of the area including any heritage assets and having regard to:**

- a) The development pattern, layout and siting;
- ~~b) The scale, height, massing and density;~~ **clause deleted**
- c) The appearance, existing materials and **roofscape, scale, height, massing and density of existing built form** built and natural features of the ~~surrounding area;~~ the Place of Croydon in which it is located.
- d) Landscape character and features of the surrounding area and the Place of Croydon in which it is located.**

~~Where an extension or alteration is proposed, adherence to Supplementary Planning Document 2 Residential Extensions and Alterations or equivalent will be encouraged to aid compliance with the policies contained in the Local Plan.~~

~~Where a conversion or house in multiple occupation is proposed the Council will also consider the effects of noise, refuse collection and additional car parking on the character of an area. For this reason, the Council will seek proposals to incorporate parking within the rear, to the side or underneath building.~~ **Moved to homes chapter**

In the case of development in the grounds of an existing building which is retained, development shall be subservient to that **the existing building.**

The council will take into account cumulative impact.

DM10.2 ~~Proposals should create clear, well defined and designed public and private spaces. The Council will only consider parking within the forecourt of buildings in locations where the forecourt parking would not cause undue harm to the character or setting of the building and where forecourts are large enough to accommodate parking and sufficient screening without the vehicle encroaching on the public highway. The Council will support proposals that incorporate cycle parking within the building envelope, in a safe, secure, convenient and well-lit location. Failing that, the council will require cycle parking to be located within safe, secure, well lit and conveniently located weather-proof shelters unobtrusively located within the setting of the building.~~ **Policy deleted**

DM10.3 ~~The Council will seek to support proposals that restore and incorporate historic street furniture within the development.~~ **Policy deleted**

DM10.4 All proposals for new residential development will need to provide private amenity space that.

- a. Is of high quality design, and enhances and respects the local character;
- b. Provides functional space (the minimum width and depth of balconies should be 1.5m);
- c. Provides a minimum amount of private amenity space of 5m² per 1-2 person unit and an extra 1m² per extra occupant thereafter;
- d. All flatted development and developments of 10 or more houses must provide a minimum of 10m² per child of new play space, calculated using the Mayor of London's population yield calculator and as a set out in Table 6.2 below. The calculation will be based on all the equivalent of all units being for affordable or social rent unless as signed Section 106 Agreement states otherwise, or an agreement in principle has been reached by the point of determination of any planning application on the amount of affordable housing to be provided. When calculating the amount of private and communal open space to be provided, footpaths, driveways, front gardens, vehicle circulation areas, car and cycle parking areas and refuse areas should be excluded; and
- e. In the case of development in the grounds of an existing building which is retained, a minimum length of 10m and no less than half or 200m² (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden.

Adherence with Supplementary Planning document 3 Designing for Community Safety or equivalent will be encouraged to aid compliance with the policies contained with the Local Plan. **Moved to homes chapter**

DM10.5 In addition to the provision of private amenity space, proposals for new flatted development and major housing schemes will also need to incorporate high quality communal outdoor amenity space that is designed to be flexible, multifunctional, accessible and inclusive. **Moved to homes chapter**

DM10.6 The Council will support proposals for development that ensure that;

- a) The amenity of the occupiers of adjoining buildings are protected; and that
- b) They do not result in direct overlooking at close range or habitable rooms in main rear or private elevations; and that
- c) They do not result in direct overlooking of private outdoor space (with the exception of communal open space) within 10m perpendicular to the rear elevation of a dwelling; and that
- d) Provide adequate sunlight and daylight to potential future occupants; and that

e) — They do not result in significant loss of existing sunlight or daylight levels of adjoining occupiers. **Policy deleted**

DM10.7 ~~To create a high quality built environment, proposals should demonstrate that:~~

- a) ~~The architectural detailing will result in a high quality building and when working with existing buildings, original architectural features such as mouldings, architraves, chimneys or porches that contribute to the architectural character of a building should, where possible, be retained;~~
- b) ~~High quality, durable and sustainable materials that respond to the local character in terms of quality, durability, attractiveness, sustainability, texture and colour are incorporated; and~~
- c) ~~Services, utilities and rainwater goods will be discreetly incorporated within the building envelope⁴²; and~~
- d) ~~To ensure the design of roof form positively contributes to the character of the local and wider area; proposals should ensure the design is sympathetic with its local context. (DM 10.2 – 10.7 rewritten or moved to Homes chapter)~~

Development will be required to:

- a) **Make an efficient use of land whilst respecting the character of the surrounding area by reinforcing and promoting local distinctiveness;**
- b) **Ensure that it is designed to avoid unacceptable harm to the amenity of existing neighbours and future occupants, including by way of overlooking and loss of privacy, overbearance, obtrusiveness and overshadowing;**
- c) **In exceptional circumstances where site constraints make it impossible to provide private outdoor space for all dwellings, indoor private amenity space may help to meet policy requirements. The area provided should be equivalent to the private outdoor amenity space requirement and this area added to the minimum Gross Internal Area.**
- d) **Provide adequate daylight and sunlight for future occupants;**
- e) **Use high quality, durable and sustainable materials that respond to the local character of an area;**
- f) **When working with existing buildings, retrofitting will be encouraged to retain original architectural features where possible;**
- g) **Incorporate the principles of designing out crime or equivalent crime prevention standards;**

⁴² The building envelope (also known as the building shell) refers to the outer structure of a building.

- h) Makes adequate provision for access, servicing, communal storage, circulation, turning space and parking taking account of the impact on the character of the area;
- i) Where appropriate, proposals should restore historic street furniture and provide additional street furniture, trees and public art to enhance the public realm and sense of place; and
- j) Explore opportunities to retrofit energy efficiency infrastructure and renewables into existing stock.

Landscape

DM10.8 To ensure a cohesive approach is taken to the design and management of landscape within the borough the Council will require proposals to:

- a) ~~Incorporate hard and soft landscaping;~~ Provide landscaping as part of the overall design that enables the development to respect the character of the existing area and contributes to the integration of the buildings with the surrounding area;
- b) Provide spaces **wildlife-friendly landscapes** which are visually attractive, easily accessible and safe for all users, and provide a stimulating environment;
- c) Seek to retain existing landscape features that contribute to the setting and local character of an area;
- d) Retain existing trees and vegetation including natural habitats⁴³;
- e) In exceptional circumstances where the loss of mature trees is outweighed by the benefits of a development, those trees lost shall be replaced with new semi-mature trees of a commensurate species, scale and form; and
- f) Adherence with Supplementary Planning Guidance 12 Landscape and the Croydon's Public Realm Design Guide, or equivalent, will be encouraged to aid compliance with the policies contained in the Local Plan.

DM10.9 To ensure a creative, sensitive and sustainable approach is taken to incorporating architectural lighting on the exterior of buildings and public spaces the Council will require proposals to:

- a) Respect, enhance and strengthen local character;

⁴³ Natural Habitats are defined as the natural home or environment of an animal, plant or other living organism.

- b) Seek opportunities to enhance and emphasise the key features of heritage assets and local landmark buildings; or seek to encourage the use of public spaces and make them feel safer by incorporating lighting within public spaces; and
- c) Ensure lighting schemes do not cause glare and light pollution.
- d) Adherence with Croydon’s Public Realm Design Guide, or equivalent, will be encouraged to aid compliance with the policies contained in the Local Plan.

DM10.10 When considering the layout of new development, the council will support proposals that minimise the amount of blank and inactive frontages, increase the amount of natural surveillance and avoid dark and secluded areas.

DM10.11 ~~In the locations described in Table 6.3 and shown on the Policies Map as areas of focussed intensification, new development may be significantly larger than existing and should;~~

- ~~a) Be up to double the predominant height of buildings in the area;~~
- ~~b) Take the form of character types “Medium-rise block with associated grounds”, “Large buildings with spacing”, or “Large buildings with Continuous frontage line”;~~
- ~~c) Assume a suburban character with spaces between buildings.~~

~~Developments in focused intensification areas should contribute to an increase in density and a gradual change in character. They will be expected to enhance and sensitively respond to existing character by being of high quality and respectful of the existing place in which they would be placed. Policy deleted.~~

Table 6.2: Private amenity and play space standards in all flatted developments and all schemes of ten or more units

Unit size	Minimum private amenity space	Minimum play space (for affordable or social rented housing)	Minimum play space (for private market or intermediate shared ownership housing)
1 bedroom house or flat	5m ²	0.8m ² per unit (based on 0.08 children per unit)	0.3m ² per unit (based on 0.03 children per unit)
2 bedroom houses or flats	6m ² or 7m ² (depending on size of second bedroom)	8.1m ² per unit (based on 0.81 children per unit)	1.2m ² per unit (based on 0.12 children per unit)
3 bed houses or flats	Between 7m ² and 9m ² (depending on sizes of second and third bedrooms)	18.5m ² per unit (based on 1.85 children per unit)	4.6m ² per unit (based on 0.46 children per unit)

Unit size	Minimum private amenity space	Minimum play space (for affordable or social rented housing)	Minimum play space (for private market or intermediate shared ownership housing)
4 bed houses or flats	Between 8m ² and 11m ² (depending on sizes of second, third and fourth bedrooms)	19.0m ² per unit (based on 1.9 children per unit)	10.4m ² per unit (based on 1.04 children per unit)

Designations shown on the Policies Map

Each of the designations set by this policy are shown on the *Policies Map*. The designations are summarised in Table 6.3 below:

Table 6.3 Designations set by Policy DM10 shown on the Policies Map

Designation	Location
Areas of focussed intensification	Area around Kenley station Around Forestdale Neighbourhood Centre Brighton Road (Sanderstead Road) Local Centre with its setting Settings of Shirley Local Centre and Shirley Road Neighbourhood Centre

Figure 6.3: Proposed approach to accommodating growth throughout the borough depending on character, ranging from places the character of

How the policy works

Character

6.57 The Council recognises the need to proactively plan for the population growth **housing need**. The challenge for the Croydon Local Plan is to respect local character and distinctiveness whilst accommodating growth. Croydon's aspiration is for this to be done in a way that contributes to the improvement of each of Croydon's 16 places and accommodated in the following ways as set out in Table 6.4, Figure 6.3 and Figure 6.4 below and overleaf.

which will be protected to places the character of which will actively be changed. **Figure deleted**

Figure 6.4 Visual representation of the five character management options
Figure deleted

Table 6.4 Accommodating growth and improving Croydon

Method of accommodating growth and improving Croydon	How it works	Applicable policies
Evolution without significant change of area's character	Each character type has a capacity for growth. Natural evolution is an ongoing process where development occurs in a way that positively responds to the local context and seeks to reinforce and enhance the existing predominant local character. Most development throughout the borough will be of this nature.	DM10.1— DM10.10
Guided intensification associated with enhancement of area's local character	Areas where the local character cannot be determined as a result of no one character being dominant, further growth can be accommodated through place specific enhancement policies.	DM34— DM49

Method of accommodating growth and improving Croydon	How it works	Applicable policies
Focussed intensification associated with change of area's local character	Further growth can be accommodated through more efficient use of infrastructure. Due to the high availability of community and commercial services, intensification will be supported in and around District, Local and potential Neighbourhood Centres which have sufficient capacity for growth.	DM10.11
Redevelopment	In larger areas where growth would result in a change to the local character it must be supported by masterplans or design codes.	DM36.2 DM38.1 0

Evolution without significant change of area's character **Urban and Suburban Evolution**

6.58 There are existing residential areas which have the capacity to accommodate growth without significant impact on their character. **Character in most areas of the borough will evolve over time through the recycling of existing plots with denser forms of development without significant impact on their character.** In these locations new residential units can be created through the following interventions.

- a) Conversion – The conversion or subdivision of large buildings into multiple dwellings without major alterations to the size of the building.
- b) Addition – This can include one or more extensions to the side, rear, front or on the roof, and is often combined with conversion of the existing building into flats.
- c) In-fill including plot subdivision – Filling in gaps and left over spaces between existing properties. It can also include subdivision of large plots of land into smaller parcels of land with a layout that complements the existing urban pattern.
- d) Rear garden development – The construction of new buildings in rear gardens of the existing properties. Houses must be subservient in scale to the main house.
- e) ~~Regeneration~~ **Redevelopment** – The replacement of the existing buildings (including the replacement of detached or semi-detached houses with flats) with a development that increases the density and massing, within the broad parameters of the existing local character reflected in the form of buildings and street scene in particular.

6.59 The level of growth depends on existing local character. The capacity for natural evolution is dependent upon the local character typology. The new development should not adversely impact on the predominant character. ~~The objective of the evolution of local character is to achieve an intensification of use without major impacts on local character.~~ Each character type has capacity for growth. Natural evolution is an ongoing process where development occurs in a way that positively responds to the local context and seeks to reinforce and enhance the existing predominant character.

6.60 ~~Character in most areas of the borough will evolve over time through the recycling of existing plots with denser forms of development still within keeping of local character, the subdivision of larger properties, infill development and the~~

~~development of the largest back gardens in the borough. Growth will be accommodated with~~ **Evolution in urban and suburban areas will be accommodated as shown in Table 6.5** ~~which~~ **providing** guidance as to what development types are likely to be acceptable compared to the predominant character of a local area.

Table 6.5 Interventions suitable for each type of local character

Local character types	Conversion	Additions	In-fill and Plot Subdivision	Rear garden development	Regeneration Redevelopment
PREDOMINANTLY RESIDENTIAL TYPOLOGIES					
Compact Houses On Relatively Small Plots					✓
Detached Houses On Relatively Large Plots	✓	✓	✓	✓	✓
Large Houses On Relatively Small Plots	✓	✓			✓
Local Authority Built Housing With Public Realm			✓		✓
Medium Rise Blocks With Associated Grounds		✓	✓		✓
Planned Estates Of Semi Detached Houses	✓	✓	✓	✓	✓
Scattered Houses On Large Plots	✓	✓	✓	✓	✓
Terraced Houses And Cottages	✓		✓	✓	✓

Local character types	Conversion	Additions	In-fill and Plot Subdivision	Rear garden development	Regeneration Redevelopment
PREDOMINANTLY MIXED USE CHARACTER TYPES					
Large Buildings With Continuous Frontage Line	✓	✓			✓
Large Buildings With Spacing	✓			✓	✓
Suburban Shopping Areas	✓	✓	✓	✓	✓
Tower Buildings	✓				✓
Urban Shopping Areas	✓	✓	✓		✓
PREDOMINANTLY NON-RESIDENTIAL CHARACTER TYPES					
Green Infrastructure					
Industrial Estates					
Institutions With Associated Grounds			✓		✓
Linear Infrastructure			✓		
Retail Estates & Business & Leisure Parks					
Shopping Centres Precincts & Town Centres					

Local character types	Conversion	Additions	In-fill and Plot Subdivision	Rear garden development	Regeneration Redevelopment
Transport Nodes		✓	✓		✓

6.61 In areas where the predominant character is weakly defined or of poor quality, it is important that applicants **developments** take the opportunity to improve the overall quality of the area.

6.62 ~~Conversions of large residential properties and the use of front gardens for car parking can cause unacceptable harm to the setting of building and the character of the local area.~~
Paragraph deleted.

Guided intensification associated with enhancement of area's local character (Place specific policy)

6.63 ~~In line with the London Plan Policy 7.4, the local character of the borough's 16 Places has been mapped. In line with the London Plan, the local character of the borough's 16 Places has been mapped.~~ The Borough Character Appraisal, the Opportunity Area Planning Framework and the Council's masterplans should be considered in conjunction with these policies. ~~The applicable Place-specific development management policies should also be taken into account. Where the proposed development is located within a Conservation Area, further guidance should also be sought from Croydon's Conservation Area Appraisal Management Plan and the Conservation Area General Guidance.~~ **Where the development sits within or directly affects the setting of a heritage asset, the**

significance of this heritage asset should be identified and should inform the design of the proposed development.

~~6.64 Place specific policy guides development (and assists growth) by setting out policies on design in specific locations that seek to move towards a more consistent or appropriate character in these locations, deliver the spatial vision for the Borough and wider Local Plan policies and objectives (including delivery of new homes). Paragraph deleted.~~

~~6.65 The character of the areas will evolve towards a more consistent one (as opposed to multiple character typologies); or one that might be expected in a District or Local Centre as sites are redeveloped. The policies often seek to permit development that is one or two storeys higher than the predominant building height so as to facilitate a level of growth and enable development. However, they are character policies first and foremost, not a policy about growth. Paragraph deleted.~~

~~6.66 To accommodate growth which would complement the existing individual character of Places of Croydon and improve efficiency of land use, the Council promotes a minimum building height of three storeys. Paragraph deleted~~

Layout

6.67 Streets form an integral part of a place, creating movement networks that serve the built form rather than dominate it. Consideration should be given at a sufficiently early stage of the design process to how the development site links to the local and wider area. Additionally, the creation of routes punctuated by landmark buildings or features, public squares or spaces helps to make a place easy to understand.

6.68 The Council will require detailed design of roads, footpaths and cycleways to be clearly communicated. Early planning of road and site layouts enables applicants to

incorporate parking and servicing in locations where their presence will not dictate the urban form and their visual impact can be minimised. When designing parking and road layouts, careful consideration should be given to creating layouts that are safe, secure, accessible, and permeable and balance the needs of all users. Particular attention should be paid to ensure safe and accessible pedestrian routes are accommodated within the development.

6.69 When considering the layout, proposals should demonstrate a clear and logical arrangement of buildings that provides a high quality design solution on the site. Buildings, other than on back land developments, should positively address the street and the public realm and particular care should be taken to address how they enclose private secure spaces, car parks and servicing areas.

6.70 Supplementary Planning Document No. 3 Designing for Community Safety or equivalent should be referred to for aspects of safety in layout, and design. The provision of sufficient lighting, in line with EU lighting uniformity requirements, will encourage greater pedestrian access, movement and reduce opportunity for undesirable behaviour.

6.71 The Council considers the health and wellbeing of those living and working within the borough to be of the utmost importance. New developments can impact upon the amenity of the occupants of neighbouring properties. Site layouts should be designed to protect or improve conditions for occupants of nearby properties and future occupants. In line with the Housing Supplementary Planning Guidance, when assessing site layouts the Council will consider a development's impact on visual amenity, overlooking, outlook, and sunlight and daylight.

Amenity space

~~6.72 Policies DM10.4 and DM10.5 apply to all new residential developments and conversions. Croydon's local character is the leading consideration on the quantum of private and communal open space to be provided for developments. When calculating the amount of private and communal open space to be provided the following elements should be excluded:~~

- ~~a) Footpaths;~~
- ~~b) Driveways;~~
- ~~c) Front gardens;~~
- ~~d) Vehicle circulation areas;~~
- ~~e) Parking areas;~~
- ~~f) Cycle parking areas; and~~
- ~~g) Refuse areas. Paragraph deleted~~

~~6.73 Private open space is defined as amenity space which is accessible only to, useable for and screened for the purposes of individual dwellings at the rear or in the case of flatted schemes within the grounds. Moved to homes chapter~~

~~6.74 Communal open space is defined as amenity space that is shared, accessible to all within the development and could be for their exclusive use. Moved to homes chapter~~

~~6.75 Balconies, winter gardens or roof terraces may help to meet a development's private amenity space requirement but will have to comply with the privacy requirements of policy DM10.6 so enclosure may need to be opaque. They may be an innovative way of providing private or communal amenity space in areas of high density. Moved to homes chapter~~

~~6.76 In exceptional circumstances where site constraints make it impossible to provide private outdoor space for all dwellings, indoor private amenity space may help to meet policy requirements. The area provided should be equivalent to the~~

~~private outdoor amenity space requirement and this area added to the minimum Gross Internal Area. Paragraph deleted~~

~~6.77 The provision of private and communal amenity space per unit, including child play space of 10m² per child, based on the calculation of numbers of children yielded from the development as set out in the Table 6.2 may be pooled to create a communal amenity space for a flatted development that meets all the requirements of this policy. Paragraph deleted~~

~~6.78 The amenity space provided for play space can be part of the shared amenity area; it may be a void deck within a tall flatted development, possibly on the ground floor and in small developments of less than ten dwellings it could be part of the shared or private garden. Moved to homes chapter~~

~~6.79 The Play Space Standards are based on Wandsworth yield calculator which the London Plan Supplementary Planning Guidance (Supplementary Planning Guidance) Shaping Neighbourhoods: Children and Young People Play and Informal Recreation is based on. This Supplementary Planning Guidance should be referred to for the allocation and design guidance for play space. The requirements for play space will be calculated on the basis that all units are for affordable or social rent. This is because many applications are made by private developers which are then later sold, prior to occupation, to a Registered Provider of affordable housing and let on an affordable rent basis. In order to ensure that these affordable homes have sufficient play space for all the child occupiers, it is necessary to require that all developments meet the higher play space requirements of affordable and social rented homes unless there is a signed Section 106 agreement specifically stating a different mix of housing tenures in a development. Paragraph deleted~~

~~6.80 Evidence will be required to demonstrate that privacy is protected, and the character of the area is respected in the layout of private and communal amenity space as part of development proposals. A minimum separation of 18-21m between directly facing habitable room windows on main rear elevations is a best practice ‘yardstick’ in common usage and should be applied flexibly, dependent on the context of the development to ensure that development is provided at an acceptable density in the local context. For new major developments, as long as the perimeter buildings take account of this local context, the density may vary within the development.~~

~~Paragraph deleted~~

~~6.81 Designers should consider the position and aspect of habitable rooms, gardens and balconies, and avoid windows facing each other where privacy distances are tight. Planning guidance has, in the past, been concerned with achieving visual separation between dwellings by setting a minimum distance of 18-21m between facing homes (between habitable room and habitable room as opposed to between balconies or terraces or between habitable rooms and balconies/terrace). These can still be useful yardsticks for visual privacy, but adhering rigidly to these measures can limit the variety of urban spaces and housing types and can sometimes unnecessarily restrict density.~~ Paragraph deleted

~~6.82 A planning condition may require a management plan to provide the Council with some assurance that the communal amenity space will be maintained, and therefore continue to be useable. A well maintained appearance will assist with enhancement of the development, with a sense of ownership of residents, and increase the perception of safety in the neighbourhood.~~ Paragraph deleted

~~6.83 Amenity, including sunlight and daylight need to be considered in the layout of private and communal open space and~~

~~Building Research Establishment Guidelines referred to.~~
Paragraph deleted

Design

~~6.84 The need for good design is supported in Paragraph 56 of the National Planning Policy Framework. Both the London Plan (policy 7.4b) and the Croydon Local Plan Strategic Policy SP4.1 identify the need for high quality design. To achieve high quality designs, proposals should consider the physical appearance and functionality of the development site and local area. In accordance with the London Plan, Croydon is committed to working with applicants to create modern, high quality innovative and well-designed buildings and places that are, safe, accessible, and inclusive and enrich the quality of life for all those who live, work and visit them.~~

~~6.85 The quality of materials can play an important role determining whether the integrity of the design concept is realised. The choice of materials and the quality of craftsmanship is vital to the overall success of the development in terms of function and appearance.~~

~~6.86 The design, position and rhythm of windows and doors can contribute or detract from the overall appearance of the building and the character of an area. The Council will seek to encourage applicants at an early stage of the design process to give careful consideration to the detailing of the overall design (including setbacks and reveals) of windows and doors. The Mayor of London’s Housing Supplementary Planning Guidance provides guidelines on window sizes and the required levels of light to protect the residential amenity and well-being of future residents.~~

~~6.87 Servicing equipment such as plant, utility boxes, ventilation systems (including heating and cooling), lift, mechanical equipment, fire escapes and rainwater goods form an integral part of the operational components of a building. Early consideration~~

will enable it to be incorporated within the building envelope without compromising the integrity of the original design concept.

6.88 Roof-form plays an important role in creating and contributing to the visual character of an area and in some instances their visual prominence creates local landmarks or frames designated views. When considering the pitch, shape and materials of roofs, care should be taken to ensure that design is of high quality and appropriate to neighbouring buildings. The Council will also consider the impact of a scheme in terms of its effect on Local Designated Views (as shown on the Policies Map).

~~**6.89** Information and guidance about the relationships of proposed extensions to neighbouring properties is available in the Residential Extensions and Alterations Supplementary Planning Document or equivalent. Paragraph deleted~~

6.90 The design of our built environment can affect our health, and our psychological and physiological well-being, and can have long-term implications for quality of life. Good house design should not be limited to the appearance of building and setting, it should also consider the wellbeing of the end user.

6.91 Croydon's Local Plan Strategic Policies SP5.2b set out the Council's objective to ensure new development provides healthy living by encouraging good house design. This is increasingly important in locations where densities are increased and/or separation distances are reduced. In these locations, to assist in the creation of buildings that improve the health and wellbeing of future occupiers, developments will be expected to exceed the minimum standards outlined in the Mayor's Housing Supplementary Planning Guidance.

Public Realm

6.92 A well-designed, cared for and high quality public realm⁴⁴ plays an important role in reinforcing the perception of Croydon as a welcoming, safe and accessible place. Croydon's aspirations for its public realm are outlined in SP4.6 to SP4.10.

6.93 Most proposals include an element of public realm. This can range from large scale public realm improvements such as the design of hard and soft landscaped areas (including footways) throughout a site or smaller scale public realm improvements to the forecourt; and in some cases, the area adjoining it.

6.94 Where public realm improvements have been included within a proposal, these should result in a high quality public realm that is usable, permeable, legible and accessible.

~~**6.95** As outlined in the Strategic Policy SP4.10, the Croydon Public Realm Design Guide sets out materials and layout guidelines. Further details, including a materials palette can be found in the Croydon Public Realm Design Guide.~~

6.96 Historic street furniture such as traditional red telephone boxes, post boxes, ornamental lamp columns, drinking fountains, cattle troughs, **milestones**, monuments and memorials can make a positive contribution to local character by reinforcing a sense of place. Opportunities to retain, restore and incorporate historic street furniture should be taken.

Landscape

6.97 The character of a place can be significantly affected by the quality of the landscape and the way it is maintained. Sensitively designed landscape can enrich and reinforce existing wildlife habitats and improve the ecological value of sites and their

⁴⁴ The public realm is defined as public spaces that are accessible to all without charge. These can include public, semi-public and privately owned spaces.

surroundings. This includes the historic environment, such as historic landscapes and their settings and the landscape character of local heritage assets such as rural village and garden suburb conservation areas. The Council considers landscape as an integral part of all development and would therefore require proposals for new developments and extensions to be accompanied by plans detailing all existing and proposed hard and soft landscaping affected by or to be incorporated into the scheme.

6.98 Supplementary Planning Guidance 12 Landscape Design is clarity on what the Council is seeking from development proposals on providing safe well-designed landscaped schemes. The Croydon Public Realm Design Guide also sets out detailed guidance and clarity on what the Council is seeking from the public realm components of development proposals. If these documents are superseded the equivalent Council documents should be referred to.

Lighting

6.99 Lighting plays an important role in creating the perception of safe and welcoming place for people to use and interact with. A well-designed lighting scheme can improve the borough's image and if creatively implemented can give dimension to a building and the landscape surrounding it.

6.100 Architectural lighting is most effective when used to highlight a few structural elements such as colonnades, towers spires, sculpture or walls or by emphasising texture, such as brick, stone and steelwork rather than flooding every surface with light.

Design and Access Statements

6.101 The Council will require applicants to justify and fully demonstrate how the principles of good design are being met. Design and Access Statements should be proportional to the size of the scheme and should fully demonstrate:

- a) A thorough understanding and analysis of the physical, social and economic and policy context;
- b) A clear understanding of the development objectives and brief;
- c) Clear design principles and design concept; and
- d) The evolution of the design and how the final design solution was arrived at.

6.102 The Statement should refer to By Design, Supplementary Planning Document 3 Designing for Community Safety or equivalent and Supplementary Planning Guidance 12 Landscape Design or equivalent, and demonstrate how the National Planning Policy Framework, the London Plan and the Croydon Local Plan design policies are being met. Advice on the content of the Design and Access Statements can be found in the Council's advisory note 'Preparing Design Statements Advice Note for Applicants and Agents' and CABE's 'Design and Access Statements, How to write, read and use them'.

~~Focused intensification associated with gradual change of area's local character~~

~~**6.103** Focussed intensification aims to maximise use of the existing growth capacity and to support sustainable spatial vision for the borough through an increase in density of development and a gradual change in character to similar but higher density forms of development. Sites will be redeveloped with denser forms of development of a different character to that which exists in the local area currently. At the heart of each area of Focussed Intensification is an area with no one predominant character type. As each area of Focussed Intensification is currently low density it would not be justified, when there is unmet housing need, to seek to move towards a more consistent character that replicates surrounding low density development types. Paragraph deleted~~

~~**6.104** Each of the Areas of focussed intensification are, in part, at risk of fluvial, surface water or groundwater flooding. However, a~~

~~Strategic Flood Risk Assessment has identified that developments in these areas could be made safe from flooding without increasing flood risk elsewhere. Paragraph deleted~~

Key supporting documents

- ~~• CABE Design and Access Statements, How to write, read and use them (2006)~~
- ~~• Supplementary Planning Document 2. Residential Alterations and Extensions~~
- ~~• Supplementary Planning Document 3 Designing for Community Safety~~
- ~~• The Mayor Of London's Housing Supplementary Planning Guidance: The London Plan Implementation Framework (March 2016)~~
- ~~• The Mayor of London's Draft Sustainable Design and Construction Supplementary Planning Guidance (2013)~~
- The Borough Character Appraisal (2015)
- ~~• Character Typology (2015)~~
- ~~• The Mayor's Supplementary Planning Guidance—Shaping Neighbourhoods: Children and Young People's Play And Informal Recreation (2012)~~
- Croydon Public Realm Design Guide (2012~~9~~)
- Croydon's Conservation Area Appraisal Management Plans (various)
- Conservation Area General Guidance (2013)
- Croydon Opportunity Area Planning Framework (2013)
- East Croydon Masterplan (2011)
- Fair Field Masterplan (2013)
- Mid Croydon Masterplan (2012)
- West Croydon Masterplan (2011)
- Old Town Masterplan (2014)
- **Croydon Local Heritage Area Review (2016)**

- **Historic England's Streets for All (2018)**
- **MHCLG's National Design Guide (2019)**
- **The Mayor of London's Characterisation and Growth Strategy (2023), London Plan Guidance**
- **The Mayor of London's Housing Design Standards (2023), London Plan Guidance**
- **The Mayor of London's Optimising Site Capacity: A design-led Approach,(2023), London Plan Guidance**
- **The Mayor of London's Small Site Design Codes, (2023), London Plan Guidance**

Shop front design and security

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 5
- Strategic Objective 7
- Strategic Objective 10
- Policy SP4

Why we need this policy

6.105 Given the renewed interest in shop front security brought about as a result of the civil unrest on 8 August 2011, the Council acknowledges the key benefits of a robust shop front design. It is necessary to develop a security policy that will enable the delivery of secure well-designed shop fronts which improve Croydon's public realm, urban environment, and vitality of its town centres.

6.106 There is a need to ensure that opportunities are taken to promote a succinct and cohesive approach to shop front design and security. Additional guidance that provides clear and concise policies is required to help commercial premises across the borough to incorporate shop front designs which maintain local distinctiveness and provide adequate levels of security whilst reducing the requirement for enforcement action.

6.107 The new Shop Front Policy will apply greater emphasis in favour of quality shop front design and security in line with the revised addendum to Supplementary Planning Guidance No.1 Shop Fronts & Signs.

6.108 Over recent years, changes in retail patterns and a growing demand for housing have led to many of these shops being converted into residential accommodation. Many of these conversions have been carried out in a way which often destroyed

the inherent adaptability of shop units and the shop fronts. This policy will provide guidance to ensure that conversions are carried out sympathetically and flexibly to allow for future change.

6.109 ~~Paragraph 56 of the~~ The National Planning Policy Framework (requiring good design) outlines the need for robust and comprehensive policies that 'establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit'. Furthermore policies should aim to 'create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion'.

6.110 The Council's Shop Fronts and Signs Supplementary Planning Guidance No.1 was published on 27th March 1996 and Shop Front Security Addendum to Supplementary Planning Guidance No.1 Shop Fronts & Signs was adopted in April 2012. The Addendum provides advice on shop front security technology and innovation and offers greater clarity regarding acceptable forms of shop front security.

6.111 The Converting Shops into Homes Addendum to Supplementary Planning Guidance No.1 Shop Fronts & Signs was adopted October 2004. This addendum provides guidance

on how to sympathetically convert shops to residential development.

6.112 ~~The Strategic Policy SP4 makes no reference to detailed policies on shop front design. Paragraph deleted~~

6.113 ~~The existing policy requires updating to align with the Council's recently revised Shop Front Security Addendum to Supplementary Planning Guidance No.1 Shop Fronts & Signs adopted April 2012. Paragraph deleted~~

Policy DM11: Shop front design and security

DM11.1 To ensure shop fronts are attractive, secure and of a high quality design, the Council will support proposals for new shop fronts and related alterations that respect the scale, character, materials and features of the buildings of which they form part.

DM11.2 To ensure shop fronts are attractive, secure and of a high quality design, the Council will support proposals for new shop fronts and related alterations in the Metropolitan Centre, District and Local Centres, Shopping Parades and Restaurant Quarter Parades that:

- a) Do not include wholly solid or perforated/pinhole external shutters;
- b) Employ less obtrusive solutions which could include: security glazing, internal shutters, external open, tube and link grille, brick bond parallel pattern lattice type grilles and shutters, concertina or scissor grilles, removable shutters; or
- c) In some instances a mix of solid and open grille shutters may be acceptable as a solution where any element of solid external shutter proposed is transparent.

DM11.3 To ensure shop fronts are sympathetically incorporated and to provide future flexibility, developments that convert shops into residential accommodation should:

- a) Respect the scale, character, proportions, materials and features of the buildings of which they form part;
- b) Retain and incorporate historic shop fronts, including fascias, signboards, roller blind boxes, corbels, stall risers, cornices, fanlights, console brackets, transoms, pilasters and lobbies into the design;
- c) For new elements, adopt and reinterpret the language of shop front design;
- d) Optimise window and door openings; and
- e) Ensure the design includes elements that provide privacy for the occupiers.

How the policy works

6.114 The Council expects all shop front design to be of a high design quality and craftsmanship and whenever possible, use sustainable or recycled materials.

6.115 The Council encourages improved shop front security and public realm through the integration of innovative technologies.

6.116 By encouraging shop owners to consider the inclusion of internal shop front shutters during the early stages of the design process. Proposals will respect the distinctive local character of an area whilst maintaining a welcoming environment and public realm.

6.117 Those seeking planning permission for shop front improvements and new shop fronts should seek additional guidance from the Council's Shop Fronts and Signs Supplementary Planning Guidance No.1 published on 27th March 1996 and Shop Front Security Addendum to Supplementary Planning Guidance No.1 Shop Fronts & Signs adopted in April 2012 or equivalent guidance.

6.118 Changes in retail patterns and a growing demand for housing have led to the piecemeal change of shops converted to residential. Construction works often associated with these changes in use (usually brick-infill) often destroy the inherent adaptability of shop units and shop fronts and detract from the character of the area.

6.119 Wherever possible it is preferable to keep and adapt existing historic shop fronts. Key features such as large windows, details and proportions of the shop front can make for a unique, adaptable and attractive home that enhances and compliments the character of the local area.

6.120 When designing conversions of retail units to residential use, careful consideration should be given to the designing-in of privacy, given that retail units are commonly hard against the pavement. This could include retention or replacement of existing shop fronts and integration of a winter garden space at the front of the former retail unit to create a degree of environmental protection, privacy and private amenity space. Those seeking planning permission to convert shops into homes should seek additional guidance from the Addendum to Supplementary Planning Guidance No.1 Converting Shops into Homes, adopted October 2004.

Key supporting documents

- Shop Fronts and Signs Supplementary Planning Guidance No.1 (1996)
- Shop Fronts Security Addendum to Supplementary Planning Guidance No.1 (2012)
- Converting Shops into Homes Addendum to Supplementary Planning Guidance No.1, Addendum No. 2

Advertisement hoardings

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 5
- Strategic Objective 7

Why we need this policy

6.121 Advertising is closely associated with urban life and can be one of the most dominant elements of the environment. In the right context advertisement hoardings can enhance the appearance and vitality of an area. However, where they are poorly designed or located and where too many signs have been installed they can cause considerable damage to visual amenity by cluttering the built environment and detracting from the quality of the area.

~~**6.122** Changes in legislation and national policy have resulted in the need for updated guidance. The provision of a policy for advertisement hoardings would align with paragraph 67 of the National Planning Policy Framework which highlights a need for controls on advertisements to be efficient, effective and simple in concept and operation. This policy provides guidance that is clear and concise. Paragraph deleted~~

6.123 The National Planning Policy Framework acknowledges the impact that advertisements can have on the appearance of the built and natural environment. It ~~highlights the importance of the need for detailed assessment where~~ advertisements would have an appreciable impact on a building or on their surroundings. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts⁴⁵. The Advertisement and Hoardings & Other Advertisements Supplementary Planning Guidance No.8 (February 2003) provided

guidance about acceptable locations, number, scale and type of advertisements such as wall mounted and Free standing hoardings and 'A' boards, panels, signs and window advertisements. The Supplementary Planning Guidance highlights the need to ensure advertisements are sensitively located and design to minimise the impact on residential areas and on heritage assets.

⁴⁵ National Planning Policy Framework paragraph 67.

Policy DM12: Advertisement hoardings

DM12.1 To ensure advertisement hoardings positively contribute to the character and appearance of existing and new streets, the Council will require advertisement hoardings to:

- a) Be designed to improve the public realm;
- b) Demonstrate that the rear of the signs are well designed;
- c) Reinforce the special character of heritage assets and other visually attractive parts of the borough; and
- d) Ensure the location and size of hoardings does not harm amenity or conflict with public safety.

DM12.2 To ensure advertisement hoardings positively contribute to the character and appearance of the building on which they are attached:

- a) The design and proportions should complement the symmetry and proportions of the host structure;
- b) They should be located where they do not obscure or destroy interesting architectural features and detailing; and
- c) They should be located where they do not cover windows or adversely impact on the functioning of the building.

DM12.3 A proposal to display advertisements in Areas of Special Advertisement Control will need to demonstrate that it would not:

- a) Significantly detract from residential amenity;
- b) Affect the setting or character of a heritage asset;
- c) Have a significant impact on the character of Metropolitan Green Belt, Metropolitan Open Land, or other rural spaces;
- d) Have a significant impact on public safety including potential for traffic hazards;
- e) Have a significant impact on environmentally sensitive and major gateway approaches to the borough;

- f) Visually separate areas such as car parks and other locations where a safety issue may arise as a result of obscured views into an area; and
- g) Result in numerous hoardings in an area where the cumulative impact would be detrimental to visual amenity

How the policy works

6.124 Larger hoarding sizes are becoming increasingly prevalent, with new displays now incorporating high level brightly illuminated or flashing LCD screens. These are often mounted on large, poorly designed and unsightly platforms and gantries or on exposed flank brick walls which are intrusive in the street scene and can be a potential distraction for motorists. When assessing proposals for advertising hoarding, the Council will expect signs and their supporting structures to be of a high quality architectural design that positively enhances its setting.

Hoardings affecting heritage assets

6.125 In sensitive locations such as Conservation Areas, Local Heritage Areas, and adjacent to Listed Buildings and Locally Listed Buildings, an excessive number of advertisements and signs in close proximity can lead to visual clutter and can detract from their character, appearance and setting. To reduce their impact on the significance of these heritage assets in these locations, the number of advertisements will be restricted and proposals will need to demonstrate that they positively enhance and respect their immediate setting and context.

Wall mounted hoardings

6.126 Wall mounted advertisement hoardings are often difficult to sensitively integrate on buildings because they can be overbearing in scale, dominate the street scene and can create a poor relationship with building on which they are located. To ensure wall mounted hoardings can be sensitively incorporated on the

side of buildings or on boundary walls, the Council will need to be satisfied that their design, scale, and siting would not have an adverse impact on the host building or structure on which it will be located.

Areas of Special Advertisement Control

6.127 To protect the open character of and visual amenity of the Metropolitan Greenbelt and the Bradmore Green Conservation Area, the Secretary of State designated these locations as Areas of Special Advertisement Control. This designation prohibits the display of certain advertisements without the consent of the Council.

6.128 Assessments relating to amenity and safety will need to comply with Town and Country Planning (Control of advertisements) (England) (Amendment) Regulations 2012.

Key supporting documents

- Advertisement and Hoardings & Other Advertisements Supplementary Planning Guidance No.8 (2003)

Refuse and recycling

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 5
- Strategic Objective 7
- Policy SP4.5
- Policy SP4.6

Why we need this policy

6.129 Most residential and non-residential developments generate waste which will need to be temporarily stored on site. The current kerbside recycling scheme necessitates the need to provide sufficient room to store separated waste within all developments.

6.130 ~~Both the London Plan and the National Planning Policy Framework do not contain policies relating to refuse and recycling within developments. Additionally the Strategic Policies refer to the Detailed Policies and Proposals for specific design guidance. Paragraph deleted~~

6.131 This policy will provide developers working on residential and non-residential schemes greater clarity about what the Council will expect them to provide. **In addition, we will support a diverse range of modern construction techniques which are energy efficient to manufacture homes. These modern**

construction techniques include manufacturing methods which utilise the production of components made offsite with the assembly of the building occurring onsite.

6.132 ~~The existing Unitary Development Plan policies have proved useful to both the Council and those applying for planning permission by providing guidance about the location and design of facilities which are integral to the functional running of each development. Paragraph deleted~~

6.133 The **London Mayor's Housing Design Standards Supplementary Planning London Plan Guidance (LPG)**, provides some general guidance, however, it states that it should be used in conjunction with local guidance. The Mayor's **Housing Design Standards (LPG)** ~~Supplementary Planning Guidance~~ does not address non-residential development.

Policy DM13: Refuse and recycling

DM13.1 To ensure that the location and design of refuse and recycling facilities are treated as an integral element of the overall design, the Council will require developments to:

- a) Sensitively integrate refuse and recycling facilities within the building envelope, or, in conversions, where that is not possible, integrate within the landscape covered facilities that are located behind the building line where they will not be visually intrusive or compromise the provision of shared amenity space;
- b) Ensure facilities are visually screened;
- c) Provide adequate space for the temporary storage of waste (including bulky waste) materials generated by the development; and
- d) Provide layouts that ensure facilities are safe, conveniently located and easily accessible by occupants, operatives and their vehicles.

DM13.2 To ensure existing and future waste can be sustainably and efficiently managed the Council will require a waste management plan for major developments and for developments that are likely to generate large amounts of waste.

How the policy works

Design considerations

6.134 The Council considers the layout, siting, function and design of recycling and refuse storage facilities to all be of equal importance. It is important that these facilities are considered as an integral part of the development process.

6.135 If considered at the initial stage of the design process, proposals for new developments can integrate refuse and recycling within the building envelope without causing undue noise and odour nuisance.

Technical considerations

6.136 It is important that refuse facilities are located in an area where they are easily accessible to all residents, including children and wheelchair users. This would include the provision of a safe route for those on foot as well as ensuring facilities are located on a hard level surface. Facilities must also be easily accessible for waste collectors.

6.137 It is essential that developments incorporate enough suitable space to store the amount of waste and recycling likely to arise from the development once they are occupied and to build in capacity to meet future demand. This ensures that problems with rubbish being left on footways are minimised, occupants have space to recycle, commercial and household waste are kept separately and waste collection services can operate safely and efficiently. To ensure this demand can be met, major developments or those which are likely to generate large amounts of refuse and recycling will be required to submit a waste management plan.

6.138 Additional guidance should be sought from Croydon Council's Public Realm and Safety Department.

Key supporting documents

- The Mayor Of London's Housing Supplementary Planning Guidance(March 2016)
- British Standards BS 5906:2005 – Waste management in buildings – Code of practice
- 2010 No.2214 Building and Buildings, England and Wales – The Building Regulations 2010
- The Building Regulations 2000 – Approved Document H, Drainage and Waste Disposal (2000 edition)

Public art

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 5
- Strategic Objective 7
- Policy SP4.5
- Policy SP4.6

Why we need this policy

6.139 Despite its size there are relatively few examples of public art within the borough. The Council acknowledges the important role that public art can play in enhancing the setting of a building and creating a visually stimulating public realm and strengthening local distinctiveness.

6.140 There is a need to ensure that opportunities to incorporate public art within new developments or public realm improvements are taken and that it relates to the local character, contributes to the sense of place and reinforces local distinctiveness.

6.141 The incorporation of public art offers the opportunity to work with the local community to create distinctive works that help engender a sense of ownership and strengthen the sense of place.

6.142 ~~Croydon's Supplementary Planning Guidance 19 provided a useful guidance for those wishing to incorporate public art within their development. However, this document referenced 'percent for art', a policy that is no longer live. The Croydon Local Plan now refers to the Council's Public Realm Design Guide which provides more detailed guidance.~~ Paragraph deleted

Policy DM14: Public art

To enhance and express local character, the Council will support the inclusion of public art and require all major⁴⁶ schemes to include public art that:

- a) Is integrated into proposals at an early stage of the design process;
- b) Enhances and creates local distinctiveness and reinforces a sense of place;
- c) Responds to local character;
- d) Makes a positive contribution to the public realm; and
- e) Engages the local community in its creation

How the policy works

6.143 By considering public art during the early stages of the design process and clarifying the scope at the beginning of the pre-application process, opportunities can be taken to integrate public art into the fabric of the development itself in more imaginative ways. Public art should not be confined to statues, but can be incorporated in imaginative, simple and cost effective ways such as bespoke paving, gates, lighting, signage, street furniture, playground equipment, railings and landscaping, murals (painted or ceramic), decorative bargeboards or works of art incorporated on elevations where they will be visible to pedestrians.

6.144 The Council expects all public art to be of the highest design quality and craftsmanship and whenever possible, encourage the use of sustainable or recycled materials. When commissioning public art, developers should place equal weight on creating the right piece of work, the craftsmanship of the artist

and those installing the piece and the maintenance after it has been installed.

6.145 Those commissioning public art should seek additional guidance from Croydon's Public Realm Design Guide.

Key supporting documents

- Public Realm Design Guide (2012)

⁴⁶ Major schemes are defined as being over 0.5 hectares or residential schemes over 10 units or developments over 1000m²

Tall and large buildings

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 5
- Strategic Objective 7
- Policy SP4.5
- Policy SP4.6

Why we need this policy

6.146 The Council acknowledges the positive contribution that well-designed tall buildings of high architectural quality can make. If sensitively and appropriately located, these buildings can facilitate regeneration through the provision of new jobs, homes and community facilities and an attractive built environment.

6.147 The need for this policy has been identified in the Croydon Local Plan's Strategic Policies. ~~which sets out the Council's intention to include detailed tall buildings policies within the Detailed Policies and Proposals plan. The Detailed Policies and Proposals also provide a link to the Croydon Opportunity Area Planning Framework and contain~~ ~~†~~The Place-specific development management policies which identify areas suitable for tall buildings.

6.148 The borough's Open Space Needs Assessment identified significant gaps in the provision of amenity green space, particularly in the north of the borough. To address this there is a need to ensure tall and large residential developments are located in areas with sufficient green infrastructure or provide new green infrastructure to meet the increased demand. **These developments should also integrate with and enhance the green grid wherever possible.**

~~6.149 London Plan Policy 7.7 refers to tall and large buildings. This policy advises boroughs to work with the Mayor to identify areas that are appropriate, sensitive or inappropriate for tall or large buildings. Paragraph deleted~~

6.150 The Croydon Opportunity Area Planning Framework **Tall Building Study** identifies locations within the Croydon Opportunity Area **and other parts of the borough** that are suitable for tall buildings. It provides guidance on **The study informs** indicative tall building heights, form and typologies. This approach reflects the Mayor's aspirations for new **the planned residential growth** development within the Croydon Opportunity Area.

~~6.151 The base line information used to select locations outside of the Croydon Opportunity Area included mapping of the residential and non-residential character analysis and mapping, PTAL⁴⁷ ratings and open space deficiency mapping. Paragraph deleted~~

⁴⁷ Public Transport Accessibility Level—a rating of accessibility provided by Transport for London

Policy DM15: Tall and large buildings

To ensure tall or large buildings **facilitate growth and regeneration whilst** respecting and enhancing local character, and **do not** **avoiding** harm to the setting of heritage assets **and their settings, development** proposals will be permitted where they **should** meet the following criteria:

- a) They are located in areas identified for such buildings in Policies DM34 to DM49;
- b) They are located in areas meeting a minimum Public Transport Accessibility Level (PTAL) rating of 4, with direct public transport connections to the Croydon Opportunity Area; **Clause deleted**
- c) The design should be of **exemplar** ~~exceptional~~ quality and demonstrate that a sensitive approach has been taken in the articulation and composition of the building form which is proportionate to its scale;
- d) The building height, footprint and design relates positively to any nearby heritage assets, and ~~conserves~~ **preserves** ~~or~~ **and** enhances the significance and setting of the assets ~~of~~ **within** the wider historic environment;
- e) ~~To improve the quality of and access to open space, developments including buildings taller than 40 storeys will need to incorporate amenity space, whether at ground level such as atria or above ground level, such as sky gardens and roof terraces, that is accessible to the public as well as residents of the development; and~~ **Clause deleted**
- f) To ensure tall ~~and large~~ buildings are well integrated with the local area, they should include at least an active ground floor and inclusive public realm-;
- g) **Where tall buildings are acceptable in principle, their design must avoid harmful impacts, including those caused by wind, daylight/sunlight penetration and temperature conditions;**
- h) **They account for functional requirements, with consideration for maintenance, safety and comfort and avoid harm to the surrounding public realm and transport and communications networks and**
- i) **They take account of the cumulative visual, functional and environmental impacts of proposed, consented and planned tall buildings in the area.**

How the policy works

6.152 Tall ~~and large~~ buildings have been defined as those which are significantly taller and larger; in terms of scale, mass and height than the predominant surrounding buildings, causing a

significant change to the skyline. **These should be greater than 21m in height as measured from ground to the top of the building. Place specific development policies set out appropriate height ranges for tall buildings within the Tall Building Zones in Croydon.**

Within those areas, not all individual sites will be suitable for tall buildings and the acceptable maximum height will not be appropriate for all sites or development in those areas. Appropriate heights will depend on factors including their siting, size, cumulative impacts and wider regeneration opportunities.

6.153 When assessing whether a development can be considered to be a tall or large building, the context within which the building is situated must be taken into account. This would mean that a proposal for six storeys; in an area where predominant building heights are two storeys, would be considered to be a tall building. In an area where an urban block⁴⁸ comprises of buildings with narrow frontages, a proposal for a building with a scale that differs from this would be considered to be large.

6.154 This definition closely aligns with the Croydon Local Plan Strategic Policy SP4.5, London Plan Policy 7.25 D9 and CABE and Historic England's guidance which refer to tall and large buildings.

6.155 There is a need to expand the current definition of tall buildings to include large buildings. This policy will expand the definition of tall buildings to include large buildings and ensure development is sensitive to its local context. Paragraph deleted

6.156 This policy in conjunction with the policies for the Areas of Transformation and Place-specific development management policies (Policies DM34 to DM49) will establish clear principles and more certainty for developers about the locations for tall and large buildings.

⁴⁸ An urban block is a rectangular area in a city surrounded by streets and usually containing several buildings.

6.157 Proposals for tall or large buildings will need to include urban design analysis that demonstrates how they align with the Opportunity Area Planning Framework and the Fair Field, Mid Croydon, Old Town and East and West Croydon Masterplans area. In locations outside of these areas, proposals for tall or large buildings will be expected to demonstrate that they will not cause unacceptable harm to the character of the surrounding area and to the wider setting of heritage assets and meet all policy requirements, including those relating to tall buildings.

6.158 Proposals for tall or large developments within sensitive locations⁴⁹ will be expected to demonstrate that it meets the requirements of the London Plan Policies 7.6 and 7.7. Paragraph deleted

6.159 Paragraph 6.23 of the Croydon Opportunity Area Framework outlines the importance of creating slender tall buildings in locations where the proposed building will be taller than the predominant surrounding development heights. This criterion will help to minimise the impact that the proposed building will have upon the setting and character in terms of microclimate, overshadowing and wind turbulence. This criterion is equally applicable in locations outside of the Croydon Opportunity Area (as listed in the Places of Croydon Policies DM34 to DM49) where opportunities for tall or large buildings may be available. Paragraph deleted

6.160 Due to their size and scale and the increased densities arising from tall buildings, their impact on surroundings are greater than those of more conventionally sized buildings. Tall and large buildings, in areas such as the Metropolitan Centre that have been identified for growth, will place additional pressure on

⁴⁹ Sensitive locations include sites close to heritage assets, residential amenity spaces, schools, or where topography changes would result in the development crowding or blocking designated views or viewing corridors.,

existing resources such as community facilities and public space. There is an opportunity to address the shortage of space by incorporating high quality public amenity spaces such as sky gardens, atrium spaces and roof terraces in tall buildings. To ensure that these buildings address current and future need for amenity space, provision full public access to these spaces will be supported. The Council will work with developers to secure legal agreements for this type of amenity space provision.

6.161 The design quality of the top of tall buildings is equally as important as the base. A base with a design that has been carefully considered can have a significant impact on the streetscape, local views and how the building physically and visually integrates with the street and the spaces surrounding it. To ensure a tall building is well integrated within its immediate local area, it should incorporate active ground and first floors and a stimulating and inclusive public realm. To make the public realm around the building feel safe and attractive for pedestrians, the façade should have sufficient openings to assist overlooking and passive supervision.

6.161A Potential impacts of tall building development includes but are not limited to wind, sunlight and wider microclimate. Wind and wider microclimate studies should assess the suitability of options and at key milestones as a scheme develops. The scope of the studies should include but not be limited to streets and public spaces including both habitable, walking and cycling environments and communal and private amenity spaces. All reasonable wind mitigation measures in the buildings layout, form and design should be incorporated into a proposed development to achieve acceptable wind conditions.

Key supporting documents

- Croydon Tall Building Study (2024)
- Croydon Opportunity Area Planning Framework (2013)

- East Croydon Masterplan (2011)
- West Croydon Masterplan (2011)
- Mid Croydon Masterplan (2012)
- Infrastructure Delivery Plan (annually updated)
- Borough Character Appraisal (2015)
- Character Typology (2015)
- Tall Buildings: Historic England Advice Note (2022)

Promoting healthy communities

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 4
- Strategic Objective 6
- Strategic Objective 7
- SP5.2
- SP5.4

Why we need this policy

6.162 The links between planning and health are well established. Chapter 8 of the National Planning Policy Framework sets out the role of the planning system in promoting healthy communities, facilitating social interaction and creating healthy and inclusive places. The National Planning Practice Guidance recommends that health and wellbeing and health infrastructure are considered in Local Plan and planning decisions.

~~**6.163** Policy 3.2 of the London Plan, Improving health and addressing health inequalities, states that boroughs should work with key partners to identify and address significant health issues facing their areas and that new developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles to help reduce health inequalities. It recommends that Health Impact Assessments are used to consider the impact of major developments on health and wellbeing of communities. Paragraph deleted~~

6.164 SP5.2 of the Croydon Local Plan sets out the Council will work in partnership with health authorities to improve health in Croydon and will ensure new developments provide opportunity for healthy living.

6.165 Croydon, like many places, has a number of health inequalities. These health inequalities can be addressed by ensuring the planning system and new developments are considering health and wellbeing. This will allow local communities to lead healthy lifestyles and adopt healthy behaviours through living in quality homes, participating in physical activity and have access to quality open spaces.

Policy DM16: Promoting healthy communities

DM16.1 The Council, working with relevant organisations, will ensure the creation of healthy communities which encourage healthy behaviours and lifestyles by requiring developments to:

- a) Consider health and wellbeing during the design of a development to maximise potential health gains and ensure any negative impacts can be mitigated;
- b) Ensure access to open spaces and facilities for sport, recreation, play and food growing;
- c) Promote active travel and physical activity through cycling and walking opportunities that are well linked to existing pedestrian and cycling infrastructure;
- d) Create spaces for social interaction and community engagement which are designed to be safe and accessible to all; and
- e) Assess and mitigate pollutants and other environmental impacts on health.

DM16.2 The Council will work with NHS partners to support the provision of new healthcare facilities and improvements to existing facilities which provide services important for the physical health, mental health and general wellbeing of communities.

How the policy works

6.166 Considering health and wellbeing as early as possible into the design of a development presents greater opportunities for maximising positive gains, addressing health inequalities and mitigating any negative impacts. For example, to ensure a positive impact on mental health, developments should consider exceeding internal space standards, provide private or semi-private open spaces, ensure a sense of privacy for residents but also provide opportunities for social interaction and should ensure access to natural daylight.

6.167 Developments can support physical activity, promote healthy weights and address health problems associated with obesity. This can be done by considering the layout and access to

stairwells, ensuring the provision of accessible cycle storage in both homes and workplaces and providing changing facilities to encourage people to cycle to work. Developments should provide quality open spaces, particularly in areas identified as being deficient, for sport, recreation and play whilst improving links to existing spaces and sport facilities. The design of a development can also promote access to healthy food opportunities by providing food growing opportunities whilst protecting existing facilities.

6.168 Air pollution affects everyone living and working in the borough but can have greater impact on children, older people and those with heart and respiratory conditions. Developments must assess and mitigate the impacts of pollution and look for opportunities to improve air quality. Developments should also be

designed to be energy efficient and well insulated to ensure residents are able to live in warm homes and are protected against noise pollution.

6.169 Health Impact Assessments are a tool which can be used to assess the impact of development proposals on health and wellbeing. They should be used to set out how health and wellbeing have been considered during the design of a development, how positive impacts have been maximised and how any negative impacts have been mitigated, particularly where developments are located in the borough's most deprived wards. Health Impact Assessments should be undertaken as early in the process as possible to ensure the assessment is meaningful and can involve engagement from Croydon Public Health and NHS partners.

6.170 New development in the borough needs to be supported by health and social infrastructure to ensure communities have access to facilities and services they require at every stage of their lives. Facilities should be accessible to all and should be easily reached by walking, cycling or public transport. The Council will continue to work with NHS partners to identify requirements for new facilities to meet the need arising from the borough's growing population. It will support improvements to existing facilities and will also work with NHS partners to identify opportunities for facilities to come forward as part of mixed-use schemes, particularly where there is an identified need. The impact of developments on existing healthcare facilities should be considered through a Health Impact Assessment.

Key supporting documents

The Mayor of London's Social Infrastructure SPG (2015)

Views and Landmarks

Strategic Objectives and related Croydon Local Plan strategic policies

- Policy SP4.2
- Policy SP4.6
- Policy SP4.9
- Policy SP4.13

Why we need this policy

6.171 Croydon has compiled a list of Local Designated Views of significance for the borough. These include Croydon Panoramas that reinforce Croydon's sense of local place and identity and Local Designated Landmarks that assist with way finding and contribute to local character of the borough.

~~**6.172** The Unitary Development Plan Policy UD1 contained a list of Views and Landmarks. These have been assessed alongside others suggested in the Borough Character Appraisal, by Development Management Officers and from the previous~~
Policy DM17: Views and Landmarks

~~consultation on the Detailed Policies (Preferred and Alternative Options) of the Croydon Local Plan in 2013 and 2015. The proposed Views and Landmarks are detailed in Policy SP4 and Appendix 5. Policy DM17 details what the Council will consider in terms of possible impact of proposed development on the Local Designated Views, Croydon Panoramas and Local Designated Landmarks.~~

DM17.1 The Council will consider the proposed development in relation to its impact on protected Local Designated Views such that developments should not create a crowding effect around, obstruct, or appear too close or high in relation to any Local Designated Landmarks identified in the Local Designated View.

DM17.2 Developments should enhance Croydon Panoramas as a whole and should not tightly define the edges of the viewing corridors from the Croydon Panoramas. Developments should not create a crowding effect around, obstruct, or appear too close or high in relation to any Local Designated Landmarks identified in the Croydon Panoramas.

DM17.3 Public access to all viewpoints to Local Designated Views and all Croydon Panoramas should be maintained.

DM17.4 Have regard to the setting of heritage, design and conservation designations adjoining the borough boundary in neighbouring boroughs.

How the policy works

6.173 When new development is proposed it should consider the effect on a Local Designated View to avoid detrimental impact on the quality of the View and ensure it is not sited too close to avoid overcrowding the View of a Local Designated Landmark. This is considered in the Croydon Local Plan Strategic Policy SP4.2 which states that development will be required to protect Local Designated Views, Croydon Panoramas, the setting of Local Designated Landmarks, other important vistas and skylines.

~~**6.174** The London Plan Policy 7.11 'London View Management Framework' is reflected in the Croydon Local Plan Strategic Policy SP4.13 which states that the Council and its partners will strengthen the protection of and promote improvements to local views, Croydon Panoramas and Local Designated Landmarks.~~

Paragraph deleted

6.175 The Croydon Opportunity Area Planning Framework refers to the potential impact of tall buildings on views and assessment of impact on the skyline. It identifies townscapes

- Croydon Opportunity Area Planning Framework (2013)

along which people have generous views of the Croydon Opportunity Area. Further to this, it identifies the need for development to demonstrate that it integrates with and improves the local character and, that new buildings will be assessed against their impact on these views to ensure they do not result in an overbearing wall of development.

6.176 The Panoramas selected (listed in Appendix 5) are the wide expansive views of substantial parts of Croydon where public access to a view point to view the Panorama should be maintained.

~~**6.177** The important Local Designated Landmarks in the views are noted in the list of Croydon Panoramas and Local Designated Views in Appendix 5. This policy aligns with the London Plan, Policy 7.12.~~

Key supporting documents

- Borough Character Appraisal (2015)
- Croydon Opportunity Area Planning Framework (2013)

Heritage assets and conservation

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 5
- Strategic Objective 7
- Policy SP1
- Policy SP2.2
- Policy SP4.1
- Policy SP4.12
- Policy SP4.13

Why we need this policy

6.178 Croydon has a rich and varied heritage **which lends that provides depth of character historic and architectural significance** to the borough's environment **and a sense of identity and belonging**. The historic environment contributes to local character and distinctiveness and enables an understanding of the pattern of historic development of an area. In order to maintain the borough's character, it is vital that heritage assets are protected and sensitively adapted and that their setting is not harmed. The historic environment is a finite resource and, once lost, cannot be replaced.

6.179 The Council recognises the value of the historic environment, especially in relation to the positive contribution it can make to creating and maintaining sustainable communities, and considers it to be important to conserve the valued components of the borough's historic environment for the future. This view is supported by the National Planning Policy Framework (Chapter 12), the London Plan (Chapter 7) and the strategic objectives and policies of the Croydon Local Plan. The strategic policies state that 'Croydon needs to ensure protection of its

heritage assets and their settings, to retain local distinctiveness and character'. This is particularly important given the context of the significant change that Croydon, in particular the Croydon Opportunity Area, has seen in the last century and is likely to continue to experience. The Council also supports the principles of heritage-led regeneration.

6.180 This policy seeks to improve the protection afforded to heritage assets in the borough. Heritage assets are the valued elements of the historic environment and make an important contribution to the quality of the borough's architectural, historic and townscape character. A heritage asset is a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets can be identified in various ways, for example through statutory designation as heritage assets of national significance, such as Listed Buildings, Conservation Areas, Scheduled Monuments, and Registered Historic Parks and Gardens, or through designation by the Local Planning Authority, which includes Locally Listed

Buildings, Local Heritage Areas and Locally Listed Historic Parks and Gardens. Heritage assets can also be identified through area assessments, master planning or during the planning process itself.

6.181 Through the planning process the Council will consider the significance of all sites and areas identified as having heritage significance. The Council will monitor proposed removals and additions to the established lists of heritage assets as and when appropriate. The Council will continue to make information relating to heritage assets available to view on the Croydon Council website. **There is the opportunity to further designate conservation areas across the borough to protect areas of particular special architectural or historic interest for future generations to enjoy.**

6.182 Heritage assets may be nationally or locally designated, or ~~undesigned~~ non designated: the reason for their being identified is their special interest. This may be historic, architectural, artistic, or archaeological and these are the attributes that make up their unique quality or significance.

6.183 The setting of a heritage asset is defined in the glossary of the National Planning Policy Framework as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.’

Policy DM18: Heritage assets and conservation

DM18.1 To preserve and enhance the character, appearance and setting of heritage assets within the borough, the Council will determine all development proposals that affect heritage assets in accordance with the following:

- a) Development affecting heritage assets will only be permitted if their significance is preserved or enhanced;
- b) Proposals for development will only be permitted if they **preserve and** enhance the setting of the heritage asset affected or have no adverse impact on the existing setting;

6.184 This policy addresses detailed issues that relate to the detailed application of the Strategic Policies to heritage assets in the borough and fulfils the aim outlined in strategic Policy SP4 to strengthen the protection afforded to heritage assets in the borough.

~~6.185 The National Planning Policy Framework paragraph 126 states that ‘local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment’.~~ **Paragraph deleted**

~~6.186 The London Plan Policy 7.8G states that boroughs should ‘include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area’.~~ **Paragraph deleted.**

6.187 The Croydon Local Plan 2018 provides general policies SP4.11 to SP4.15 that relate to the historic environment. However, there is a need to provide detailed policy on specific issues in order to provide additional policy protection to the borough’s heritage assets and to enable the Council to meet its statutory duties.

- c) Proposals for changes of use should retain the significance of a building **or structure** and will be supported only if they are necessary to keep the building in active use; and
- d) Where there is evidence of intentional damage or deliberate neglect to a heritage asset, its current condition will not be taken into account in the decision-making process.

DM18.2 Applications for development proposals that affect heritage assets or their setting must demonstrate:

- a) How particular attention has been paid to scale, height, massing, historic building lines, the pattern of historic development, use, design, detailing and materials;
- b) That it is of a high quality design that integrates with and makes a positive contribution to the historic environment; and
- c) How the integrity and significance of any retained fabric is preserved **and enhanced**.

DM18.3 To preserve and enhance Listed Buildings, Scheduled Monuments and Registered Parks and Gardens within the borough, the Council will determine all development proposals that affect these heritage assets in accordance with the following:

- a) Substantial harm to or loss of a Grade II Listed Building or Registered Park and Garden should be exceptional;
- b) Substantial harm to or loss of a Grade I or II* Listed Building or a Scheduled Monument should be wholly exceptional; and
- c) All alterations and extensions should enhance the character, features and setting of the building or monument and must not adversely affect the asset's significance.

DM18.4 To preserve and enhance the character, appearance and setting of Conservation Areas within the borough, the Council will determine all development proposals that affect Conservation Areas in accordance with the following:

- a) The demolition of a building that makes a positive contribution to the special character and appearance of a Conservation Area will be treated as substantial harm;
- b) Where the demolition of a building in a Conservation Area is considered to be acceptable, permission for its demolition will only be granted subject to conditions linking demolition to the implementation of an approved redevelopment scheme; and

- c) All proposals for development must have regard to the development principles in the Conservation Area General Guidance Supplementary Planning Document and Conservation Area Appraisal and Management Plan Supplementary Planning Documents or equivalent.

DM18.5 To preserve and enhance the character, appearance and setting of Locally Listed Buildings within the borough, the Council will determine all development proposals that affect Locally Listed Buildings in accordance with the following:

- a) Substantial weight will be given to preserving and enhancing Locally Listed Buildings; where demolition is proposed, it should be demonstrated that all reasonable attempts have been made to retain all or part of the building;
- b) All alterations and extensions should **preserve and** enhance the building's character, setting and features and must not adversely affect the significance of the building; and
- c) All proposals for development must have regard to Croydon's Local List of Buildings of Historic or Architectural Importance Supplementary Planning Document or equivalent.

DM18.6 To preserve and enhance the character, appearance and setting of Local Heritage Areas within the borough, the Council will determine all development proposals that affect a Local Heritage Area in accordance with the following:

- a) Substantial weight will be given to protecting and enhancing buildings, townscape and landscape features that make a positive contribution to the special character and appearance of a Local Heritage Area; and
- b) All proposals for development must have regard to the development principles in the Conservation Area General Guidance Supplementary Planning Document and the Local Heritage Area evidence base.

DM18.7 Substantial weight will be given to ~~conserving~~ **preserving** and enhancing landscape features or planting that makes a positive contribution to the special historic character and original layout of Registered and Locally Listed Historic Parks and Gardens.

DM18.8 All development proposals must preserve and enhance War Memorials and other monuments, and their settings.

DM18.9 In consultation with the Greater London Archaeological Advisory Service, or equivalent authority, the Council will require the necessary level of investigation and recording for development proposals that affect, or have the potential to affect Croydon's archaeological heritage. Remains of archaeological importance, whether scheduled or not, should be protected in situ or, if this is not possible, excavated and removed as directed by the Greater London Archaeological Advisory Service or equivalent authority.

How the policy works

6.188 While the Council recognises that many non-designated heritage assets do not benefit from statutory protection, the Council will seek to protect all heritage assets from demolition due to their national or local historic and architectural significance and the contribution they make to the borough's townscape character. The Council will seek to retain original features and detailing present on buildings and ensure that alterations and extensions to historic buildings are carried out in a manner that does not harm their significance and respects the scale, character, detailing and materials of the original building and area. Proposals that include the reinstatement of significant lost architectural or landscape features or the removal of harmful alterations, where this can be demonstrably undertaken without harm to the significance of the heritage asset, will be supported in principle.

6.189 In addition to the collective value of buildings and their relationship to each other, the character of Conservation Areas and Local Heritage Areas may be defined by the wider townscape, land uses, public realm, open spaces, road layout or landscaped areas. This character can be relatively consistent or in larger areas may contain several 'character areas' within the Conservation Area or Local Heritage Area. In addition to protecting individual buildings the Council will ensure that the wider character of an area is protected and enhanced.

6.190 All planning applications submitted that relate to heritage assets should include a **heritage statement with** a description of the significance of the heritage asset affected and analysis of the resultant impact of the development on the heritage asset and its setting. The level of detail of this statement should be proportionate to the significance of the asset affected and will, if necessary, be directed by the Council.

6.191 All development that relates directly to heritage assets or affects their setting must be of a high quality design that **preserves and** enhances their special character. New development ~~will be discouraged from copying existing buildings but rather~~ must be informed by and well integrated with the established character **and heritage significance** of the **heritage asset area**.

6.192 Development will be encouraged to **preserve and** enhance the setting of heritage assets, ~~or at the very least not have any adverse impact on the current setting~~. In some cases there may be opportunities to better reveal the setting of heritage assets; however this must not have adverse impacts on local character or other heritage assets.

6.193 Historic buildings should ~~be maintained~~ **maintain** in their original use wherever possible unless **a change of use is** fully justified by demonstration that this is necessary to secure ~~it's a~~ **building's** long term future viability. Where a proposed change of use is fully justified, it should be demonstrated how the building's original fabric and character is to be **preserved and enhanced**.

6.194 Historic landscapes, including Registered and Locally Listed Historic Parks and Gardens may have interest ~~from~~ **arising from** their age, connection with historic buildings, events or people, presence of ornamental features and artefacts, style of layout, or work of an important designer. The Council will ensure that Historic Parks and Gardens **are preserved and enhanced so as to not be** adversely affected by new development.

6.195 Croydon's archaeological heritage comprises of both above and below ground remains, previously identified through individual finds, evidence of previous settlements and standing structures. At present, approximately a quarter of the borough is covered by archaeological priority areas, which are areas that have a high likelihood of archaeological significance. ~~Due to its nature, m~~ **Much** of the borough's archaeological heritage is likely to have been

undiscovered and as a result is very sensitive. If a site is identified as having potential archaeological significance applicants will be required to undertake an archaeological desk-based assessment and, if necessary, a field investigation. Any discovered archaeological remains will be required to either be preserved in situ or through a programme of excavation, recording, publication and archiving, undertaken by an archaeological organisation approved by the Council, prior to the commencement of any development. The Council will consult with and follow the guidance of the Greater London Archaeological Advisory Service, or equivalent authority, on the archaeological implications of development proposals.

6.196 Where development proposals affect heritage assets, the submission of a full planning application will be sought as opposed to an outline planning application, unless the Local Planning Authority has sufficient comfort that the level of detail submitted will ensure that the proposed development will preserve or enhance the affected asset or assets.

6.197 The Council supports the principle of improving **physical and virtual access and improved interpretation of the historic significance of** the historic buildings **and sites**. ~~but~~ It will ensure that works undertaken to achieve this are done so in the most creative manner possible and that any harm to significance is minimised and outweighed by the public benefit of securing access.

6.198 The Council will maintain the ‘Heritage at Risk Register’, which is managed by Historic England, and monitors the condition of heritage assets **in the borough** ~~where possible~~. If deemed appropriate, the Council will exercise its legal powers to ensure that essential maintenance of designated heritage assets is undertaken **to ensure their long-term future**. The Council will seek to work with partners to secure creative solutions that would contribute positively to local character and vitality.

6.199 When, in exceptional circumstances, a heritage asset cannot be retained, the development will be required to conduct a full recording survey (including photographs) and deposit the information in the Croydon Local Studies Library and Archives Centre. This should be secured through a planning condition. This is in addition to the recording requirements imposed in respect of the loss of nationally significant designated heritage assets.

~~**6.200** This policy should be read in conjunction with existing and future Council guidance documents including the:~~

- ~~a) Conservation Area General Guidance Supplementary Planning Document;~~
- ~~b) Conservation Area Appraisal and Management Plan Supplementary Planning Documents;~~
- ~~c) Local List of Buildings of Historic or Architectural Importance Supplementary Planning Document; and~~
- ~~d) Residential Extensions and Alterations Supplementary Planning Document.~~ **Paragraph deleted**

Key supporting documents

- The Setting of Heritage Assets, Historic England - Historic Environment Good Practice Advice in Planning 3 (2015)
- Conservation Area Designation, Appraisal and Management - Historic England Advice Note 1 (2016)
- Understanding Place: Historic Area Assessments – English Heritage (2011)
- Borough Character Appraisal (2015)
- Croydon’s Local List of Buildings of Historic or Architectural Importance Supplementary Planning Document (2007)
- Conservation Area Appraisal and Management Plans (various)
- Conservation Area General Guidance Supplementary Planning Document (2013)
- Local Heritage Areas Review (2016)

- Croydon Opportunity Area Planning Framework (2013)
- East Croydon Masterplan (2011)
- West Croydon Masterplan (2011)
- Mid Croydon Masterplan (2012)
- Croydon Public Realm Design Guide (2019)
- Old Town Masterplan (2014)
- Fairfield Masterplan (2013)
- Sport England's Active Design Guidance
- The Mayor of London's Characterisation and Growth Strategy (2023), London Plan Guidance
- The Mayor of London's Housing Design Standards (2023), London Plan Guidance
- The Mayor of London's Optimising Site Capacity: A design-led Approach, (2023), London Plan Guidance
- Croydon Tall buildings Study 2024

7. Community Facilities

Strategic policy

Where we are now

7.1 The main issues for the provision of community facilities and education facing Croydon are that:

- An increasing population will put more pressure on existing community facilities and is likely to require the provision of more **facilities over the plan period**.
- Over time the types of community facilities provided will need to change to reflect demographic change – the population becoming older and more ethnically diverse, more people living alone and changing lifestyles.
- There are, and will be changes to public policy on service provision and co-location of services.
- There will be a need to accommodate **6,000 interments** ~~1,900 extra burials in Croydon~~ by 2031 in the borough.

Where we want to be

Strategic Objective 4: Reduce social, economic and environmental deprivation, particularly where it is spatially concentrated, by taking priority measures to reduce unemployment, improve skills and education and renew housing, community and environmental conditions.
Strategic Objective 6: Provide and promote well designed emergency services, community, education, health and leisure facilities to meet the aspirations and needs of a diverse community.

Strategic Objective 7 Conserve and create spaces and buildings that foster safe, healthy and cohesive communities.
Strategic Objective 8: Improve accessibility, connectivity, sustainability and ease of movement to, from and within the borough.

How we are going to get there

Policy SP5:Community Facilities

SP5.1 ~~The Council will have a presumption in favour of new development provided it is in accord with Policy SP5 and other applicable policies of the development plan, and it~~ **Development that provides for** ~~contributes to the provision of infrastructure and community~~ **facilities to meet the needs of the borough will be supported in appropriate locations.** ~~through Community Infrastructure Levy and planning obligations requirements.~~

Health and wellbeing

SP5.2 ~~The Council and its partners will create and safeguard opportunities~~ **Opportunities** for healthy, fulfilling and active lifestyles **will be created and safeguarded** by:

- a) Working in partnership with the health authorities to improve health in Croydon;
- b) Ensuring new developments provide opportunity for healthy living by the encouragement of walking and cycling, good housing design, sufficient open space and opportunity for recreation and sound safety standards;
- c) Improving education **facilities** and skills training in Croydon and encouraging life-long learning; and
- d) Promoting the growth and expansion of further and higher education to improve skills and act as a driver of growth and enterprise in the local economy.

SP5.3 The Council and its partners will encourage the creation of healthy and liveable neighbourhoods by:

- a) Ensuring the provision of a network of community facilities, providing essential public services; and
- b) Protecting **and expanding** existing community facilities that still serve, or have the ability to serve, the needs of the community.

Providing new community facilities

SP5.4 The pattern, scale and quality of community and education facilities will be adjusted:

- a) To meet the evolving needs of the community;

- b) To improve service provision; and
- c) To support housing and employment growth.

SP5.5 Community facilities will be well designed and located so as to be accessible to all sections of the community where they provide an on-site service. The Council and its partners will encourage and plan for the co-location of services where this provides convenience to the user and resource efficiency and can be achieved in a timely way. ~~Detailed location and site allocation policies are set out in the Detailed Policies and Proposals of the Croydon Local Plan.~~

SP5.6 The Council will support and enable the provision and improvement of places of worship. ~~Criteria for can be found in Policy DM19.2.~~

SP5.7 The Council will support the temporary occupation of empty buildings and cleared sites for community uses where they contribute to regeneration and enhance the character of the area.

Burial space

SP5.8 The Council will plan and provide additional space for burials. The site or sites will be selected through a study and should meet the following criteria:

- a) Meet burial needs until at least 2031 and be of sufficient size for that purpose;
- b) Be suitable for burial of all groups and faiths;
- c) Be accessible to all sections of the community; and
- d) Meet technical requirements for burial including the avoidance of risk to aquifers.

Education and skills

SP5.9 The Council will support investment in the improvement and expansion of primary and secondary schools and special schools to meet the needs of the community and its growing population.

SP5.10 The Council will support investment in new schools by identifying sites for new schools in the Croydon Local Plan.

SP5.11 Children's Centres and pre-school facilities will be provided, enhanced and updated in alignment with the growing population.

SP5.12 The Council will support the growth and improvement of further and higher education in the borough and in particular seek to bring a university or 'multiversity' to Croydon. Subject to progress, the Croydon Local Plan will define a campus location at a suitable site with high public transport accessibility **within or near Croydon Metropolitan Centre**.

SP5.13 The Council will seek to encourage the new university/multiversity to be a centre for innovation, enterprise and associated employment.

SP5.14 The Council will support skills training and further education of residents by modernising and enhancing the quality of libraries, assisting home learning and training at work, and supporting adult education and training.

SP5.15 The Council will work with higher and further education services to better provide ~~for the needs of employment and life enhancement~~ **education and skills training to increase the opportunities for local residents to help meet the needs of local employers**.

Why we have taken this approach

~~7.2 The National Planning Policy Framework states that infrastructure provision is part of planning for prosperity. New housing, employment and other development brings with it additional requirements for community facilities. Government policy~~ **Legislation** has enabled Councils to raise resources in support of social **and cultural** infrastructure through a Community Infrastructure Levy and through planning obligation agreements. Evidence of the needs for additional infrastructure is provided in the ~~accompanying~~ Infrastructure Delivery Plan and will be further specified in the Community Infrastructure Levy (CIL). This policy, as a first step, specifies the principle that Croydon will use a CIL to aid the funding of community infrastructure.

Health and wellbeing

~~7.3 The Local Plan has a role to play in creating opportunities for healthier and more active lifestyles is part of evolving national policy, recently reaffirmed in the Government's White Paper on~~ **which contribute to better** public health **outcomes**. The creation of opportunities requires local action jointly between the health, care and local planning authorities. ~~Croydon's Sustainable Community Strategy~~ **The Mayor's Business Plan** endorses the need **to improve resident health and reduce health inequalities**. ~~help people stay healthy and independent so that they can improve their own health and wellbeing.~~

7.4 Creating a safe home and physical environment whilst encouraging physical exercise will have a positive impact on the physical and mental health of residents, workers and visitors to Croydon.

7.5 London and borough policies all seek to improve the education, training and skills levels of the population to improve their quality of life, increase life-long opportunities for employment and to improve the competitiveness of national, regional, and local economies. Local strategic policy is required to embed these educational, training and skills objectives into sustainable spatial development in Croydon.

7.6 Croydon's level of skills at degree level and above is now less than the London average. It is a disincentive to inward investment for high knowledge industry and investment. To overcome these deficiencies and to increase opportunities for degree level education and enhanced training for skills, the expansion of higher and further education is to be encouraged. In particular, the attraction of a university or complex of university facilities to Croydon is seen as important. ~~and was envisaged in the 'We are Croydon' Vision.~~ This will require in time the expansion of existing colleges and the provision of a new university complex in or near Croydon Metropolitan Centre. ~~The London Plan identifies Croydon Opportunity Area as a Strategic Outer London Development Centre for higher education.~~

7.7 Local planning authorities are asked to ensure that infrastructure is provided in support of existing and growing communities. Modern society needs a wide range and network of facilities provided locally to support the population in its health, safety, sport, leisure, education and meeting place needs. The precise needs of these services vary but an essential requirement is that they are located so as to be reasonably accessible to the diverse population they serve.

7.8 The pattern and extent of existing health facilities, schools and colleges, indoor and outdoor leisure, libraries, halls and of schools and Children's' Centres is described in the accompanying Infrastructure Delivery Plan. The pattern of service provision will need to change over time to reflect changing needs caused by demographic change (aging, more people living alone, more children, a more ethnically diverse population and changing lifestyles). Additionally the process of growth creates service pressures for more public service outlets in the community. The policy gives positive support for physical changes to accommodate more and improved community facilities.

7.9 The expected growth in the borough's population means complementary community facilities will be required. In addition to seeking opportunities to provide new facilities, the Council will protect existing community facilities where they still serve, or have the ability to serve the needs of the community. The community facilities are largely outlined in the Croydon Infrastructure Delivery Plan. The needs of the community evolve, for example the borough's public houses have come under considerable pressure in recent years and are now considered a community facility. Whereas the borough has an over provision of care homes, residential homes and nursing homes, so these are no longer considered a community facility to be protected by policy.

7.10 Provision and ease of access to health and community facilities have positive impacts on wellbeing and healthcare. Such facilities need to be accessible to all sections of the community, ~~including those without a car, the disabled or others with~~ **regardless of any** social, economic or physical characteristics limiting their mobility. **Inclusive design principles need to be applied to make it accessible to communities with protected characteristics.** Where possible services will be co-located so as to enable multi-purpose trips, reduce the need to travel and for the convenience of the user.

Additionally, the service providers through co-location will be able to share spaces and services and to reduce capital and revenue costs. This policy is supported by Policy SP8 (Transport and Communication).

7.11 Public satisfaction with local neighbourhoods increases with ready access to sport and leisure facilities. Likewise the probability of people enjoying an active and healthy lifestyle increases with access to leisure and sporting facilities.

Providing new community facilities

7.12 Croydon has a wide range of faith groups, many of which for demographic and other reasons are growing and in need of new or expanded accommodation both for worship and for associated education, social and assembly needs. The Council will, as a general principle, enable development of this nature at appropriate and accessible locations. ~~Detailed policy on this is specified in the Croydon Local Plan's Detailed Policies and Proposals.~~

7.13 The extensive need for community facilities, together with pressure on public and voluntary sector resources requires that resources are used carefully. Empty buildings and premises offer a low cost, if temporary, source of supply for some community facilities to commence their function pending a more permanent solution. Not all empty buildings will be suitable for community uses, for example where there is a shortage of parking or they are adjacent to noise sensitive uses. A policy to encourage temporary uses can enhance the public realm to help build social cohesion, support cultural diversity and engender a sense of safety and belonging.

Burial Grounds

7.14 A burial needs study on behalf of the borough shows a need to accommodate ~~6,000 10,000 deaths~~ **interments** by 2031 ~~with a~~

resultant need for 1,900 new burial spaces. The London Plan urges boroughs to consider supplying burial grounds close to the communities they serve. The criteria for site selection is identified in the Croydon Local Plan's Detailed Policies and Proposals should include meeting environmental and legislative requirements as part of meeting the technical requirements.

Education and skills

7.15 The quality of educational facilities needs continual renewal and improvement to meet modern standards. Additionally, the educational estate might needs to be expanded to ensure sufficiency of school places to meet the future demand requirements arising from housing and demographic growth and to fulfil the objectives of Croydon's Sustainable Community Strategy. This will require both the expansion of existing schools and the provision of new schools. The latest pupil projections indicate that there are sufficient primary school places at borough level and across most of the educational planning areas of the borough to accommodate the planned growth up until 2026. Projections suggest that two new primary schools may be required, one to serve the Croydon Opportunity Area and another in the Purley/Coulsdon area after 2026 and two sites have been allocated to meet this projected need.

7.15A. Currently, the growth in the Purley Way Transformation Area is not projected to create a need for additional primary school places due to surplus existing capacity within the schools in the area. The majority of the planned housing developments in the Purley Way Transformation Area are due to be delivered after 2026. To safeguard against a future rise in demand for primary school places, a site (Site 332) has been allocated in the Purley Way Transformation Area for a new 2FE primary school.

7.15B Pupil projections suggest that at borough level, currently there is enough secondary school places to meet the demand from the proposed housing numbers for the next 5-10 years. However, additional places may be needed in the south of the borough if demand increases above the predicted level, but no site has been allocated to meet this projected need. This is further described in the Infrastructure Delivery Plan. Sites for additional schools will be identified in the Croydon Local Plan's Detailed Policies and Proposals

7.16 The Council has a demographic model and methodology to estimate the need for form expansion in the state sector which is described in more detail in the Infrastructure Delivery Plan.
Paragraph deleted

7.17 The needs of Facilities for children with special educational needs and disabilities learning difficulties or behavioural problems also requires physical improvement and expansion with more children educated close to home in the borough rather than further afield. Specialist provision is thus required in both existing and in special schools. Needs will be kept under review, with any sites identified based on an updated Special Education Needs Estate strategy.

7.18 Croydon Council has recently provided 26 Children's Centres in line with current requirements. Over the period of the Plan these centres will need to be renewed and adapted to meet changing pre-school needs. At the same time housing growth will bring additional demands and in due course call for expansion of Children's Centres or other pre-school facilities. The principle of such expansion and adaptation is established in this policy.

7.19 Universities and university sites with multiple university representation (multiversities), have a track record for innovation

and technical developments, many of which have commercial applications. **There are now institutions offering university grade education in the borough** ~~One purpose for establishing a University or multiversity in Croydon is to provide~~ing the opportunity for the direct application of new technologies in young and growing enterprises. For this reason, Policy SP5.13 establishes in principle that university presence in Croydon should be in a form and in a place with space and opportunity for there to be adjoining centre(s) of innovation.

7.20 In a fast changing world, the skills needed for employment and wider knowledge, require constant informal and formal learning throughout life. The Council, as part of its effort to raise the quality of life for its residents, will continue to support this process through the work of the Adult Learning and Training Service, the provision of a central and hub libraries of an improving standard and through partnership with the higher education colleges. ~~The end result is to give opportunities for and to stimulate life-long learning, as envisaged in Croydon's Sustainable Community Strategy.~~

Providing and protecting community facilities

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 4
- Strategic Objective 6
- Strategic Objective 7
- Strategic Objective 8
- Policy SP5

Why we need this policy

7.21 ~~The National Planning Policy Framework in paragraph 69 states that the~~ **The** planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. The Council recognises the benefits of a healthy community and with the expected growth in the borough's population, existing community facilities that serve their current and future needs should be retained and new facilities provided.

7.22 Croydon's population, as it grows, will put increasing pressure on community facilities. Consequently, a changing approach towards locating services and facilities is needed, especially to ensure they are provided in sustainable locations.

7.23 ~~The London Plan Policy 3.16 cites~~ **requires** the protection and enhancement of **cultural and social** infrastructure which includes community uses and encourages London boroughs **to ensure that London's diverse communities' social infrastructure needs are met** ~~develop policies to protect these uses.~~

Policy DM19: Providing and protecting community facilities

DM19.1 The Council will permit the loss of existing community facilities where:

- a) It can be demonstrated that there is no need for the existing premises or land for a community use and that it no longer has the ability to serve the needs of the community;
- b) The existing use is located on the ground floor within a Main Retail Frontage, a ~~Secondary Retail Frontage~~, a Shopping Parade or a Restaurant Quarter Parade; or
- c) Community facilities for a specific end user (either on site or off site as part of a comprehensive redevelopment) that meet current or future needs are provided.

DM19.2 The Council will support applications for community use where the proposals:

- a) Include buildings which are flexible, adaptable, capable of multi-use and, where possible, enable future expansion;
- b) Comply with the criteria for ~~D4-class~~ **community** uses in industrial locations as set out in Table 5.13;
- c) Are accessible to local shopping facilities, healthcare, other community services and public transport or provides a community use in a location and of a type that is designed to meet the needs of a particular client group; and
- d) Are for a use that is a **main** town centre use, as defined by the National Planning Policy Framework, are located within Croydon Metropolitan Centre or a District or Local Centre, have no more than 280m² of floor space (net) and are in the vicinity of a Neighbourhood Centre, or are a change of use of an existing unit in a Shopping Parade.

How the policy works

Protection of existing community facilities

7.24 Proposals involving the loss of a community facility may comply with the policy by:

- a. Explaining why the current use is no longer needed if the building/site is occupied; and

b. Showing that the loss would not create, or add to, a shortfall in provision of floor space/sites for the existing community use by providing details of a marketing exercise that meets the criteria below or provide a replacement community facility for a specific end user either on site as part of a mixed use development or elsewhere on a site with no current community use.

7.25 The marketing exercise associated with this evidence should be for a minimum period of eighteen months. Space should be

offered at a reasonable charge for community groups/voluntary sector organisations reflecting its existing use value unfettered by any hope value. In the event that a community facility is listed on the Assets of Community Value register and is offered for sale, **and the Nominating Body wishes to proceed**, the local community is given six months to prepare a bid to buy it. In such circumstances, the marketing statement could be reduced to a period of a minimum continuous period of twelve months in addition to the six months that the community has to prepare a bid to buy it.

7.26 Developments subject to this policy may include proposals involving the loss of an existing profit-making community use (such as a private gym or cinema). These could submit evidence to demonstrate that the existing community use is not financially viable and so no longer has the ability to serve the needs of the community.

7.27 In cases where a community use ceases, it has to be successfully demonstrated that there is no local need or demand for alternative community uses. **The applicant shall contact the Council's Community and Voluntary Sector for details of alternative community uses that can be considered in the location.**

7.28 Policy DM19.1(b) removes the protection of community facilities located in Main Retail Frontages, ~~Secondary Retail Frontages~~, Shopping Parades and Restaurant Quarter Parades as these are locations where Class A-E (**Commercial, Business and Service**) uses are the preferred uses. ~~Policies DM4, DM6 and DM7 permit the extension and change of use of units in these designations (with the exception that change of use is not permitted in Main Retail Frontages).~~ In order to allow any unit converted to a community use in one of these locations to revert to a Class A-E (**Commercial, Business and Service**) use, the protection of community use does not apply ~~within one of these designations. As Policies DM4, DM6 and DM7 permit the change~~

~~of use of units in these designations to a community use there should be a supply of units within the same area to replace a lost community use if needed.~~ **High footfall community uses will generally be more suitable in the borough's network of centres.**

7.28A The aim to retain an end user is to ensure that no existing function is lost. The replacement or consolidated community facility should meet the current and future needs of what the site provides already. An inventory of current uses needs to be submitted along with the application, which should provide a schedule of how these uses will be accommodated in the proposed premises alongside other uses. However, if a particular function/tenant no longer wishes to operate, then the space has to be open to alternative groups of the same function or new community uses, by way of marketing.

Proposals for new community facilities

7.29 The use of a building and the needs of communities can change over time. Therefore, new community facilities should be designed to be flexible and adaptable to changing circumstances including being capable of multi-use and expansion.

7.30 New community facilities should be located so that they are close to schools, local shopping facilities and public transport and other community services to reduce the number of trips people need to make to access them. However, it is acknowledged that there may be circumstances where the needs of a particular group or client base mean that it that it does not need to be located close to other services. In such instances applications would need to be supported with information demonstrating how the lack of access to other services will not have a negative impact on the end users of the new community facility and the amenity of the surrounding area.

Supporting Selhurst Park as the home stadium of Crystal Palace Football Club

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 1

Why we need this policy

7.31 Selhurst Park has been home to Crystal Palace Football Club since 1924.

7.32 The Council recognises the existing role that Crystal Palace Football Club has in the community identifying it as a large scale community and leisure facility that continues to make a significant contribution to local area regeneration, creating opportunities for people to share a sense of pride in where they live, as well as delivering initiatives that support community cohesion and facilitate greater social inclusion.

Policy DM20: Supporting Selhurst Park as the home stadium of Crystal Palace Football Club

The Council will continue to support Selhurst Park as the home stadium of Crystal Palace Football Club and ensure that any redevelopment would enhance the club's position with a football stadium which makes a significant contribution to the Borough.

How the policy works

social and economic benefits that they offer to residents, workers and visitors.

7.33 The presence of a major Football Club within Croydon brings many economic, social and cultural benefits. It is therefore important to protect the facilities that are considered necessary for the retention of such a club.

7.34 London Plan policy 4.6 provides support for the continued success of professional sporting enterprises and the cultural,

Protecting public houses

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 6
- Policy SP5

Why we need this policy

7.35 The National Planning Policy Framework in paragraph 69 states that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. The loss of public houses over recent years has increased due to rising property values. The importance of public houses as a community asset has been acknowledged through the National Planning Policy Framework which requires local authorities to 'plan positively' for such uses. There is also a body of evidence produced by organisations such as CAMRA (The Campaign for Real Ale), the All Party Parliamentary Beer Group and the Institute for Public Policy Research which also supports this view.

7.36 The Institute of Public Policy Research's 'The Social Value of Community Pubs' details the social and community importance of public houses and their importance as hubs for development of social networks. It notes the significant long term consequences and associated costs for communities with a lack of social infrastructure which can support the wellbeing of individuals and communities. In May 2013 CAMRA advised that public house losses had been running at 26 per week in the six months to March 2013.

7.37 The London Plan Policy 3.16 **HC7** cites the protection and enhancement of social infrastructure which can include of public houses and encourages London boroughs to develop policies to as part of London's built, social and cultural heritage as they are

the hubs of social gatherings protect public houses as a community asset.

Policy DM21: Protecting public houses

The Council will not grant planning permission for the demolition or change of use of a public house which displays the characteristics of a community pub such as:

- Space for organised: social events such as pub quizzes, darts competitions, pool leagues;
- Meeting rooms, performance spaces, room for hire (appropriately sound proofed);
- Ancillary facilities (skittles alley, children's play area); and
- Associated clubs and teams;

Unless:

- a. The loss of the public house would not result in a shortfall of local public house provision of this type;
- b. That the public house is no longer considered economically viable when considered against the CAMRA's Public House Viability Test; and that a range of measures have been undertaken to seek to improve viability including (but not restricted to):
 - Hosting quiz nights, craft fairs, live music or comedy;
 - Food offer diversification;
 - Providing B&B Accommodation;
 - Renting out space for meetings, classes or community events;
 - Maintenance, repair and visual improvements; and
 - Varied opening hours; and
- c. The public house has been marketed as a public house, at a market rate for public houses, for a consistent period of ~~18~~ 24 months.

How the policy works

7.38 Public houses play an important role at the heart of many local communities. In many cases they have historically provided social hubs and make a positive contribution to townscape and local identity. A defined need can be demonstrated by the submission of a marketing statement for a period of ~~eighteen~~ 24 months and consideration against CAMRA's viability

assessment. Other criteria which would be considered ~~editions~~ would include sustained and documented evidence of local objections to the loss of the public house and the public house being used for a wider variety of ancillary uses such as functions, social events and other community activities.

7.39 Public houses can provide an important role in promoting community cohesion and can offer opportunities for people from

different walks of life to mix. They are more than just a place to relax and drinks; they can host events, clubs and provide informal meeting spaces for local interest groups. In 2012 the Institute of Public Policy Research (IPPR) report on Pubs and Places found that 23% of pub goers had made friends in their local public house with people “they would not normally mix with”. Supporting such industries is particularly important given the importance of the food and drinks industry to Croydon. As a consequence, the Council will protect Public Houses as long as their benefit to the community can be justified.

- ‘How to save London’s pubs as community resources’- Steve O’Connell, London Assembly (2013)
- The Social Value of Community Pubs (2012)

7.40The Council will resist the loss of these facilities unless it can be demonstrated that it is no longer required in its current use. Evidence will be required to show that the loss would not create, or add to, a shortfall in provision for the public house and demonstrate that there is no demand for such a use on the site. This would include the submission of evidence of suitable marketing activity for a period of ~~eighteen~~ 24 months. In the event that a public house is listed on the Assets of Community Value register and is offered for sale, the local community is given six months to prepare a bid to buy it. In such circumstances, the marketing statement could be reduced to a period of a minimum continuous period of ~~twelve~~ eighteen months in addition to the six months that the community has to prepare a bid to buy it. This evidence should demonstrate that the existing use is no longer financially viable through the submission of financial evidence. Marketing details need to include a site description, photographs and reasonable terms commensurate with public house use. In cases where a public house use has ceased it has to be successfully demonstrated that there is no local need or demand.

Key supporting documents

- CAMRA Guidance – Pub Planning Policy Tool Kit (2014)

Providing for cemeteries and burial grounds

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 6
- Policy SP5

Why we need this policy

~~7.41 In 2012 Croydon had less than two years supply of burial space remaining in its cemeteries within the borough and at Greenlawns Memorial Park in Tandridge district and Bandon Hill Cemetery in the London Borough of Sutton. paragraph deleted~~

~~7.42 A planning application was made to Tandridge District Council to extend the existing burial ground at Greenlawns Memorial Park following consideration of all known options within the London Borough of Croydon itself. The planning application was refused and the refusal was upheld upon appeal. In 2010, the Council commissioned a study for future requirements of burial ground and the recommendations estimated that a need for 6,000~~

~~interments was required for the period up to 2031. The Greenlawns Memorial Park, a council owned cemetery will cover the requirements until 2031.~~

~~7.43 Therefore, Croydon needs to find an alternative new site for a new burial ground over the next decade and a policy is proposed to guide the search for a site and to help determine any subsequent planning application.~~

~~7.44 The Burial Land Need and Provision Study identifies that space needs to be found for 1,900 burial spaces in the borough up to 2031. paragraph deleted~~

Policy DM22: Providing for cemeteries and burial grounds

The Council will support applications for new cemeteries and burial grounds where the proposals:

- ~~Have good means of access from roads and are near bus routes or other transport nodes; Clause deleted~~
- Are located in areas of with no risk of flooding from all potential sources of flooding;
- Are not located in a Groundwater Source Protection Zone; and
- Would not have unacceptable adverse impact on the biodiversity of the borough; and

e) ~~Are not located in Metropolitan Green Belt or on Metropolitan Open Land, unless it has been demonstrated that there are no suitable sites that are not in Metropolitan Green Belt or on Metropolitan Open Land, there is no impact on openness and existing provision of public access is maintained.~~ **Clause deleted**

How the policy works

7.45 A new cemetery or burial ground **ideally** needs to be well accessed from roads and bus routes or other transport nodes in order to be accessible for residents of the borough to visit and attend to gravestones.

7.46 Cemeteries and burial grounds would be particularly adversely affected by flooding. Therefore, they must not be located in areas of flood risk (from any source of flooding). Applications will be refused if there is any risk of flooding to the site irrespective of whether a sequential test demonstrates that there are no other suitable sites within the borough.

7.47 They also have a greater potential to contaminate groundwater supplies. Groundwater provides a third of our drinking water in England and Wales, and it also maintains the flow in many rivers. In some areas of Southern England, groundwater supplies up to 80% tap water. It is crucial that these supplies and sources are looked after and ensure that tap water is completely safe to drink. The Environment Agency has defined Groundwater Source Protection Zones for groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. Maps are available from the Environment Agency (on their website) showing the extent of Groundwater Source Protection Zones in Croydon.

7.48 ~~The National Planning Policy Framework lists facilities for cemeteries as potentially being acceptable in Green Belt.~~

~~However, the presumption is that this is for existing cemeteries and that new cemeteries and burial grounds need to demonstrate exceptional circumstances before being permitted in Green Belt (and by default, Metropolitan Open Land).~~ **Paragraph deleted**

7.49 ~~Therefore, a new cemetery or burial ground will only be permitted in Metropolitan Green Belt or Metropolitan Open Land if it has first been demonstrated that there are no suitable sites outside of Metropolitan Green Belt or Metropolitan Open Land. These sites do not have to be within the borough boundary of Croydon. Furthermore a~~Any ancillary facilities associated with a new cemetery or burial ground must be kept to a minimum so that there is no impact on openness of Metropolitan Green Belt or Metropolitan Open Land. Existing public access to any site in Metropolitan Green Belt or Metropolitan Open Land must also be maintained.

Key supporting documents

- Burial Land Need and Provision Study (2010)

8. Environment and Climate Change

Strategic policy

Where we are now

8.1 The key issues that the borough faces in terms of planning for climate change ~~up to 2036~~ are:

- Climate change is a global issue with impacts that are felt most acutely at the local level in terms of more extreme weather, including hotter summers and periods of heavy rainfall.
- There is a Council target **for Croydon to become carbon neutral** of ~~a 34% reduction in carbon emissions by 2025~~ **2030**.
- ~~25% of the heat and power used in London must be generated through the use of localised decentralised energy systems by 2025.~~
- Croydon is ranked the 4th settlement in England most susceptible to surface water flooding.
- The London Plan sets a target for the capital to become ~~100%~~ **85%** self-sufficient in managing waste by ~~2020~~ **2026**.
- If Croydon ~~town centre~~ undergoes intensive development, more aggregate recycling facilities may be required to minimise waste and its transportation.

Where we want to be

Strategic Objective 5: Ensure that high quality new development both integrates, respects and enhances the borough's natural environment and built heritage.

Strategic Objective 9: Ensure the responsible use of land and natural resources and management of waste to mitigate and adapt to climate change.

Strategic Objective 10: Improve the quality and accessibility of green space and nature, whilst protecting and enhancing biodiversity.

Strategic Objective 11: Tackle flood risk by making space for water and utilising sustainable urban drainage systems.

How we are going to get there

Policy SP6:Environment and Climate Change

SP6.1 In order to reduce greenhouse gas emissions and deliver development that is adaptable in a changing climate, the Council will apply a presumption in favour of development provided applications meet the requirements of Policy SP6 and other applicable policies of the development plan.

Energy and carbon dioxide (CO₂) reduction

SP6.2 The Council will ensure that future development makes the fullest contribution to minimising carbon dioxide emissions in accordance with the London Plan energy hierarchy (use less energy, supply energy efficiently and use renewable energy), to assist in meeting local, London Plan and national CO₂ reduction targets. The Council will promote **zero carbon developments and encourage** the development of district energy networks where opportunities exist due to high heat density⁵⁰ or an increase in heat density brought about by new development. This will be achieved by:

- a) Requiring high density⁵¹ residential developments of 20 or more units to incorporate site wide communal heating systems
- b) Requiring major development⁵² to be enabled for district energy connection⁵³ unless demonstrated not to be feasible or financially viable to do so.

Sustainable design and construction

SP6.3 The Council will seek high standards of sustainable design and construction from new development, conversion and refurbishment to assist in meeting local and national CO₂ reduction targets. This will be achieved by:

- a) Requiring new-build residential development of fewer than 10 units to achieve the **London Plan requirements or national technical standard Building Regulations Part L (2021), whichever is higher**, for energy efficiency in new homes (2015). ~~This is set at a minimum of 19% CO₂ reduction beyond the Building Regulations Part L (2013);~~

⁵⁰ 55 residential units or 1,000m² commercial development per hectare

⁵¹ 55 residential units per hectare for developments of over 100 homes; 75 units per hectare for developments of 20 or more but under 100 homes

⁵² 10 or more residential units, a site of 0.5 hectares or more or 1,000m² commercial development

⁵³ Enablement for district energy connection which incorporates provision of a communal heating system operating to defined temperatures with a suitable on site space for associated heat connection plant and pipe connection to the perimeter of the site.

- b) Requiring **all major residential development** ~~new-build residential development of 10 units or more to achieve the London Plan requirements or National Technical Standards (2015)~~ **Building Regulations Part L (2021)** for energy performance and **CO₂ reduction targets**, whichever the higher standard. **The London Plan 'Be Seen' energy performance guidance should be used for monitoring post construction.**
- c) Requiring all new-build residential development to meet a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G;
- d) Requiring conversions and changes of use of existing buildings providing more than 10 new residential units to achieve a minimum of BREEAM Domestic Refurbishment ~~Very Good~~ **Excellent** rating or equivalent, **unless it can be demonstrated that it is not technically feasible**;
- e) Requiring new build non-residential development, **conversions and changes of use** of 500m² and above to achieve a minimum of BREEAM Excellent standard or equivalent, **unless it can be demonstrated that it is not technically feasible**;
- f) ~~Requiring conversions and changes of use to non-residential uses with an internal floor area of 500m² and above to achieve a minimum of BREEAM Very Good standard or equivalent;~~ **Clause deleted**
- g) Requiring new build, non-residential development of 1000m² and above to achieve **the London Plan Standards [i.e., a minimum of 35% CO₂ reduction beyond the Building Regulations Part L (20132021)]**; and
- h) Requiring development to positively contribute to improving air, land, noise, and water quality by ~~minimising~~ **mitigating any effects of pollution,** ~~with detailed policies to be included in the Croydon Local Plan's Detailed Policies and Proposals,~~;
- i) **Taking a bespoke approach to the sustainability of historic buildings and heritage assets, giving consideration to their particular construction, embodied materials, building fabric and character without undermining their historic importance; and**
- j) **Requiring all major applications to submit Energy Assessments following the London Plan Energy Assessment Guidance.**

Flooding, urban blue corridors and water management

SP6.4 The Council, as a Lead Local Flood Authority, will work in partnership with the Environment Agency, community groups, water and highways infrastructure providers, developers and other Lead Local Flood Authorities to reduce flood risk, protect groundwater and aquifers, and minimise the impact of all forms of flooding in the borough. This will be achieved by:

- a) Applying the Sequential Test and Exception Test where required by Policy DM25;
- b) Requiring major developments in Flood Zone 1, **developments in areas identified at risk from other sources of flooding** and all new development within Flood Zones 2 and 3 to provide site specific Flood Risk Assessments proportionate with the degree of flood risk posed to and by the development, taking account of the advice and recommendations within the Council's Strategic Flood Risk Assessment and Surface Water Management Plan;
- c) Requiring all development, including refurbishment and conversions, to ~~utilise~~ **demonstrate** sustainable drainage systems (SuDs) **preferably nature based** to reduce surface water run-off and provide water treatment on site; and
- d) Requiring development proposals to account for **and mitigate any** possible groundwater contamination in Source Protection Zones 1 and 2.

SP6.5 The Council and its partners will promote the implementation of 'Urban **Green Blue Spaces and Corridors**', enabling a network of multifunctional spaces and corridors that provide safe routes and storage for flood water within the urban environment. This will be achieved by:

- a) Supporting schemes that make space for water in flood events;
- b) Supporting schemes to de-culvert sections of the River Wandle, Norbury Brook and Caterham Bourne;
- c) Preserving and enhancing landscape, heritage and culture through protection and access improvements to the borough's ponds, open water and water heritage sites; and
- d) Maximising opportunities to establish overland flow paths, surface water ponding areas, urban watercourse buffer areas and multi-use flood storage areas in locations of high surface water flood risk and critical drainage areas.

Waste management

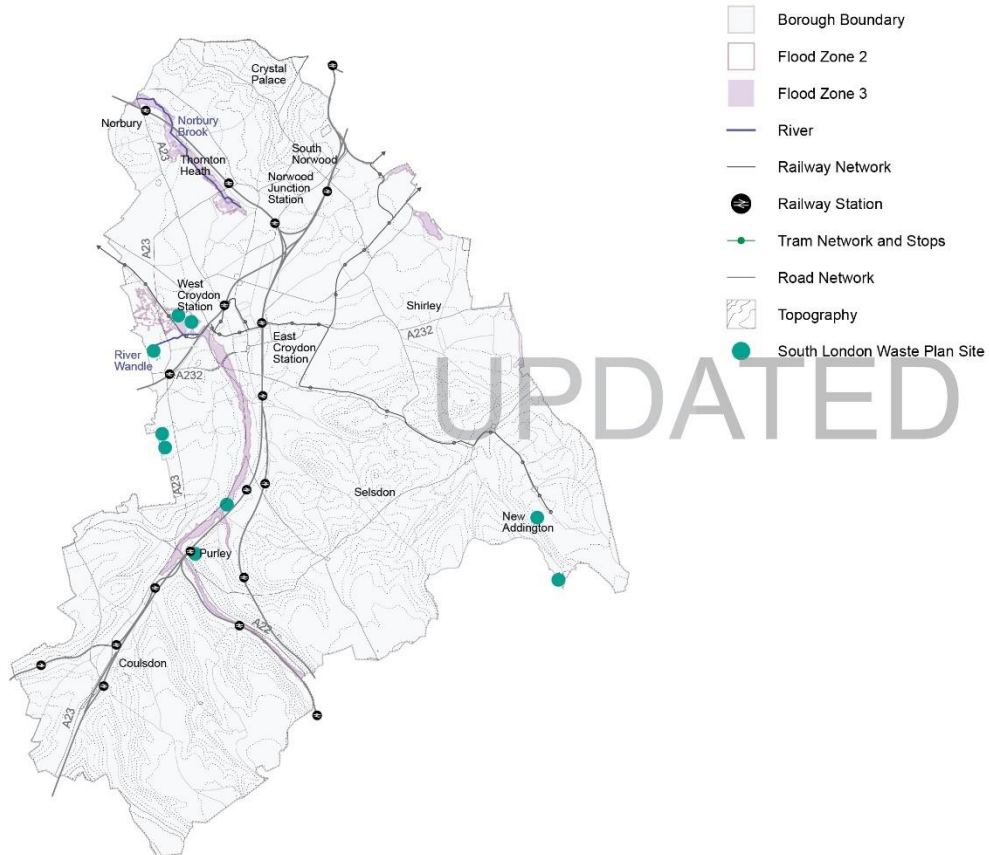
SP6.6 The Council supports the objectives of sustainable waste management set out in the London Plan and national policy. The Council will identify the necessary capacity in collaboration with the neighbouring boroughs of Merton, Kingston and Sutton to maximise self-sufficiency in managing the waste generated within the four boroughs. This will be achieved through the South London Waste Plan DPD and any further revisions.

Minerals

SP6.7 The Council will support schemes for aggregate recycling facilities within the borough and seek to reduce the environmental impact of aggregates by supporting the enhancement and development of aggregate recycling facilities where there is no significant detriment to local amenity (see Policy SP8 regarding freight movement and railheads).

What it will look like

Figure 8.1 Map of Policy SP6 Environment and Climate Change



Why we have taken this approach

Energy and carbon dioxide (CO₂) reduction

8.2 In ~~2012~~**2021**, the London Borough of Croydon was responsible for ~~1,065~~ 4,544-kilo tonnes of carbon dioxide (CO₂) emissions⁵⁴. While this level of emissions is ~~eight~~ **fifth** highest across the 33 London Boroughs, total emissions from Croydon's homes are the second highest across the boroughs. The London Plan includes a target **for London to become a zero carbon city by 2050 to reduce CO₂ emissions by 60% by 2025** and the Climate Change Act sets out that emissions will be reduced by **at least 80% 100%** by 2050 (based on 1990 levels). **A Climate and Ecological Emergency was declared by the Council in July 2019 with one of the aims for the council to be carbon neutral by 2030.** ~~The Croydon Climate Change Mitigation Action Plan (Croydon Council "Croydon Climate Change Mitigation Action Plan" 2010)⁵⁵ sets out targets for reducing borough wide CO₂ emissions. A key part of this action plan is the minimisation of CO₂ emissions arising from new and existing buildings, through sustainable design and construction and low/zero carbon energy generation. This approach is embedded in the "We Are Croydon Vision"⁵⁶.~~

8.3 ~~The Sustainable Design and Construction Evidence Base⁵⁷ and District Energy Feasibility Study⁵⁸ highlights that there is significant potential, in the form of high heat densities, for district energy. National planning policy and the London Plan support the development of district energy as a cost effective means of achieving low (and zero) carbon development in urban areas. The National Technical standards (2015) **Building Regulations Part L**~~

⁵⁴ Department of Energy & Climate Change, UK local authority and regional carbon dioxide emissions national statistics: 2005-2012

⁵⁵ Croydon Council "Croydon Climate Change Mitigation Action Plan" 2010

(2021) for new housing and the London Plan set minimum levels for CO₂ reduction. The London Plan also allows for the offsetting of residual CO₂ emissions where it can be demonstrated that it is not feasible to achieve the required CO₂ target fully onsite.

~~Development applications proposing the utilisation of biomass heating systems or biomass combined heat and power systems will be required to provide appropriate information to allow assessments to be made of the effectiveness of measures to minimise the impact on local air quality.~~

Sustainable design and construction

8.4 ~~Adoption of the National Technical Standards (2015) **Building Regulations Part L (2021)** and London Plan requirements will ensure that new developments achieve high standards of environmental performance which address: energy/water consumption, environmental impact of materials, waste, surface water run-off, pollution, construction management, ecology and occupant health and wellbeing. The **policies seek to ensure that from the start, the** design of developments should maximise the potential to use innovative construction technologies, pre-fabrication elements and sustainable materials alongside the use of recycled materials. as referred to in the Mayor's SPG on 'Sustainable Design and Construction' (2014). A requirement for major refurbishments and conversions to meet the National Technical Standards (2015) and London Plan requirements will ensure that o~~

8.4A Opportunities to modernise and improve Croydon's existing buildings **through development, including refurbishment, should be**

⁵⁶ ~~We Are Croydon vision (page 45)~~

⁵⁷ ~~LBC Sustainable Design and Construction Evidence Base 2010 (page 58-61)~~

⁵⁸ ~~AECOM District Energy Feasibility Study 2009~~

are maximised. These opportunities extend to historic buildings and heritage assets; however, the nature of their construction and the need to preserve their character and setting demand special consideration. The borough has numerous listed buildings, historic buildings and townscapes. Before any measures are taken to improve the sustainability and energy efficiency of historic buildings, the construction of the building should be understood. Evidence should set out the current and future energy performance of interventions and take an iterative approach to interventions, starting with the least invasive. The beneficial reuse of existing buildings by retaining the embodied carbon is a sustainable approach in its own right. The proposals for retrofitting listed buildings without harming the character of the building will be supported. Historic England's 'Energy Efficiency and Historic Buildings' should be followed for guidance on retrofitting historic buildings to improve their energy efficiency without impacting their character. Overall, this approach will help meet the objectives set out in Croydon's Climate Change Mitigation Strategy and Climate Change Adaptation Strategy.

Flooding, urban blue corridors and water management

8.5 The Strategic Flood Risk Assessment for Croydon, Sutton, Merton and Wandsworth (SFRA, 2015) identifies the main risks of fluvial flooding are in the vicinity of the Norbury Brook through Thornton Heath and Norbury and through Kenley, Purley and Waddon along the Brighton Road and Godstone Road valleys and around the culverted River Wandle⁵⁹. Croydon has been ranked the 4th settlement in England most susceptible to surface water

⁵⁹ SFRA Appendix A Figure 2.1

⁶⁰ National Rank Order of Settlements Susceptible to Surface Water Flooding, DEFRA 2009

flooding⁶⁰. The Surface Water Management Plan (SWMP) identifies parts of the borough to be particularly susceptible to surface water flooding, including Brighton Road through Purley up to Central Croydon and the A22 Godstone Road⁶¹. There have been SFRA identifies significant episodes of surface water flooding at Purley Cross, Kenley Station, Brighton Road Coulsdon, Hamsey Green, Mitchley Avenue Sanderstead, Purley Oaks Road, Norbury and Thornton Heath⁶². The Strategic Flood Risk Assessment (SFRA) also identifies areas in the borough where groundwater may occur and where groundwater may come close to the ground surface⁶³. Croydon experienced severe flooding in 2014 associated with the Caterham Bourne and high groundwater levels.

8.6 The SFRA, SWMP scoping report, Sustainable Design and Construction Evidence Base and policies in the London Plan recommend the application of Sustainable urban drainage systems (SuDS) are recommended by the SFRA to ameliorate flood risk, improve water management and reduce surface water run-off. The Council, as the Local Planning Authority and the Lead Local Flood Authority, is required to ensure that SuDS are implemented in all major developments. The requirement to utilise SuDS in all development, including those in low risk areas, is in view of the fact that surface water from one area of a catchment may contribute towards enhanced flood risk in another area of that catchment. In addition, flood events are expected to become more frequent and more significant in the future as the U.K.'s climate changes and this requirement will go some way to adapting to this change. The installation of SuDS, such as green roofs, can have several additional benefits: increasing biodiversity and urban

⁶¹ London Borough of Croydon Surface Water Management Plan, Phase 1 Scoping Study – Final Draft (page 23)

⁶² SFRA Appendix A Figure 2.3

⁶³ SFRA Appendix A Figure 2.4

cooling, providing additional open space in built-up areas and improvements to water quality. Flood Risk Assessments will highlight site specific issues and help inform the best solutions to reduce flood risk and improve water management. The Level 2 SFRA and SWMP can be used to guide which SuDS will be the most suitable based on site specific considerations.

~~8.7 A Department of Environment, Food and Rural Affairs (DEFRA) commissioned research report, involving Croydon Council, entitled 'Developing Urban Blue Corridors' proposes tackling pluvial flood risk in a more innovative and strategic manner through the establishment of a network of multifunctional spaces for water⁶⁴. It propounds the establishment of safe flood corridors and setting development back from natural overland flow paths and pending areas. Establishing a network of multifunctional spaces and corridors for flood water provides additional opportunities for improving biodiversity, recreation, urban cooling and access. **The Local Plan will support development that results in the creation of new ponds and ecological** improvements to ponds and open water sites such as South Norwood Lake and Waddon Ponds. The approach is supported by policy within the London Plan⁶⁵. The Croydon Local Plan's Detailed Policies and Proposals will set detailed policies for establishing Urban Blue Corridors in Croydon.~~

8.8 The Environment Agency has defined Source Protection Zones (SPZs), for groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. A formation of chalk underlies ~~Croydon~~ **the south of the borough**. Fractures in the chalk rock allow groundwater to collect and flow

⁶⁴ ~~URS Scott Wilson, Kingston University and Croydon Council. 'Developing Urban Blue Corridors Scoping Study Final Report' (March 2011). Report for DEFRA.~~

underground. They also allow large quantities of groundwater to be brought to the surface through pumping of wells. The water from these wells supplies over 70% of Croydon's drinking water, and should be protected to ensure water is available to current and future generations. Considerate planning is needed so that development does not have a detrimental effect on the public's valuable water resource. **In the north of the borough, clay is the predominant soil formation.** Through this package of measures Croydon has the potential to reduce urban diffuse pollution in its water bodies and help improve the ecological status of the borough's surface water **courses** such as the River Wandle, Norbury Brook and Caterham Bourne.

Waste management

8.9 The Council has developed the South London Waste Plan DPD with the neighbouring boroughs of Kingston, Merton and Sutton. The Waste Plan forms part of each borough's Local Development Framework and ensures that collectively, the boroughs meet the London Plan, national and EU requirements. Detailed planning policies for the assessment and delivery of new waste management facilities are set out in the South London Waste Plan DPD. Policy **SI7 5.16** of the London Plan seeks to manage as much of London's waste within London as practicable; working towards managing the equivalent of 100 per cent of London's waste within London by ~~2031~~ **2026** and creating positive environmental and economic impacts from waste processing working towards zero biodegradable or recyclable waste to landfill by ~~2031~~ **2026**. Within this context, the London Plan emphasises that boroughs should maximise self-sufficiency. The London Plan provides updated

⁶⁵ ~~London Plan Policies 5.10, 5.11, 5.12, 5.13, 7.27, 7.28, 7.30~~

guidance and revised waste apportionment that the South London Waste Plan will seek to meet.

8.10 When considering planning applications for new waste management facilities, the Council will have regard to the policies of the South London Waste Plan DPD, ~~the site selection criteria to be set out in the Croydon Local Plan's Detailed Policies and Proposals~~ and the additional location criteria set out in the London Plan and national policy. Within Croydon, some Strategic Industrial Locations have been identified as potentially suitable for waste management facilities and are identified in the South London Waste Plan DPD.

Minerals

8.11 An aggregates company has access to a rail head at Purley; **this site is allocated as a safeguarded waste site in the South London Waste Plan, as shown on the Policies Map.** Whilst the borough has no minerals for extraction the levels of growth envisaged over the plan period will require sustainable means with which to transport and distribute aggregates as well as recycling aggregates. **The operations of such sites should not be prejudiced by potential development in the vicinity and therefore applications will be assessed in accordance with the agent of change principle.**

Development and construction

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 5
- Strategic Objective 9
- Strategic Objective 10
- Strategic Objective 11
- Policy SP6.2
- Policy SP6.3

Why we need this policy

8.12 As part of its commitment to achieving sustainable development and promoting the economic and social wellbeing of the borough, the Council needs to ensure that there is effective protection of the environment and prudent use of natural

resources. To do this the Council needs to assess the environmental impacts of development and take action to ensure that sustainable development objectives are met. The entire borough of Croydon is also an Air Quality Management Area.

Policy DM23: Development and construction

The Council will promote high standards of development and construction throughout the borough by:

- Ensuring that future development, that may be liable to cause or be affected by pollution through air, noise, dust, or vibration, will not be detrimental to the health, safety and amenity of users of the site or surrounding land;
- Ensuring that developments are air quality neutral and do not lead to further deterioration of existing poor air quality;
- Ensuring mitigation measures are put in place to reduce the adverse impacts to acceptable levels. Where necessary, the Council will set planning conditions to reduce the impact on adjacent land uses to acceptable levels, relative to ambient noise levels and the character of the locality; and
- Encouraging the use of sustainable and innovative construction materials and techniques in developments;
- Aiming to achieve net zero waste by applying circular economy principles; and

f) Ensuring that a whole-building approach is adopted with regard to the sustainability of historic buildings and heritage assets.

Why we are proposing this approach

8.13 In Croydon, developments of 10 or more new homes or 500m² or more of non-residential floor space are expected to meet high sustainable construction standards in accordance with the Croydon Local Plan.

8.14 Developers should seek to minimise the adverse environmental impacts of development during construction ~~in line with the Sustainable Design and Construction Supplementary Planning Guidance 2014~~ and by considering the following best practice measures:

- a) Identifying potential sources of dust and other air pollution as early as possible from the earliest stages of project design and planning;
- b) Locating activities likely to generate air pollution or dust away from sensitive uses such as hospitals, schools, housing and wildlife sites where possible;
- c) Minimising dust generation by dampening stockpiles and covering skips;
- d) Dampening and sweeping construction sites, access roads and dust generating activities such as stone cutting as required;
- e) Accommodating wheel washer facilities as necessary; and
- f) Making use of techniques such as framed construction and prefabricated components in order to minimise construction noise and disruption on site. ;and
- g) **Reducing waste by following London Plan circular economy principles.**

8.15 ~~Solid wall insulation will also be encouraged in existing developments where planning permission may be required. All~~

major development proposals are expected to incorporate London Plan circular economy principles and submit a whole life cycle assessment.

Air quality

8.16 The entire borough of Croydon is an Air Quality Management Area (AQMA) and therefore developers should give careful consideration to the air quality impacts of their proposed development through an Air Quality Assessment.

8.17 Since very few developments are 'zero emission' developments, most development will have a negative impact on air quality. As Croydon is an AQMA, new developments should be at least 'air quality neutral'. Developers should consider ~~measures to minimise emissions of air pollution~~ **quality positive principles** at the design stage and should incorporate best practice in the design, construction and operation of the development.

Development proposals should have regard to London Plan Air Quality Neutral and Air Quality Positive guidance. Where a development has a negative impact on air quality, developers should identify mitigation measures that will minimise or offset the emissions from the development. These mitigation measures should be implemented on-site. This is especially important where provision has been made for a large number of parking spaces, where the development will generate a significant number of trips, will give rise to other potentially significant sources of pollution or will be used by large numbers of those particularly vulnerable to poor air quality, such as children or older people. Poor air quality is linked to the development of chronic diseases and can increase the risk of respiratory illness. Tackling poor air quality can improve health problems and minimise the impacts on vulnerable groups,

especially asthma in children and heart and respiratory diseases in older people.

8.18 The Council has produced an Interim Policy Guidance (Standards and Requirements for Improving Local Air Quality) on requirements for improving local air quality, which sets out situations when an assessment may be required and suggests methods of undertaking such an assessment within the Croydon area. Developers or architects involved in new residential development, new industrial and commercial development, or mixed use development with housing should consult the Interim Planning Guidance on Improving Local Air Quality and the Mayor of London's Control of Dust and Emissions Supplementary Planning Guidance.

Noise

8.19 There is a need to ensure that residents and businesses are protected from environmental disturbance during the construction of major developments. **Proposed developments should design out exposure to noise and provide adequate sound insulation to minimise the adverse impact of noise from a railway or a busy road, aircraft or an industrial activity, in line with the London Plan Agent of Change Principle.**

8.20 The Council's Code of Practice has been prepared to help developers and their contractors ensure that they undertake their works in the most considerate manner, in order to reduce the impact of the work on local communities. It also provides guidance on a Construction Logistic Plan **and Delivery and Servicing Plans** required for major developments and the assessment of traffic movements.

8.21 Most planning applications received by the Council are assessed for the impact of environmental noise on the new development. This to ensure that the proposed development has adequate sound insulation in order to minimise the adverse impact of noise from a railway or a busy road, aircraft or an industrial activity. Residential developments close to railways and other noise sensitive sites will need a noise assessment

Key supporting documents

- Standards and Requirements for Improving Local Air Quality Interim Policy Guidance (2014)
- ~~The Mayor of London's Sustainable Design and Construction Supplementary Planning Guidance (2014)~~
- The Mayor of London's Control of Dust and Emissions Supplementary Planning Guidance (2014)

Land contamination

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 9
- Policy SP6.3

Why we need this policy

~~8.22 Whilst a site may contain elevated levels of ‘contaminants’, it may or may not be defined in legislation as contaminated land.~~

~~Paragraph deleted~~

~~8.23 The legislation defines contaminated land as ‘any land which appears to the local authority in whose area it is situated, to be in such a condition, by reasons of substances in, on or under the land that:~~

- ~~Significant harm is being **caused**, or there is a significant possibility of such harm being caused; or~~
- ~~**Significant** Pollution of controlled waters is being or is likely to be caused.’~~

~~8.24 Land contamination is likely to have arisen from the activities of past industrial and waste disposal practices. Elevated levels of heavy metals, oils, pesticides, and asbestos or landfill gas are a few examples of substances or materials which could be considered contaminants and which, where not properly managed, could cause harm to health or the environment.~~

~~8.25 The planning system aims to ensure that the effects of historical contamination do **should** not cause any harm to the future users of a site. Provisions in the planning process ensure that, ~~w~~ **Where** contamination is an issue on a site, **development is an opportunity for it to be** it is cleaned up or remediated before or as part of its redevelopment. ~~Contaminated sites can be redeveloped into uses such as housing, schools and hospitals.~~~~

~~8.26 Before the introduction of the Environmental Protection Act 1990, there were instances where the previous controls dealing with contamination were not so effective, and going back further in time, controls were limited or non-existent. This may have resulted in contamination not being addressed or satisfactorily dealt with prior to or during the site’s development. It is these sites that the legislation aims to deal with by ensuring that, where potentially contaminated sites do exist, they are found and cleaned up.~~
~~Paragraph deleted~~

~~8.27 It is the responsibility of the Council to determine whether it considers the site to be contaminated. Planning controls through the imposition of conditions assists in helping to govern these sites.~~

Policy DM24: Land contamination

DM24.1 The Council will permit development proposals located on or near potentially contaminated sites, provided that detailed site investigation is undertaken prior to the start of construction in order to assess:

- a) The nature and extent of contamination; and
- b) The production of landfill gases ~~and the potential risks to human health, adjacent land uses and the local environment.~~

DM24.2 Where the assessment identifies unacceptable risks to human health, adjacent land uses or the local environment, site remediation and aftercare measures will be agreed or secured by condition to protect the health of future occupants or users.

DM24.3 All development proposals on contaminated sites should be accompanied by a full risk assessment, which takes into account existing site conditions.

How the policy works

8.28 In addressing contamination, it is recognised that retrospective remedial actions, carried out after a site has been developed, will be significantly more expensive and difficult, than if the remediation is carried out prior to or as part of a site's development. As a consequence of this, when a site is to be developed, the Council will seek to ensure that any issues of contamination are addressed through the imposition of planning conditions prior to its development. The scale of remediation of the land should reflect the nature and risk posed by any contaminants. The Council's Contaminated Land Officer will advise on remedial measures and that measures are successfully implemented.

Key supporting documents

- ~~Environmental Protection Act 1990~~

Sustainable Drainage Systems and reducing flood risk

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 9
- Strategic Objective 11
- Policy SP6.4
- Policy SP6.5

Why we need this policy

8.29 The National Planning Policy Framework states that development should be directed away from areas at a highest risk of flooding and that Local Plans should apply a sequential, risk-based approach to the location of development. Where development is required in areas at risk of flooding, it should be safe for the lifetime of development without increasing flood risk elsewhere.

8.30 The National Planning Policy Framework and Planning Practice Guidance state that sustainable drainage systems should be given priority in major developments unless demonstrated to be inappropriate. However, the use of sustainable drainage systems in all developments provides the opportunity to manage surface water as close to the source as possible and provide wider amenity and biodiversity benefits.

Policy DM25: Sustainable Drainage Systems and reducing flood risk

DM25.1 The Council will ensure that development in the borough reduces flood risk and minimises the impact of flooding by:

- a) Steering development to the areas with a lower risk of flooding;
- b) Applying the Sequential Test and Exception Test in accord with Table 8.1;
- c) Taking account of all sources of flooding from fluvial, surface water, groundwater, sewers, reservoirs and ordinary watercourses; and
- d) Applying the sequential approach to site layout by locating the most vulnerable uses in parts of the site at the lowest risk of flooding.

DM25.2 In areas at risk of flooding development should be safe for the lifetime of development and should incorporate flood resilience and resistant measures into the design, layout and form of buildings to reduce the level of flood risk both on site and elsewhere.

DM25.3 Sustainable drainage systems are required in all development and should:

- a) Ensure surface run-off is managed as close to the source as possible;
- b) Accord with the London Plan Sustainable Drainage Hierarchy;
- c) Achieve better than greenfield runoff rates, **where feasible**;
- d) Be designed to be multifunctional and incorporate sustainable drainage into landscaping and public realm to provide opportunities to improve amenity and biodiversity;
- e) Achieve improvements in water quality through a sustainable drainage system management train; and
- f) Be designed with consideration of future maintenance.

Table 8.1 Application of Sequential test, and Exception test and Flood Risk Assessment to applications in Croydon

Flood Zones	Land uses	Sequential Test	Exception Test	Flood Risk Assessment
Flood Zone 1	All uses are permitted	Required if identified at risk from other sources of flooding. Not applicable for minor developments.	Not applicable	All major ⁶⁶ developments and all developments in areas identified as at risk from other sources of flooding
Flood Zone 2	<p>Highly vulnerable uses will only be permitted if the Exception Test is passed</p> <p>More vulnerable and Highly vulnerable uses should set Finished Floor Levels a minimum of 300mm above the known or modelled 1% annual probability flood level (1 in 100 year) including climate change</p>	Required for all development unless allocated in the Croydon Local Plan 2018	Required for highly vulnerable uses	All development

⁶⁶ Developments of 10 or more residential units, 1,000m² or more of non-residential floor space or sites more than 0.5ha in extent

Flood Zones	Land uses	Sequential Test	Exception Test	Flood Risk Assessment
Flood Zone 3a	<p>Highly vulnerable uses will not be permitted</p> <p>More vulnerable uses should set Finished Floor Levels a minimum of 300mm above the known or modelled 1% annual probability flood level (1 in 100 year) including climate change</p> <p>Basements dwellings will not be permitted</p>	Required for all development unless allocated in the Croydon Local Plan 2018	Required for essential infrastructure and more vulnerable uses	All development
Flood Zone 3b	<p>Water compatible uses will be permitted</p> <p>Highly vulnerable, more vulnerable and less vulnerable uses will not be permitted</p> <p>Basements dwellings will not be permitted</p>	Required for all development unless allocated in the Croydon Local Plan 2018	Required for essential infrastructure	All development

How the policy works

8.31 When preparing Flood Risk Assessments regard should be had to the Council's Strategic Flood Risk Assessment, Surface Water Management Plan, Local Flood Risk Management Strategy,

other local flood history, relevant flood defence asset information, Section 19 reports and Environment Agency flood maps. Flood Risk Assessments should assess the risk from all sources of flooding and should be informed by the latest evidence on climate change allowances.

8.32 The Sequential Test and Exception Test are **is** not required for sites **within Flood Zone 1**, allocated in this Plan, for minor development⁶⁷ or change of use⁶⁸. For all other development in Flood Zones 2 and 3 the Sequential Test and Exception Test should form part of the Flood Risk Assessment **as given in Table 8.1**, having regard to the guidance in the **Council's** Strategic Flood Risk Assessment. A Sequential Test is required for development **(not minor)** in Flood Zone 1, if the area has been identified at risk from other sources of flooding.

8.33 For residential development, a Sequential Test may be made against the Council's published five year supply of housing land and should demonstrate that the five year supply of housing land cannot be met on sites with a lower risk of flooding. For all other uses a Sequential Test should be based on the catchment of the proposed use.

8.34 Where a site is at risk of groundwater **flooding**, the Council will request a Basement Impact Assessment as part of the Flood Risk Assessment for any **basement** application **with basement or lower ground floor development**. These assessments should be informed by ground investigations to help assess the flood risks to basement development **and the surrounding area**. **In addition, any new basement development connected to the sewerage network shall be fitted with a positive pumped device to protect the basement from the risk of sewer flooding.**

⁶⁷ In relation to flood risk, minor development means: minor non-residential extensions with a footprint less than 250 square metres; alterations that do not increase the size of buildings; household development within the curtilage of the existing dwelling and physical extensions to the existing dwelling itself. This excludes the creation of a separate dwelling within the curtilage of the existing dwelling.

⁶⁸ This excludes change of use to a caravan, camping or chalet site or to a mobile home or park home site.

8.35 Croydon has experienced a number of surface water flood events and has been ranked by Department of Environmental, Food and Rural Affairs as the 4th settlement in England most susceptible to surface water flooding⁶⁹. The Local Flood Risk Management Strategy identifies up to 33,614 residential properties at risk from surface water in the borough⁷⁰. Extensive records are held of surface water flooding across the borough with particularly significant episodes at Purley Cross roundabout and Brighton Road, Kenley station, Brighton Road (Coulsdon), Hamsey Green, Purley Oaks Road, Norbury and Thornton Heath⁷¹. Due to the risk posed by surface water flooding in Croydon, development should utilise sustainable drainage systems to achieve better than greenfield runoff rates from the site, **where feasible**. Greenfield runoff rates are defined as the runoff rates from a site, in its natural state, prior to any redevelopment **and are typically between two and eight litres per second per hectare**⁷². If better than greenfield runoff rates cannot be achieved, this should be justified to the Local Planning Authority and Lead Local Flood Authority as part of a drainage strategy. In these instances greenfield runoff rates should be achieved as a minimum in line with the London Plan.

8.36 Sustainable drainage systems should always be considered as early in the design process **in synergy with the green infrastructure objectives** to inform the design of the development. Proposals should demonstrate an understanding of how surface water will flow across the site, taking account of topography and locating drainage features accordingly. A drainage

⁶⁹ National Rank Order of Settlements Susceptible to Surface Water Flooding, DEFRA 2009

⁷⁰ London Borough of Croydon Local Flood Risk Management Strategy

⁷¹ London Borough of Croydon, Merton, Wandsworth Strategic Flood Risk Assessment Level 1

⁷² London Plan Sustainable Design and Construction Supplementary Planning Guidance

strategy should demonstrate that the site will achieve better than greenfield runoff rates and that sustainable drainage systems have been designed in line with the London Plan drainage hierarchy. Drainage design should follow the principles of water sensitive urban design and demonstrate a sustainable drainage management train. A sustainable drainage management train identifies the different stages of movement of water through and across a site, identifying suitable sustainable drainage techniques and opportunities for ecological improvements at for each stage. For example, a management train could consist of a green roof, a soakaway and permeable paving used in different parts of a development. The drainage strategy should also demonstrate how the drainage system will be managed and maintained for the lifetime of the development.

8.37 Sustainable drainage systems especially Nature Based solutions, provide wider benefits than just reducing surface water runoff from a site. They provide opportunities to improve water quality by removing pollutants, improve the quality and attractiveness of public realm through green infrastructure and open spaces and enhance biodiversity through the creation of habitats such as ponds and wetlands. Sustainable drainage systems should be designed to manage water as close to the source as possible and include treatment stages which not only manage the flow of water but provide wider benefits to the site. However, care should be taken to avoid contamination of ground water protection zones while incorporating SuDS involving infiltration. The contribution of trees in reducing flood risk should be recognised in developing sustainable drainage systems and the wider benefits that can be realised. Any SuDS designed should also be long lasting and resilient to future climate change. Detailed guidance on sustainable drainage systems will be produced by the Lead Local Flood Authority. When Schedule 3 to The Flood and Water Management Act 2010 is implemented, construction cannot commence until the SuDS scheme is

approved by the SuDS Approval Body (SAB) and the approval process will run alongside the planning process.

8.38 Developments which result in the need for off-site upgrades to the water or sewerage network, will need to ensure that the occupation is aligned with the delivery of necessary infrastructure upgrades and where appropriate, phasing of occupation. Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements.

Key supporting documents

- Stemming the flow – the role of trees and woods in flood protections (May 2014)
- Strategic Flood Risk Assessment (2015 2021) and updates
- Surface Water Management Plan (2011)
- Local Flood Risk Management Strategy (2015)
- Ministerial Statement HCWS161 (2014)
- Woodland actions for biodiversity and their role in water management (March 2008)

9. Green Grid

Strategic policy

Where we are now

9.1 The key issues that the borough faces in terms of planning for green space up to 2036 are:

- 50% of the borough’s residential areas are located more than 400m from a local park.
- Pressure on existing green spaces and play areas are likely to increase with the levels of growth planned for urban areas in the borough.
- Croydon lacks areas of open water e.g. lakes, rivers and large ponds.
- Due to limited land availability there are significant gaps in the access to nature in the northern parts of the borough.
- Allotments in the borough are well used and there is a large demand for allotments. There is a combined allotment waiting list across Croydon of approximately 600 people.
- Croydon’s ecological health and resilience should be improved to mitigate the effects of climate change.
- The green spaces do not comprehensively offer safe and pleasant walking and cycling connections and facilities to serve an increasing population.

Where we want to be

Strategic Objective 4: : Reduce social, economic and environmental deprivation, particularly where it is spatially concentrated, by taking priority measures to reduce unemployment, improve skills and education and renew housing, community and environmental conditions.
Strategic Objective 7 Conserve and create spaces and buildings that foster safe, healthy and cohesive communities
Strategic Objective 8: Improve accessibility, connectivity, sustainability and ease of movement to, from and within the borough.
Strategic Objective 9: Ensure the responsible use of land and natural resources and management of waste to mitigate and adapt to climate change.
Strategic Objective 10: Improve the quality and accessibility of green space and nature, whilst protecting and enhancing biodiversity.
Strategic Objective 11: Tackle flood risk by making space for water and utilising sustainable urban drainage systems

How we are going to get there

Policy SP7:Green Grid

SP7.1 In order to deliver new and enhanced green **and blue** infrastructure commensurate with growth the Council will apply a presumption in favour of development provided applications assist in the delivery of a Green Grid. ~~and meet the requirements of Policy SP7 and other applicable policies of the development plan.~~

Green spaces

SP7.2 ~~The Council will protect and safeguard t~~The extent of the borough's Metropolitan Green Belt, Metropolitan Open Land, and Local Green Spaces **and Important Green Spaces will be protected and safeguarded.**

SP7.3 ~~The Council will establish a~~ A network of **interlinked** multi-functional open spaces, a 'Green Grid', comprising those parts of the All London Green Grid together with other green **and blue** spaces **will be established and developed further** within the borough as shown in Figure 9.1 **through the following:** ~~The Council and its partners will:~~

- a) Seeking **the provision and creation of** new green **and blue** spaces. ~~W~~with particular focus for areas deficient in access to nature, play areas, and publicly accessible recreational open space;
- b) Improv**ing** access and links to and through green spaces to encourage walking, cycling and horse-riding;
- c) ~~Assist in the delivery of the Mayor's All London Green Grid through the implementation of the London Downslands and Wandle Valley Area Frameworks~~ **Identifying and providing Green Grid connections between open spaces across the borough ensuring interconnectivity with adjacent borough's green spaces using corridors as given in Table 9.0a;**
- d) Maintaining**ing** and improve**ing** the quality, function and offer of open spaces across the borough for all users; ~~and~~
- e) Maximise**ing** opportunities for street tree planting, green roofs, green walls and green landscaping, **including the use of locally sourced native species** to assist urban cooling in a changing climate;-
- f) **Enabling the Green Grid to be established in areas at risk from flooding;**
- g) **Enabling and prioritising where the Green Grid can include Geological and Geomorphological Sites; and**

- h) Identifying areas where green grid connections can be used to improve the setting of heritage assets such as creating better access and improved landscape setting for historic monuments and assets.

Biodiversity

SP7.4 The Council and its partners will enhance biodiversity across the borough, assist ecological restoration and address spatial deficiencies in access to nature by:

- a) Protecting and enhancing Sites of Importance for Nature Conservation (SINCs), Local Nature Reserves (LNRs), National Nature Reserve (NNRs), Sites of Special Scientific Interest (SSSIs), Regionally and Locally Important Geological Sites (RIGS) ~~sites of importance for biological and geological diversity;~~
- b) Improving the quality of current sites through habitat management **and biodiversity net gain;**
- c) ~~Exploring options to increase the size of~~ **Enhancing** wildlife areas of existing sites and creating new areas for wildlife;
- d) Enhancing connections between, or joining up sites, either through direct physical corridors, or through a series of linked sites **to assist in improving and protecting wildlife;**
- e) Reducing the pressures on wildlife and sensitive sites by improving the wider environment around wildlife sites by establishing buffer areas; ~~and~~
- f) Promoting the naturalisation of landscapes **including exploring opportunities to de-culvert the River Wandle** and the enhancement of Croydon's natural landscape signatures.;
- g) **Incorporating urban greening as a fundamental element of site and building design, through measures such as high-quality landscapes, trees, green and blue roofs, green walls, nature-based sustainable drainage and biodiversity net gain;**
- h) **Conserving and enhancing existing habitats, migratory routes, other biodiversity and geodiversity features as well as incorporating additional measures to enhance biodiversity, proportionate to the development proposed;**
- i) **Protecting the existing trees and enhancing the diversity of the street scene by establishing tree planting;**
- j) **Responding to climate change through carbon sequestration and storage, temperature regulation, storm water regulation and air purification; and**

- k) Making a positive contribution to biodiversity, heritage and landscape and taking pressure off environmental stresses whilst creating healthy ecosystems that support economic, social and ecological resilience with the ability to adapt to change.

Productive landscapes

SP7.5 The Council and its partners will support the role of productive landscapes by:

- a) Protecting and enhancing allotments, community gardens and woodland;
- b) Supporting food growing, tree planting and forestry, including the temporary utilisation of cleared sites; and encouraging major residential developments⁷³ to incorporate edible planting and growing spaces at multiple floor levels; and
- c) Ensuring landscaping is flexible so that spaces may be adapted for growing opportunities.

Table 9.0a Croydon's Green Grid

Name	Final Green Locations	Green spaces to link together	Green/Blue Opportunities	Possible Linking Routes
North-South Corridor	Norwood Park to North Downs - at Farthing Downs	<ul style="list-style-type: none"> • Norwood Park • Convent Wood • St John's Memorial Gardens • Stoats Nest Allotments • Cane Hill • Farthing Downs 	<ul style="list-style-type: none"> • Purley Way • London Road • Wandle Trail • River Wandle 	<ul style="list-style-type: none"> • West Croydon – Sutton Rail line • London to Brighton Road and Railway Corridor • A23 road
Great North Wood links	South Norwood to Norwood Grove (Streatham Common)	<ul style="list-style-type: none"> • South Norwood Lake and Grounds • Beaulieu Heights • The Lawns (Spa Wood) • Spa Hill Allotments • Biggin Woods • Norwood Grove 	<ul style="list-style-type: none"> • Spa Allotments • All Saints Church and grounds • Cypress Primary School (Between 1 and 2) 	<ul style="list-style-type: none"> • Covington Way • Biggin Way • Waddington Way • Kingslyn Crescent & Spa Close

⁷³ 10 or more residential units or a site of 0.5 hectares

Name	Final Green Locations	Green spaces to link together	Green/Blue Opportunities	Possible Linking Routes
East-West Corridor	Wandle Park to Three Half Penny Wood	<ul style="list-style-type: none"> • Waddon Ponds • Wandle Park • St. John's Memorial Gardens • Queens Gardens • Park Hill • Lloyd Park • Addington Park and Addington Hills • Addington Golf Course • Shirley Heath • Three Half Penny Wood 	<ul style="list-style-type: none"> • River Wandle • Wandle Trail • Croydon Minster • Fairfield 	<ul style="list-style-type: none"> • River Wandle • South Quarter • Rectory Grove (Church Street) • Katherine Street • Stanhope Road • A232/Barclay Road • Coombe Road • Tram Line
The Chalk Link	North Downs to Selsdon and beyond to Chipstead (Reigate & Banstead)	<ul style="list-style-type: none"> • Selsdon Wood • Kings Wood • Hamsey Green Pond • Riddlesdown Common • Whyteleafe Recreation Ground (TDC) • Kenley Aerodrome • Coulsdon Common • Happy Valley • Farthing Downs • Cane Hill • Rickman Hill 	<ul style="list-style-type: none"> • Kenley Aerodrome • Atwood School 	<ul style="list-style-type: none"> • Lime Meadow Avenue • Whyteleafe Hill • Hornchurch Hill • Woodplace Lane • Holyme oak Road

Name	Final Green Locations	Green spaces to link together	Green/Blue Opportunities	Possible Linking Routes
The Downslands Link	Three Corner Grove to Purley Playing Fields/Roundshaw Park	<ul style="list-style-type: none"> • Three Corner Grove • Addington Court Golf Course • Selsdon Wood • Little Heath Woods • Croham Hurst • South Croydon Rec • Purley Way Playing Fields 	<ul style="list-style-type: none"> • Purley Play Fields • North Purley District Centre • Allotments – Off Carlton Road 	<ul style="list-style-type: none"> • Ashen Vale • Littleheath Road • Westhill and Essenden Road • Kingsdown Avenue & Edgehill Road
South Norwood Link	Park Hill Park to South Norwood Country Park	<ul style="list-style-type: none"> • Park Hill Park • Addiscombe Railway Park • Ashburton Park • Golf Centre • South Norwood Country Park 	<ul style="list-style-type: none"> • Oval Road Playing Field • Croydon – Beckenham Junction Tramline 	<ul style="list-style-type: none"> • Addiscombe Grove • Cherry Orchard Road • Oval Road • Leslie Park Road • Lower Addiscombe Road • East India Way • Croydon – Beckenham Junction Tramline

Designations shown on the Policies Map

Each of the designations set by this policy are shown on the Policies Map. The designations are summarised in Table 9.1 below:

Table 9.1 Designations set by Policy SP7 shown on the Policies Map

Designation	Location
Metropolitan Green Belt	Across the Places of Addington, Addiscombe, Coulsdon, Kenley & Old Coulsdon, Purley, Sanderstead, Selsdon, Shirley and South Croydon

Designation	Location
Metropolitan Open Land	<p style="text-align: center;"> Croham Hurst Croydon Cemetery and environs Edenham High School Land at Love Lane Part of land at Shirley Oaks Norwood Grove and environs Purley Downs Purley Way playing fields and environs Sanderstead Plantation South Norwood Country Park to Ashburton Playing Fields South Norwood Lake and environs </p>

What it will look like

Figure 9.1 ~~Green Grid Map~~ **Natural Environment & Signature Areas**

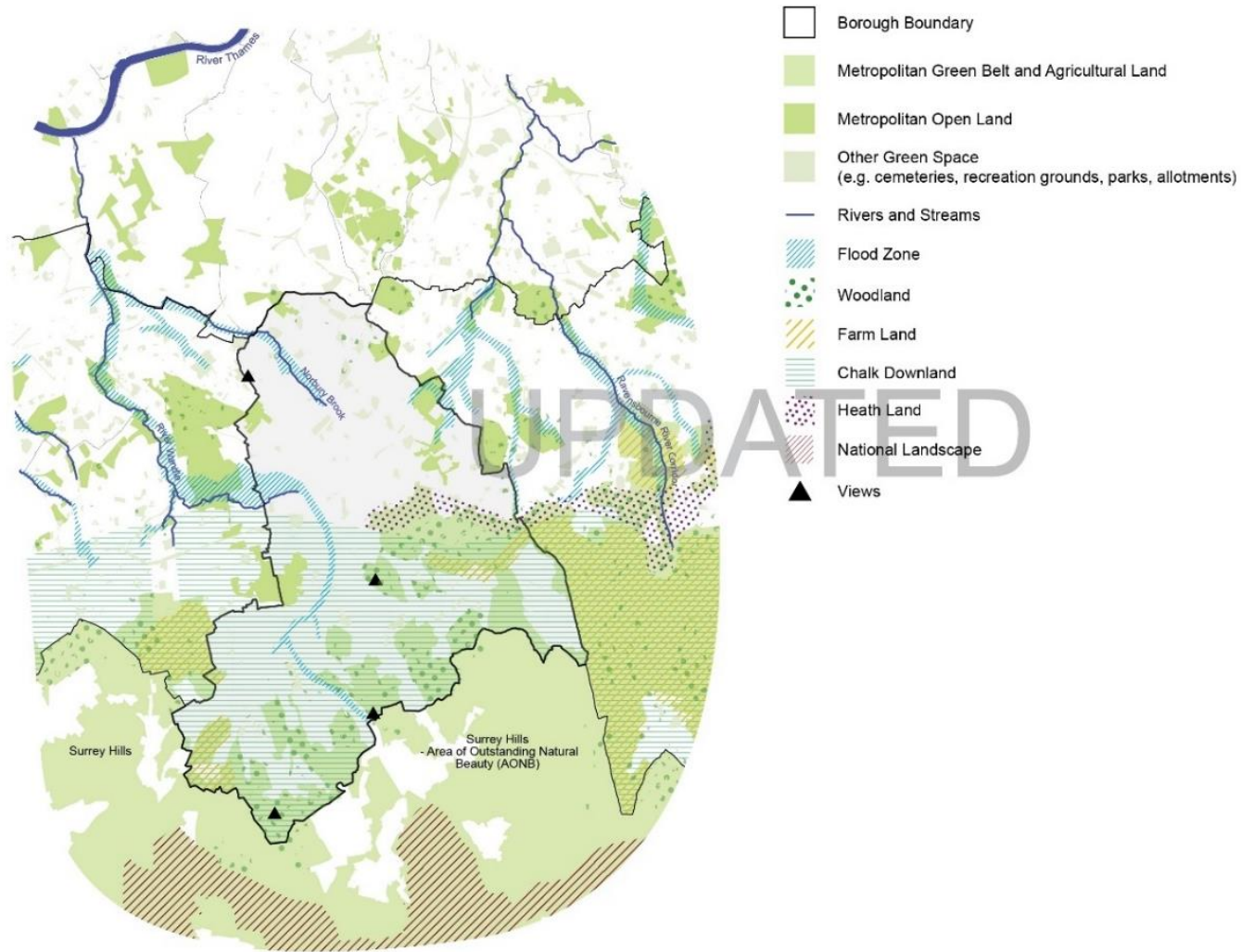


Figure 9.2 Green-Grid Map 2 Active Travel

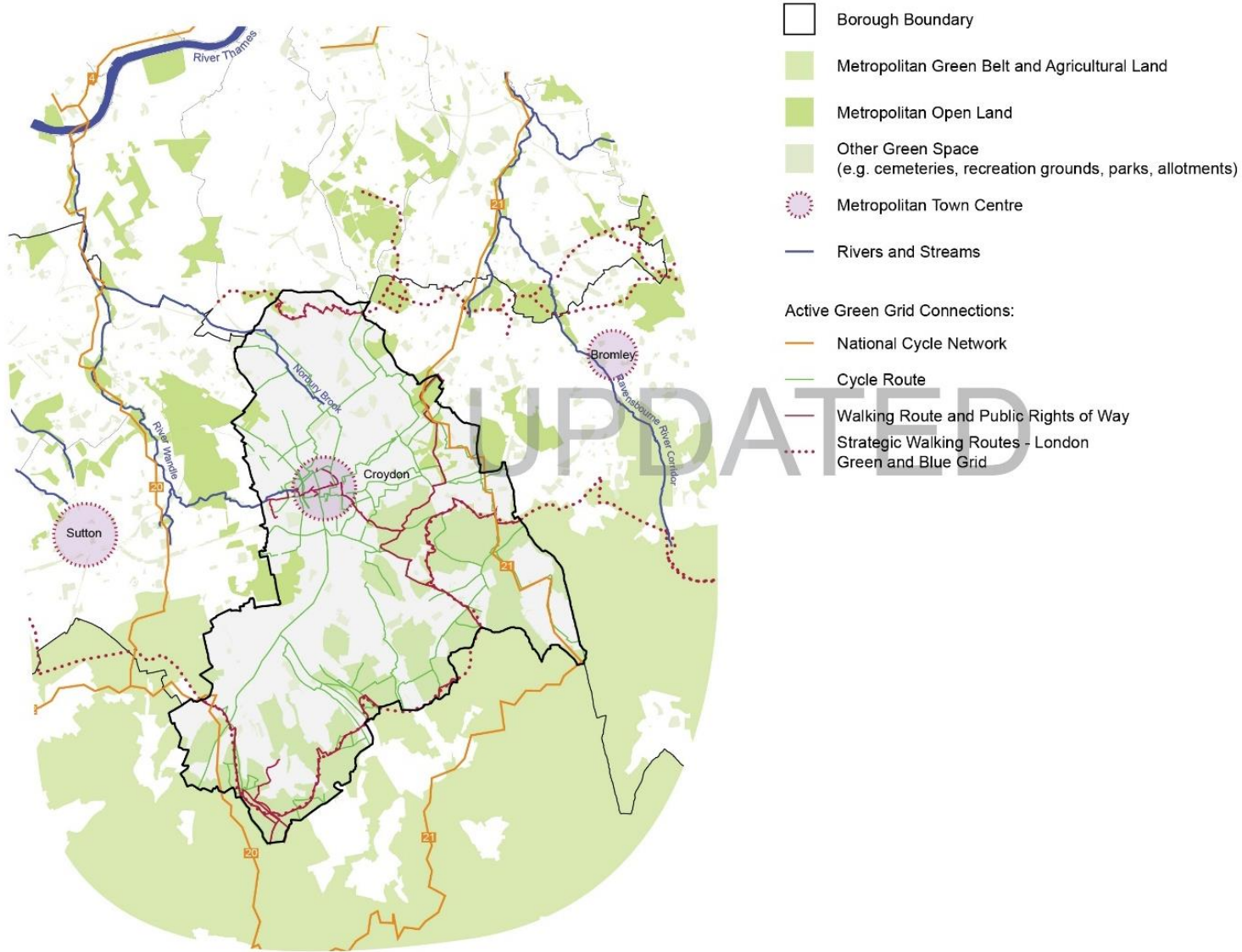
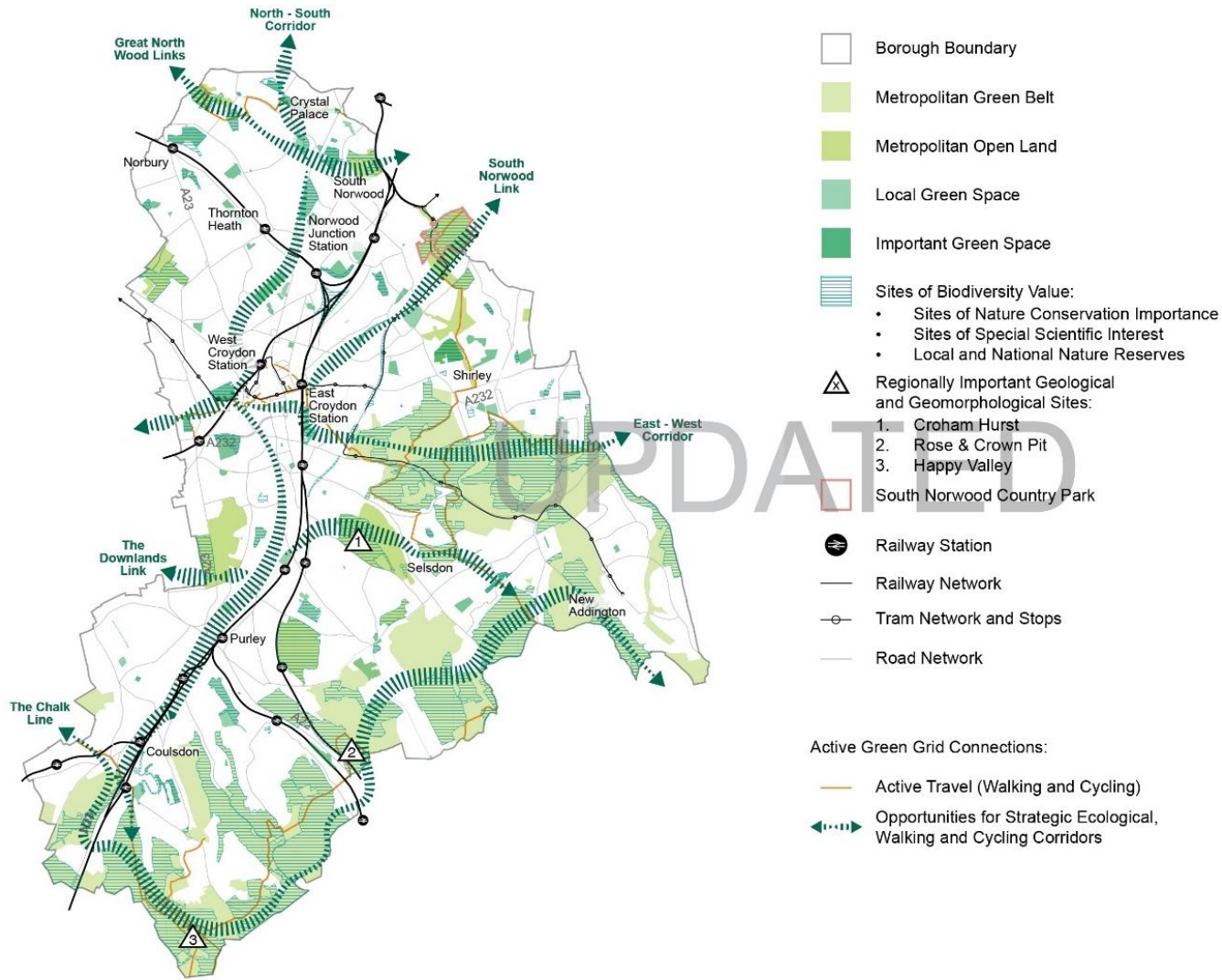


Figure 9.3 Green Grid map



Why we have taken this approach

Green and Blue spaces

9.2 The Green Grid concept aims to link environmental assets with existing and future proposed communities through a connected, easily accessible open space network. Croydon's Green Grid is a network of green and blue spaces (rivers and ponds) and includes Metropolitan Green Belt and Metropolitan Open Land, public spaces, pocket parks, roof gardens, productive landscapes (such as allotments), railway verges, privately owned public spaces and private green spaces (including front and back gardens). The Green Grid can include Public Rights of Way, Strategic Walking Routes and Cycleways. It also includes smaller, but important features such as street trees and green roofs. The whole Green Grid is important as it provides a range of benefits to animals, plants and people. The Council will use the Green Grid concept to ensure that the access, quality and function of the borough's existing green space is maximised, as well as attempting to provide new green space via enabling development. Croydon's Green Grid policies support the Green Arc vision of "Bringing the Big Outdoors closer to people through the creation of an extensive and attractive and valued recreational landscape of well-connected and accessible countryside around London, for people and wildlife". The Council will ensure that the ~~natural signatures~~ **natural characteristics (geology, ecology and landform)** of the borough are maintained and enhanced in accordance with Natural England's 'London Landscape Framework.' **To enhance the natural character of the River Wandle, the de-culverting and re-establishing the riparian zones in line with the 'Rivers by Design' guidance published by the Environment Agency will be encouraged.**

9.2A In 2019, the Natural Capital Accounting Report found that the borough's parks are predominantly 'Fair' or 'Good' in relation to quality and health outcomes, with just two areas in the borough highlighted as being 'under provided'. One of these areas approximately corresponds to Selhurst, Bensham Manor and, South Norwood. A second area lies in the south-east of the borough within New Addington North and New Addington South Wards.

9.3 The Council will protect and safeguard Metropolitan Green Belt and Metropolitan Open Land, ~~and~~ **Local Green Spaces and Important Green Spaces** as per national policy and the policies of the London Plan. ~~Local green-Important open green~~ spaces which make a contribution to the borough's heritage value, visual character, recreational opportunities, tranquillity, and amenity qualities will be protected and safeguarded. ~~Further policy detail is set out in the Croydon Local Plan's Detailed Policies and Proposals detailing a hierarchy of green spaces with subsequent designations added to the Proposals Map. These amendments will reflect the approach set out in the National Planning Policy Framework, London Plan and All London Green Grid Supplementary Planning Guidance.~~

9.4 A review of the Borough's Local Green Spaces has been undertaken, to identify the level of protection afforded to the borough's open spaces. This started with community nomination of spaces, alongside evidence of how they are demonstrably special locally. The Council has then reviewed this evidence alongside the other NPPF criteria to arrive at the list of Local Green Spaces. ~~In 2009 an 'Open Space Assessment'⁷⁴ and 'Outdoor Recreation Needs Report' were prepared for the Council and identified over~~

⁷⁴ ~~Open Space Needs Assessment and Open Spaces Assessment Standards Report (2009)~~

~~50% of the borough's residential areas as being deficient in access to all forms of open space (as defined by the superseded Planning Policy Guidance Note 17). These deficiencies are particularly pronounced in the north of the borough, in areas such as East Croydon, Thornton Heath and Broad Green. Assessments of the quality of Croydon's existing open spaces indicated, that in the south, where large areas of accessible countryside is found, they were of higher quality than other areas, with the lowest quality spaces located in the central areas of the borough. With the existing deficiency in some areas, along with limited opportunities to create more open space and a growing population, protection of the existing provision of open space and maximisation of its benefits will be vitally important.~~

9.5 Areas where the public realm is predominantly hard-surfaced (e.g. Croydon Opportunity Area and the District Centres) contribute to the heat island effect. Methods of cooling and climate change adaptation are promoted through the Green Grid policy. Green roofs, sustainable urban drainage systems (SuDS), street trees and green/soft landscaping measures ~~can all~~ **should be used in developments to** contribute to cooling in urban areas. **Diverse and climate resilient tree species can be more effective in mitigating the impacts of climate change.**

Biodiversity

~~**9.6** The policy approach to biodiversity is informed by 'Making Space for Nature'⁷⁵ and is consistent with national planning policy for biodiversity and geological conservation and guidance from~~

⁷⁵ Lawton, J.H., Brotherton, P.N.M., Brown, V.K., Elphick, C., Fitter, A.H., Forshaw, J., Haddow, R.W., Hillborne, S., Leafe, R.N., Mace, G.M., Southgate, M.P., Sutherland, W.J., Tew, T.E., Varley, J., & Wynne, G.R. (September 2010) Making Space for Nature: a review of England's wildlife sites and ecological network. Report to DEFRA.

~~Natural England the Department for Environment, Food and Rural Affairs⁷⁶. The policy seeks **Biodiversity is important** to enhance the resilience and coherence of Croydon's ecological network. The Greater London Authority's 'Access to Nature' mapping shows a good distribution of natural and semi-natural green space provision in the south of the borough where larger sites are located. These policies in combination with the borough's Biodiversity **and Habitat Action Plans** and London's **Wandle Valley and Downlands Green Grid Area Framework** will enable biodiversity conservation and improvements in access to nature to be more easily and consistently integrated into other strategic plans and projects. **The north of the borough is less green compared to the south of the borough. Improvement of biodiversity in the north needs to be achieved through various ways, including but not restricted to the enhancement of existing green spaces.**~~

Productive landscapes

9.7 The London Plan includes several strategic policies promoting productive landscapes⁷⁷ and encourages London boroughs to identify other potential spaces that could be used for commercial food production or for community gardening, including allotments and orchards. The concept of productive landscapes goes beyond food production to include community gardens, sustainable forestry, urban farms and urban agriculture plots, where commodities such as flowers can be produced. Productive landscapes encourage healthy eating, physical activity outdoors, greater biodiversity, regeneration of derelict or underused urban spaces (which can improve the perceived or actual safety of an

⁷⁶ DEFRA Guidance for Local Authorities on Implementing the Biodiversity Duty (March 2011)

⁷⁷ London Plan (Policies 2.18, 5.10, 5.11 and 7.22)

area), increased community cohesion and the potential for economic development through learning new skills and exploring commercial options for dealing with surplus produce⁷⁸.

⁷⁸ Good planning for good food - How the planning system in England can support healthy and sustainable food (Sustain, 2011)

Metropolitan Green Belt, and Metropolitan Open Land and Local Green Spaces

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 9
- Strategic Objective 10
- Policy SP7.2

Why we need this policy

9.8 Croydon has a strategic objective to ensure the responsible use of land and natural resources and also to increase the quality of, and access to, green spaces and nature. The borough's trees and green spaces are also important in mitigating higher temperatures as a result of climate change. Protecting the borough's Metropolitan Green Belt, Metropolitan Open Land and Local Green Spaces ensures communities have access to open space for physical activity, recreation and play. Policy SP7 seeks to protect and safeguard the extent of the borough's Metropolitan Green Belt, Metropolitan Open Land and Local Green Spaces.

9.8a The National Planning Policy Framework allows communities to identify and protect green areas of particular importance to them for designation as Local Green Space through local and neighbourhood plans. Policies for protecting Local Green Spaces are consistent with those for Metropolitan Green Belt. To be designated as a Local Green Space, the green space must be:

- a) In reasonably close proximity to the community it serves;
- b) Demonstrably special to a local community and holds a particular local significance and
- c) Local in character and is not an extensive tract of land.

Policy DM26: Metropolitan Green Belt, and Metropolitan Open Land and Local Green Spaces

DM26.1 The Council will protect and safeguard the extent of the borough's Metropolitan Green Belt and Metropolitan Open Land as designated on the Policies Map by applying the same level of protection afforded to Metropolitan Green Belt in national planning policy to Metropolitan Open Land in the borough.

DM26.2 Extensions to existing buildings in Metropolitan Green Belt and Metropolitan Open Land should not be more than 20% of their original⁷⁹ floor space or volume, or 100m² (whichever is the smaller) unless they are for agricultural use, forestry, or facilities for outdoor sport, outdoor recreation or cemeteries.

DM26.3 Extensions to existing buildings in Metropolitan Green Belt and Metropolitan Open Land that are less than 20% of the original floor space or volume, or less than 100m² in extent (whichever is the smaller) and extensions for agricultural use, forestry, or facilities for outdoor sport, outdoor recreation or cemeteries may still be disproportionate. In considering whether they are disproportionate and also whether a new replacement dwelling is materially larger or, if any proposed structure harms the openness of Metropolitan Green Belt or Metropolitan Open Land the Council will have regard to:

- a) Changes in the floor space and volume of buildings;
- b) The floor space and volume of all previous extensions (since 1948), alterations and developments within the curtilage of the dwelling;
- c) Use of basements and roof spaces as living areas;
- d) Whether there is an increase in the spread of buildings across the site, in particular where visible from public vantage points;
- e) The size of the curtilage and character of the surrounding area; and
- f) Whether ancillary structures have an urbanising effect.

Local Green Spaces

DM26.4 The Council will protect and safeguard the extent of the borough's Local Green Spaces. Development on Local Green Spaces will be inappropriate except for:

⁷⁹ The original floor space and volume is as built, or as existed in 1948 for all buildings built prior to this date.

- a) The provision of facilities (in connection with the existing use of the Local Green Space or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments, as long as the facilities preserve the openness of the Local Green Space and do not undermine the reasons why the green space was designated as a Local Green Space;
- b) The replacement of an existing building, provided the new building is not materially larger than the one it replaces;
- c) The re-use of buildings provided that the buildings are of permanent and substantial construction or
- d) The change of use of land for outdoor sport and recreation or allotments.

Designations shown on the Policies Map

Each of the designations set by this policy are shown on the Policies Map. The designations are listed in Table 9.1a below:

Table 9.1a Designations set by Policy DM26.4 shown on the Policies Map

No.	Local Green Space	Place
1	Addiscombe Railway Park	Addiscombe
2	Ashburton Park	Addiscombe
3	Biggin Wood	Norbury
4	Coulsdon Memorial Ground	Kenley and Old Coulsdon
5	Foxley Wood and Sherwood Oaks	Kenley and Old Coulsdon/Purley
6	Grangewood Park	Thornton Heath
7	Haling Grove	South Croydon
8	Higher Drive Recreation Ground	Kenley and Old Coulsdon
9	Millers Pond	Shirley
10	Park Hill Recreation Ground	Addiscombe
11	Purley Beeches	Sanderstead
12	Rotary Field Recreation Ground	Purley
13	Sanderstead Pond	Sanderstead
14	Sanderstead Recreation Ground	Sanderstead
15	Shirley Recreation Ground	Shirley
16	South Croydon Recreation Ground	South Croydon
17	South Norwood Recreation Ground	South Norwood and Woodside
18	Spring Park Road	Shirley
19	Stambourne Woodland Walk	Crystal Palace and Upper Norwood
20	Temple Avenue Copse	Shirley

No.	Local Green Space	Place
21	The Lawns	Crystal Palace and Upper Norwood
22	The Queen's Gardens	Croydon Opportunity Area
23	Westow Park	Crystal Palace and upper Norwood
24	Wettern Tree Garden	Sanderstead
25	Whitehorse Road Recreation Ground	Broad Green and Selhurst
26	Woodcote Village Green	Purley

How the policy works

Metropolitan Green Belt

9.9 Metropolitan Green Belt is a national designation which aims to check the unrestricted sprawl of London, prevent Croydon from merging with towns in neighbouring local authorities, safeguard Croydon's countryside from encroachment, to preserve the setting and special character of Croydon, and to assist in its regeneration by encouraging the recycling of derelict and urban land.

Metropolitan Open Land

9.10 Metropolitan Open Land is a London designation which aims to protect land that either contributes to the physical structure of London, includes open air facilities which serve either the whole or significant parts of London, contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value, or forms part of a Green Chain or a link in the network of green infrastructure.

Other open space

9.11 ~~Other undesignated open space is protected by policies 2.18 and 7.18 of the London Plan in pursuit of paragraph 74 of the National Planning Policy Framework. Paragraph deleted~~

National planning policy

9.12 Between them the National Planning Policy Framework and London Plan apply the same level of protection to the Metropolitan Open Land as is afforded to Metropolitan Green Belt.

9.13 The National Planning Policy Framework says that new buildings in the Green Belt are inappropriate with the exception of:

- a) Buildings for agriculture and forestry;
- b) Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- c) The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- f) Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

9.14 The National Planning Policy Framework also says that the following uses are also not inappropriate in the Green Belt provided they preserve the openness and do not conflict with the purposes of including land within the Green Belt:

- a) Mineral extraction;
- b) Engineering operations;
- c) Local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d) The re-use of buildings provided that the buildings are of permanent and substantial construction; ~~and~~
- e) Development brought forward under a Community Right to Build Order; ~~and~~
- f) **Material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds)**

9.15 At a local level cemeteries, burial grounds and telecommunications development may be acceptable in Metropolitan Green Belt and on Metropolitan Open Land if it can be demonstrated that there are no other suitable sites and that there is no impact on the openness of the Green Belt or the reason for the site being designated as Metropolitan Open Land. In addition for cemeteries and burial grounds existing levels of public access to sites in Metropolitan Green Belt and Metropolitan Open Land need to be maintained. ~~Neither cemeteries, burial grounds nor telecommunications development are acceptable on Local Green Space.~~

Extensions and replacement of existing buildings

9.16 The policy defines disproportionate extensions for development proposals which are considered to be inappropriate development in the Green Belt, Metropolitan Open Land. Any extension of more than 20% of the original floor space or volume, or greater than 100m² in extent (whichever is smaller) of an existing building will be considered disproportionate.

9.17 It does not apply to proposals to extend uses that the National Planning Policy Framework considers to be acceptable in Green Belt. For these uses, development proposals will still be

required to preserve the openness of the Green Belt and not conflict with the purposes of including land within it.

9.18 In considering applications for the replacement of existing buildings in Metropolitan Green Belt or on Metropolitan Open Land, the Council may seek alterations in the position of the footprint on the site, or other changes that will reduce the impact on the open character of the area.

9.19 Where a proposed change of use of an existing building in Metropolitan Green Belt or on Metropolitan Open Land involves extensions or changes to the use of the surrounding land the Council will exercise strict control to ensure that the proposal does not conflict with openness or the purposes of including land in the designation. The form, bulk and general design of any new structures should be in keeping with their surroundings. In considering such proposals, the Council will have regard to the

history of the building and will not look favourably on the conversion of buildings constructed under permitted development rights, if it is considered that there was an intention of early conversion to another use. Conditions removing permitted development rights and legal agreements may be sought to achieve these aims.

Local Green Spaces

9.19a Croydon's Local Green Spaces will need to be preserved for how they are valued and the way they are used by the community. Some development may be allowed such as sport or community facilities provided that they support the further use and enjoyment of these Local Green Spaces.

Important Green Spaces

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 9
- Strategic Objective 10
- Policy SP7.2

Why we need this policy

9.19c The London Plan says that Local Plans should include designations and policies for the protection of open space to meet

needs and address deficiencies. It also says that development proposals should not result in the loss of protected open space.

9.19d Other green spaces in Croydon are still important even if they are not designated as Metropolitan Green Belt, Metropolitan Open Land or Local Green Spaces. Access to high quality open spaces and opportunities for sport and physical activity are important for the health and well-being of communities in Croydon.

Policy DM26A: Important Green Space

DM26A.1 Important green spaces are identified in the borough that add to character and wellbeing of the residents. These spaces will be protected unless:

- a) An equivalent green space is reprovided as part of any development that allows for the local community to continue all existing lawful uses of the Important Green Space;
- b) The existing Important Green Space is no longer used by the local community and has ceased to perform the function of an important open space; and
- c) A minimum acceptable quantum of green space is available for the local community to continue all existing uses of the Important Green Space within the distances set out in Table 9.1b.

Table 9.1b Maximum distance to Important Open Space for the purpose of assessing equivalent open space

Type of Important Green Space	Function	Minimum size	Maximum walking distance to Important Open Space for the purposes of assessing equivalent open space
Town parks and natural open spaces	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. They are shown on the Policies Map.	20Ha	1.2km
Local parks and natural open spaces	Providing 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. They are shown on the Policies Map.	2Ha	400m
Neighbourhood parks and natural open spaces	Serving 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. Most Neighbourhood Parks are shown the Policies Map.	0.5Ha	400m

Type of Important Green Space	Function	Minimum size	Maximum walking distance to Important Open Space for the purposes of assessing equivalent open space
Informal green spaces	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. They are not shown on the Policies Map.	N/A	400m

Designations shown on the Policies Map

Each of the designations set by this policy are shown on the Policies Map. The designations are listed in Table 9.1c below:

Table 9.1c Designations set by Policy DM26a shown on the Policies Map

No.	Important Green Space	Place
1	Addiscombe Recreation Ground	Addiscombe
2	All Saints Churchyard	Sanderstead
3	All Saints Graveyard	Sanderstead
4	All Saints with St Margaret's Churchyard	Crystal Palace and Upper Norwood
5	Allder Way Playground	Purley
6	Apsley Road Playground	South Norwood and Woodside
7	Ashen Grove	Selsdon
8	Auckland Rise Children's Playground	Crystal Palace and Upper Norwood
9	Balancing Pond and land to the r/o Honeysuckle garden	Shirley
10	Beaulieu Heights	Crystal Palace and Upper Norwood
11	Beulah Hill Pond	Crystal Palace and Upper Norwood
12	Boulogne Road Playground	Broad Green and Selhurst
13	Bourne Park	Kenley and Old Coulsdon
14	Brickfields Meadow	South Norwood and Woodside
15	Canterbury Road Recreation Ground	Broad Green and Selhurst
16	Castle Hill Avenue Playground	Addington

No.	Important Green Space	Place
17	Chaldon Way Gardens	Kenley and Old Coulsdon
18	College Green	Croydon Opportunity Area
19	Convent Wood	Crystal Palace and Upper Norwood
20	Copse Hill Spinney	Purley
21	Coulsdon Coppice (Bleakfield Shaw)	Kenley and Old Coulsdon
22	Coulsdon Coppice (North)	Kenley and Old Coulsdon
23	Coulsdon Coppice (Stoneyfield Shaw)	Kenley and Old Coulsdon
24	Crescent Playground	Addiscombe
25	Dartnell Road Recreation Ground	Addiscombe
26	Duppas Hill	Waddon
27	Former Godstone Road allotments	Kenley and Old Coulsdon
28	Freelands Avenue on junction with Tedder Road	Selsdon
29	Glade Wood	Shirley
30	Gordon Crescent Playground	Addiscombe
31	Green Lane Sports Ground	Norbury
32	Green on Broom Road	Shirley
33	Green outside post office, Elmfield Way	Sanderstead
34	Heavers Meadow & allotments	South Norwood and Woodside
35	King Georges Field Recreation Ground	Broad Green and Selhurst
36	Land rear of Hilliards Heath Road	Coulsdon
37	Layton Crescent	Waddon

No.	Important Green Space	Place
38	Little Road Playground	Addiscombe
39	Lower Barn Road Green	Purley
40	Norbury Hall	Norbury
41	Norbury Park	Norbury
42	Normanton Meadow	South Croydon
43	Northwood Road Recreation Ground (Playground)	Norbury
44	Oakland Wood	Crystal Palace and Upper Norwood
45	Palace Green	Selsdon
46	Parkfields Recreation Ground	Shirley
47	Peabody Close playing field	Shirley
48	Pollards Hill	Norbury
49	Pollards Hill Triangle	Norbury
50	Promenade du Verdun	Purley
51	Queen's Road Cemetery	Broad Green and Selhurst
52	Roffey Close/ Wontford Road Green	Kenley and Old Coulsdon
53	Roke Playspace	Purley
54	Sanderstead Plantation	Sanderstead
55	Scrub Shaw	Coulsdon
56	Selsdon Recreation Ground	Selsdon
57	Shirley Oaks Village Playing Field and Wood	Shirley
58	St James Church Garden	Croydon Opportunity Area
59	St John's Church Memorial Garden	Croydon Opportunity Area
60	St John's Church/ Shirley Church Recreation Ground	Shirley
61	St John's Memorial Garden (east)	Croydon Opportunity Area

No.	Important Green Space	Place
62	St John's Memorial Garden (north)	Croydon Opportunity Area
63	St Peter's Churchyard	South Croydon
64	The Green on Shrubslands	Shirley
65	The Green, Covington Way/ Crescent Way	Norbury
66	The Green, Semley Road	Norbury
67	The Ruffet	Selsdon
68	Thornton Heath Recreation Ground	Thornton Heath
69	Trumble Gardens	Thornton Heath
70	Upper Norwood Recreation Ground	Crystal Palace and Upper Norwood
71	Waddon Ponds	Waddon
72	Wandle Park	Waddon
73	Whitehorse Meadow	Thornton Heath
74	Whitgift Pond	Addiscombe
75	Wilford Road Playground	Broad Green and Selhurst
76	Woodside Green	South Norwood and Woodside

How the policy works

9.19e The presumption when considering development proposals that would result in the loss of Important Green Spaces is that they are not appropriate unless there is evidence that indicates otherwise. To comply with DM26A.1a, any equivalent space reprovided should be comparable in size, accessibility, biodiversity and quality.

9.19f Evidence to support the loss of any Important Green Space will need to be based on a comprehensive survey of residents who

might use the green space. In considering which residents should be surveyed regard should be given to the maximum distances set out in Table 9.1b. These are measured as walking distances and may include Local Green Spaces, as well as undesignated open spaces and new open spaces created by the development. The Council will need to be satisfied that the survey made all reasonable attempts to establish who uses the Important Green Space and how they use the space.

Protecting and enhancing our Biodiversity

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 9
- Strategic Objective 10
- Policy SP7.4
- Policy SP7.5

Why we need this policy

9.20 Croydon has strategic objectives to ensure the responsible use of land and natural resources to mitigate and adapt to climate change, to increase the quality of and access to green space and nature, and to protect and enhance biodiversity.

9.21 The Review of Sites of Nature Conservation Importance identified a nine areas not currently designated as Sites of Nature Conservation Importance that are of an equivalent standard to those already designated.

9.21a Improved and enhanced green infrastructure can further contribute to better physical health and well-being, improved air quality and reduced exposure to air pollution, storm water regulation, more resilient biodiversity and enhanced urban cooling. It is recognised that development can achieve multiple benefits from incorporating green infrastructure, taking opportunities to achieve biodiversity net gain and enhancing the borough's green grid.

Policy DM27: Protecting and enhancing our biodiversity and Urban Greening

DM27.1 To enhance biodiversity across the borough and improve access to nature, development proposals should:

- a) Incorporate **Achieve mandatory** biodiversity **net gain** on **all** development sites **proportionate to the scale**, to enhance local flora and fauna and aid pollination locally;
- b) Incorporate **urban greening and** biodiversity **measures** within **the grounds** and on **the** buildings in the form of green roofs, green walls or equivalent measures;
- c) Incorporate productive landscapes in the design and layout of buildings and landscaping of all major developments⁸⁰;
- d) Have no adverse impact on land with biodiversity or geo-diversity value as designated on the Policies Map; ~~and~~
- e) Have no adverse impact on ~~species of~~ **priority** animal or plant **species** or their habitat ~~protected under British or European law~~, highlighted within a local/regional Biodiversity Action Plan, or when the Council is presented with evidence that a protected species would be affected;
- f) **Incorporate nature-based, sustainable urban drainage solutions on site; and**
- g) **Have plans for long term maintenance and management of new habitats.**

DM27.2 To secure urban greening a borough specific Urban Greening Factor (UGF) set out in Table 9.1d identifies the appropriate amount of urban greening developments required for new build developments with 5 units or more as follows

- a) All residential development of more than one unit - minimum 0.4
- b) For commercial business and service uses - minimum 0.3 and
- c) For general industrial and storage or distribution - minimum 0.2

Table 9.1d Urban Greening Factor

Greening Type	Value
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1

⁸⁰ Developments of 10 or more residential units, 1,000m² or more of non-residential floor space or sites more than 0.5ha in extent.

Greening Type	Value
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm – see livingroofs.org for descriptions. (a)	0.9
Standard x planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree – see Trees in Hard Landscapes for overview. (b)	0.8
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of Green Roof Organisation Code 2014. (c)	0.8
Flower-rich perennial planting – see RHS perennial plants for guidance. (d)	0.7
Rain gardens and other vegetated sustainable drainage elements – See CIRIA for case-studies. (e)	0.8
Hedges (line of mature shrubs one or two shrubs wide) – see RHS for guidance. (f)	0.6
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6
Green wall –modular system or climbers rooted in soil – see NBS Guide to Façade Greening for overview. (g)	0.6
Groundcover planting – see RHS Groundcover Plants for overview. (h)	0.5
Amenity grassland (species-poor, regularly mown lawn).	0.4
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014. (i)	0.3
Water features (chlorinated) or unplanted detention basins.	0.2
Permeable paving - see CIRIA for overview. (j)	0.1
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0

A <https://livingroofs.org/intensive-green-roofs/>

B <http://www.tdag.org.uk/trees-in-hard-landscapes.html>

C <https://livingroofs.org/wp-content/uploads/2016/03/grocode2014.pdf>

D <https://www.rhs.org.uk/advice/profile?pid=868>

E <http://www.susdrain.org/case-studies/>

F <https://www.rhs.org.uk/advice/profile?pid=351>

G <https://www.thenbs.com/knowledge/the-nbs-guide-to-facade-greening-part-two>

H <https://www.rhs.org.uk/advice/profile?PID=818>

I <https://livingroofs.org/wp-content/uploads/2016/03/grocode2014.pdf>

J <http://www.susdrain.org>

Designations shown on the Policies Map

Each of the designations set by this policy are shown on the *Policies Map*. The designations are summarised in Table below:

Table 9.2 Designations set by Policy DM27 shown on the Policies Map

Designation	Location
Site of Nature Conservation Importance	Addington Court Golf Course (Grade I)
	Addington Golf Course and Shirley Heath (including land surrounding 170 Shirley Church Road) (Grade I)
	Addington Hills
	Addiscombe Railway Park & Selsdon & Addiscombe railsides
	Addiscombe, Woodside and Shirley Leisure Gardens
	Ashen Grove (Grade II)
	Bear's Wood (Grade I)
	Beaulieu Heights (Grade II)
	Beulah Hill Pond (Grade I)
	Biggin Wood (Grade I)
	Bradmore Green Pond (Grade I)
	Bramley Bank (Grade I)
	Brickfields Meadow Doorstep Green (Grade I)
	Cane Hill Hospital (Grade II)
	Chipstead Chalk Pasture (Grade II)
	Convent Wood (Grade II)
	Copse Hill Spinney (Local)
	Coulsdon Common (Grade I)
	Coulsdon Court Wood & Betts Mead (Grade I)
	Coulsdon Quarry & Wood
Croham Hurst (Metropolitan)	
Croydon Cemetery Complex (Local)	

Designation	Location
	Duppas Hill (Local)
	Falconwood Meadow (Grade II)
	Farthing Downs, Devilsden Wood and Happy Valley (Metropolitan)
	Foxley Wood (Grade I)
	Grangewood Park (Grade II)
	Grounds of Heathfield House (Grade II)
	Haling Grove Park (Local)
	Hall Grange
	Hamsey Green Pond (Grade II)
	Heavers Meadow and Norbury Brook (Grade II)
	Hooley Farm Pastures
	Hutchinson's Bank, Frylands Wood and Chapel Hill (Metropolitan)
	Kenley Aerodrome (Local)
	Kenley Common
	Kenley House Pastures
	Kings Wood
	Kingswood Shaw, Mossy Hill & Beech Way Woodland (Grade I)
	Ladygrove (Local)
	Land at Kent Gateway
	Littleheath Woods (Grade II)
	Lloyd Park & Coombe Farm (Grade II)
	Long Lane Wood (Grade II)
	Mitchley Wood (Grade I)
	Norbury Hall (Local)
	Norbury Park and Norbury Brook (Local)

Designation	Location
	Norwood Grove and Nettlefold Field (Local)
	Oakland Wood (Grade II)
	Oaklands, Kenley (Local)
	Park Hill (Local)
	Parkfields Woodland (Local)
	Pinewoods (Grade II)
	Pollards Hill (Grade I)
	Purley Beeches (Grade I)
	Purley Downs Golf Course (Grade I)
	Riddlesdown and The Rose and Crown Chalk Pit (Metropolitan)
	Roundshaw Park (Metropolitan)
	Rowdown and Birch Wood (Grade I)
	Royal Russell School and Ballards (Grade II)
	Sanderstead Plantation (Grade I)
	Sanderstead Pond (Grade II)
	Selhurst Railway Triangle
	Selsdon Wood (Metropolitan)
	Shirley Triangle (Grade II)
	Southeastern tip of Croham Hurst Golf Course (Grade II)
	South Norwood Country Park (Metropolitan)
	South Norwood Lake and Surrounds (Grade I)
	Spices Yard Tree Belt (Local)
	Spring Park Ponds (Grade I)

Designation	Location
	Spring Park Wood (Grade II)
	Spring Wood and Threehalfpenny Woods
	Stonefield and Bleakfield Shaws (Grade I)
	Stream and Pond at Shirley Park Golf Course (Grade II)
	Temple Avenue Copse (Grade II)
	The Glade (Grade I)
	The Lawns (Grade II)
	The Ruffet (Grade I)
	Upper Norwood Recreation Ground (Local)
	Waddon Ponds (Local)
	Wandle Park (Local)
	Westow Park (Local)
	Whitehorse Meadow (Local)
	Whitgift Pond (Grade II)
	Whitgift School Wood (Grade II)

How the policy works

9.22 The borough's natural wildlife heritage, including individual species of particular interest or scarcity, is not confined to the designated Sites of Nature Conservation Importance. Small open spaces, ponds, streams, back gardens, hedgerows, trees, unimproved grassland, heathland or 'wasteland' habitats can be important support for the borough's biodiversity and enable people to access and enjoy nature.

9.23 Creating a patchwork of flower-rich meadows, field edges and flowery road verges, and extending this into urban gardens, parks and open spaces, would assist bees and other pollinating insects and could reverse their decline.

9.24 Development proposals provide opportunities for protecting and enhancing existing habitats and incorporating new wildlife attracting habitats into landscaping and on buildings. In the built environment, 'green roofs' can be a particularly useful way of providing a new wildlife habitat as they have a number of other benefits. These include absorbing rainfall and reducing storm water run-off, helping cool buildings and reducing the 'urban heat island' effect. The plants absorb air pollution and dust and green roofs provide green oases amongst built-up areas. They can provide health benefits, protect the building structure from sunlight and temperature fluctuations and they can cut the cost of drainage, heating and air conditioning. Carefully chosen plants can also provide a habitat and meet the needs of local wildlife.

9.25 Incorporating productive landscapes into the design and layout of buildings and landscapes provides opportunities for local food growing, supports the creation of healthy and active communities, improves the quality of open spaces and enhances biodiversity. Productive landscapes can take the form of allotments, community garden & growing spaces, green roofs & walls and productive planting.

9.26 Where there is limited outdoor space, there are opportunities for providing productive landscapes in roofs, walls and balconies in the form of rooftop allotments or raised beds. Productive planting can be incorporated into green roofs & walls through the planting of herbs, fruit, vegetables and edible plants. Productive planting can also be incorporated in soft landscaping where fruit and nut trees could also be used.

9.27 In major developments where productive landscapes can be managed by a school, community group or residents' associations, opportunities for the provision of allotments, and community gardens and growing spaces should be explored.

9.28 Croydon contains many sites of biodiversity or geo-diversity value from Sites of Nature Conservation Importance, which are of local importance, to Sites of Special Scientific Interest (SSSIs), which are of national importance. The borough also contains four Local Nature Reserves and one Regionally Important Geological site (the Croham Hurst Cemented Blackheath Pebble Beds).

9.29 The Review of Sites of Nature Conservation Importance carried out in 2013 and 2014 provides details on all sites with a rating of Grade I and Grade II, and all sites of local importance.

9.30 Some types of habitats are rare in Croydon compared with other parts of London and are therefore particularly valuable here, for example open and running water. The size and shape of a site is also a consideration. Long, narrow sites, such as railway corridors and 'fingers' of open land, are more valuable than their size alone would suggest as they bring wildlife close to a larger number of adjacent properties and people.

9.31 Proposals that might affect such sites will therefore need to be carefully assessed. Any assessment should take into account both operations during construction and the changes likely to be brought about by the new use.

9.32 Occasionally, protection of nature conservation features may be outweighed by the need to provide essential infrastructure to support growth in the borough and beyond when there is no other suitable site. When assessing whether there are no other suitable sites, the cost of site acquisition is not a consideration and applicants will need to demonstrate that the proposed infrastructure cannot be disaggregated on to smaller sites within the borough or elsewhere. In circumstances where it is deemed that the need to provide essential infrastructure outweighs the protection of nature conservation features, harm may be permitted. Compensatory measures of an equivalent nature conservation value will be required to offset the harm caused by

the development. It should be noted that some habitats take hundreds of years to become established in their current form and therefore it may be impossible to secure a like-for-like replacement.

9.33 Some **Priority** species of flora and fauna are protected by national and international legislation. The habitats of certain wildlife species are also specifically protected, although the retention of the habitats and adequate foraging areas of all protected species are considered essential for their survival. Specially protected species can be found throughout the borough and are not restricted to designated sites of nature conservation interest. It is therefore always necessary to consider the presence of specially protected species.

9.34 An ecological assessment will be required for developments which will impact land with biodiversity or geo-diversity value. An assessment is also required if a development impacts on species or habits protected by British or European law, included within a Biodiversity Action Plan or when the Council is presented with evidence of protected species.

9.34A Development should achieve biodiversity net gain by at least 10% calculated using DEFRA's Biodiversity Metric. The DEFRA metric should be used to assess the biodiversity value pre-development. The on-site biodiversity for major development should be managed and maintained for at least 30 years.

9.34B Development should contribute to the greening of Croydon by including urban greening as a fundamental element of site and building design and demonstrate how these elements are designed in, at the start of the process. Particular care must be taken for a proposal that impacts heritage assets.

9.34C A borough specific Urban Greening Factor (UGF) supports the GLA Methodology with revisions to factors related to intensive green roof, extensive green roof and rain gardens to reflect local priorities.

Key supporting documents

- Review of Sites of Nature Conservation Importance (2013 and 2014)

Trees

-Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 9
- Strategic Objective 10
- Policy SP7.3
- Policy SP7.4
- Policy SP7.5

Why we need this policy

9.35 Croydon has strategic objectives to ensure the responsible use of land and natural resources to mitigate and adapt to climate change, to increase the quality of and access to green space and nature, and to protect and enhance biodiversity.

9.36 There is now a wealth of evidence on the many benefits of planting more trees to increase canopy cover, including improving physical and mental health; air quality; water management

(reducing flooding); shading; cooling through evapotranspiration; as well as the more obvious benefits of improving biodiversity.

9.37 Increasing tree cover in urban areas can help mitigate the urban heat island through direct shading and by reducing ambient air temperature through the cooling effect of water evaporation from the soil via plant leaves. The shading provided by trees can also reduce energy use for heating and cooling buildings.

Policy DM28: Trees

The Council will seek to protect and enhance the borough's woodlands, trees and hedgerows by:

- Ensuring that all development proposals accord with the recommendations of BS5837 2012 (Trees in relation to design, demolition and construction) or equivalent;
- ~~Not permitting developments that~~ **do not** results in the avoidable loss, **future avoidable loss** or the excessive pruning of preserved trees or retained trees where they make a contribution to the character **and local environment** of the area;
- ~~Not permitting development that could result in the future avoidable loss or excessive pruning of preserved trees or trees that make a contribution to the character of the area;~~ **Clause deleted**

- d) ~~Not permitting development resulting~~ **that do not result** in the avoidable loss or deterioration of irreplaceable habitats, including ancient woodland, hedgerows and veteran trees. **Where development is close to ancient woodland, hedgerows or veteran trees, an appropriate woodland buffer or root protection areas for individual trees, will be specified;** and
- e) Producing a tree strategy outlining how the local authority will manage its tree stock and influence the management of those trees subject to a Tree Preservation Order.

How the policy works

9.38 ~~The London Plan and the London Tree and Woodland Framework outline~~ **favours** the Right Place Right Tree approach. Available space, the relationship to buildings and ultimate mature tree size will be taken into account by the Council when designing/accepting layouts to avoid causing future relationship issues. The presumption should be in favour of larger trees.

9.39 Examples of types of development that could result in the future loss or excessive pruning of preserved trees or trees that make a contribution to the character of an area include new buildings in close proximity to the tree; or new roads within or accessing a development that pass within close proximity to a tree. **Mature trees that contribute to local ecology and environment should be protected and any impact on such trees should be avoided or mitigated.**

9.40 In all cases where the proposed development could result in the future loss or excessive pruning of preserved trees or trees that make a contribution to the character of an area, an application will need to be accompanied by sufficient information in accordance with BS5837 Trees in relation to design, demolition and construction (2012), or any successor British Standard to determine the future impact upon the trees.

9.41 The loss of preserved trees that make a contribution to the character of the area is occasionally unavoidable. In these

instances the council will be guided by BS5837: Trees in relation to design, demolition and construction, Recommendations, 2012 when determining which trees can be removed, although, it is accepted that trees are only one consideration when addressing the competing needs of development. In such cases where trees are to be removed, the Council may impose a condition to require its replacement either, if practical and acceptable on site, and if not possible nor acceptable on site, in another location where it might contribute to the amenity and biodiversity of the local area. When replacing tree proposals should meet the requirements of policy DM10.8.

Key supporting documents

- ~~London Tree and Woodland Framework (2013)~~
- BS5837 Trees in relation to design, demolition and construction (2012) or any successor British Standard
- Residential Development and Trees (~~2015~~2019)
- Trees in the Hard Landscape (2014)
- **The Woodland Trust Guidance**

10. Transport and Communication

Strategic policy

Where we are now

10.1 The main issues in terms of planning for transport and communication up to 2036 are:

- ~~The population of the borough is expected to rise by approximately 78,000 by 2036, with over 10,000 homes being proposed for the Croydon Opportunity Area, which~~ **The planned growth in the borough to meet housing needs and to support economic and social well-being** will increase pressure on all transport services, **particularly as there is a major transport hub in the Croydon Metropolitan Centre (CMC).**
- ~~Croydon is part of the 'Coast to Capital' Local Enterprise Partnership (LEP), which aims to increase business and employment in the area which would put additional pressure on transport services.~~
- **There is an ongoing climate emergency highlighting the** ~~There is~~ a need to encourage more active and sustainable transport in order to reduce road congestion, which contributes to air pollution and is a cause of climate change, tackle rising obesity and associated conditions and improve both quality of life and quality of place.
- **Croydon's topography is characterised by large hills, particularly to the south of the borough making walking and cycling more difficult and encouraging car dependence. With the creation of**

sustainable communities in mind, development must consider the pattern of urban growth and make the fullest use of public transport.

- As well as the many people requiring access, there is a large amount of freight movement on Croydon's road network and hence a need to ensure that the efficient movement of people and goods is maintained.
- ~~Less people regularly cycle in Croydon than in the rest of London and~~ **The CMC Croydon Metropolitan Centre** has been identified as the ~~London Metropolitan Centre with the greatest potential for cycling~~ **a location where there is a high potential for a switch to cycling by office employees and also by customers/visitors for short stay journeys to retail and other town centre uses.**
- There is the opportunity to improve Wi-Fi and broadband services to increase the attractiveness of Croydon to businesses and make it easier to do computer based work from home and thus reduce the need to commute to work.
- **With the shift towards a more integrated global economy and the shift to home based working, demand for improved telecommunications connectivity and the necessary upgrades to infrastructure including new telecoms** ~~Demand for telecommunications equipment will increase.~~

Where we want to be

Strategic Objective 8: Improve accessibility, connectivity, sustainability and ease of movement to, from and within the borough.

Strategic Objective 9: Ensure the responsible use of land and natural resources and management of waste to mitigate and adapt to climate change.

Strategic Objective 10: Improve the quality and accessibility of green space and nature, whilst protecting and enhancing biodiversity.

Strategic Objective 11: Tackle flood risk by making space for water and utilising sustainable urban drainage systems.

How we are going to get there

Policy SP8: Transport and Communication

SP8.1 ~~In order to deliver a transport and communications network capable of supporting growth over the plan period the Council will apply a presumption in favour of development for new transport schemes which meet the requirements of Policy SP8 and other applicable policies of the development plan.~~ **The transport and telecommunications network should support the community, environmental and economic health of the borough. The Healthy Streets for London Approach will help to deliver this by connecting communities, promoting physical activity through transport initiatives, reducing vehicle emissions and creating vibrancy through foot traffic in the borough's centres. A functioning and accessible network is essential to accommodating growth.**

Airport City

SP8.2 ~~The Council and its partners will enhance the borough's sub-regional transport role to support its position as a major business, hotel and conferencing destination serving London's airports and the Coast to Capital economic area (see Policy SP3.8).~~ **East Croydon station is the borough's main transport hub. Development should enhance the station's sub-regional transport role as a major business, hotel and conferencing destination. This enhancement should support the establishment of cycle hubs, pedestrian, bus and tram connections at East Croydon station, including safeguarding land, to foster improved intermodal connectivity.**

Pattern of development and accessibility

SP8.3 ~~The Council will actively manage the pattern of urban growth and the use of land to make the fullest use of public transport and co-locate facilities in order to reduce the need to travel.~~ **Development which enhances the urban realm and the green grid will be supported if it improves conditions for active travel and encourages modal shift by:**

- a) Adopting the Healthy Streets Approach;
- b) Reducing the need to own a private car or reduces the number of cars owned in a household; and
- c) Encourages active sustainable modes of travel through design.

SP8.4 ~~Major development proposals will be required to be supported by transport assessments, travel plans, construction logistics plans and delivery/servicing plans.~~ **Development should promote and support public transport improvements, including enhancements and extensions to the bus and tram networks and related facilities, bus rapid transit routes and the 'Metroisation' of rail services.**

Sustainable travel choice and urban realm improvements

SP8.5 The Council will support improvement in the borough's Wi-Fi, fibre optic broadband and mobile broadband in order to reduce the need to travel, encourage higher levels of home working, assist independent living, support inward investment and improve the economic competitiveness of Croydon Opportunity Area and the borough's District Centres.

SP8.6 The Council and its partners will improve conditions for walking and enhance the pedestrian experience by:

- a) Ensuring "access for all" principles are adhered to;
- b) Increasing permeability, connectivity and legibility of redeveloped sites;
- c) Improving crossings, in particular within Croydon Opportunity Area, District Centres and around schools;
- d) Enhancing footpaths, strategic walking routes and links through green spaces to ensure a coherent pedestrian network;
- e) Creating pedestrian streets from underused side streets and delivery lanes off main streets in Croydon Opportunity Area and the District Centres;
- f) Improving way finding in the Croydon Opportunity Area, District Centres and on cycle routes (~~including the implementation of the 'Legible London' scheme~~);
- g) De-cluttering the streetscape and avoiding unnecessary footway interruptions in new schemes and existing public realm;
- h) Enabling the widening of footways where feasible on overcrowded routes; and
- i) Promoting the identification and implementation of accessible, safe, visible and convenient direct cycle and walking routes to Croydon Opportunity Area, the borough's District Centres, transport interchanges, schools and community facilities through detailed policies within the Croydon Local Plan's Detailed Policies and Proposals.

SP8.7 The Council, its partners and developers will provide new and improved cycle infrastructure by:

- a) Enhancing and expanding the cycle network to deliver a more coherent network;
- b) The creation of new cycle routes through development sites improving permeability and connectivity;

- c) Promoting the creation of segregated and priority cycle lanes;
- d) Providing clear cycle advance stop lines and other markings at junctions;
- e) Ensuring new development and improvements to public transport interchanges include adequate provision for cyclists that meet, or exceed, minimum security/design standards;
- f) Enabling the establishment of cycle hubs at East and West Croydon Station, safeguarding land where necessary;
- g) Improving cycle facilities at the borough's schools, colleges, District Centres and railway stations; and
- h) Requiring the provision of cycle parking in new developments and at key transport hub stations **in accordance with London Plan standards**, to encourage multi-modal journeys and reduce the need for car use.; and
- i) **Incorporating sustainable transport infrastructure and technology within developments, to include but not restricted to, cycle parking racks and charging points.**

SP8.8 ~~The Council and its partners will prioritise tram infrastructure provision and network improvements that:~~ **The tram network supports good growth, helps tackle the climate emergency and enables sustainable movement within the borough. Development that encourages and supports the provision of tram infrastructure, network improvements and tram extensions will be supported, including:**

- a) ~~Provide~~ **Provision of** extra capacity to the existing network which serves ~~Croydon Opportunity Area~~ **the borough** and eases overcrowding on the central sections of the network;
- b) Relieve congestion in the tram network overall;
- c) Increase track capacity at pinch points to speed up journey times;
- d) ~~Support the Mayor's and Transport for London's intentions for extension and investment generally in the tram system; and~~ **Support the potential development of a tram depot in New Addington or other locations in the borough;**
- e) ~~Subject to funding, promote extensions to Streatham, Brixton, Tooting, Bromley, South Wimbledon, Sutton, and Crystal Palace.~~ **Consideration of opportunities to support extensions to the tram network, both within the borough and with adjacent authorities; and**

- f) Support the improvement to the quality, accessibility and safety of tram stops and tram facilities to make the network easier to use and more attractive for all.

SP8.9 The Council and its partners will encourage rail infrastructure provision and network improvements that:

- a) Provide additional track capacity at East Croydon station, and in the area north thereof, to increase train services and improve performance on the Brighton Main Line railway;
- b) Enable improved interchange facilities, pedestrian links and increased capacity at the Strategic Interchanges at East and West Croydon railway stations;
- c) Enable access and movement improvements in areas next to rail stations to encourage greater use of the train services;
- d) Facilitate 'Metroisation' of South London's rail services; and
- e) Make stations accessible to wheelchair users.

SP8.10 The Council and its partners will encourage bus infrastructure provision and network improvements that:

- a) ~~Seek to ease the pressure on West Croydon Bus Station by providing new bus stopping/standing;~~ Improve bus services in the underserved areas in the south of the borough, including Kenley, Selsdon and Sanderstead including demand responsive services where appropriate;
- b) Seek priority and capacity improvements to all orbital bus routes services by resolving problems along key bus corridors leading to serving the Croydon Opportunity Area;
- c) Improve bus interchange in the Croydon Opportunity Area at peak times including improvements to bus stops and stands; and
- d) Improve bus journey times and reliability for all bus services.

SP8.11 Land used for public transport and land required to facilitate future transport operations will be safeguarded unless alternative facilities are provided to enable existing transport operations to be maintained. Land and route alignments to implement transport proposals that have a reasonable prospect of delivery will be incorporated into development proposals.

Motor vehicle transportation

SP8.12 The Council and its partners will enable the delivery of electric vehicle charging infrastructure throughout the borough to improve air quality and decarbonise private transportation over the plan period.

SP8.13 New development will be required to contribute to the provision of electric vehicle charging infrastructure, car clubs, and car sharing schemes **and other sustainable transport measures and infrastructure.**

SP8.14 The Council will work with developers and all relevant partners to ensure enough space is provided in the Croydon Opportunity Area and District Centres for taxi ranks/waiting and coach parking, as well as seeking to improve interchanges at East and West Croydon for these modes.

Parking

SP8.15 ~~The Council will encourage car free development in Centres, where there are high levels of PTAL⁸¹ and~~ **Car free development will be encouraged in Town Centres** ~~when a critical mass of development enables viable alternatives, such as car clubs (while still providing for disabled people blue badge holders). Detailed car parking standards are contained within the Croydon Opportunity Area Planning Framework and the Croydon Local Plan's Detailed Policies and Proposals.~~

SP8.16 The Council and its partners will seek to limit parking spaces in the borough and aim to reduce the overall amount of surplus car parking spaces in the Croydon Opportunity Area in accordance with the Croydon Opportunity Area Planning Framework parking strategy.

SP8.17 ~~Outside high PTAL areas the Council will apply the standards as set out in the London Plan⁸². In District Centres where there are identified issues of vitality and viability, the need to regenerate such Centres may require a more flexible approach to the provision of public car parking. Parking standards for the boroughs District Centres will be assessed based upon the following considerations:~~

- a) ~~The need for regeneration;~~
- b) ~~Adverse impact on congestion or air quality;~~
- c) ~~A lack (now and in future), of public transport;~~

⁸² London Plan Policy 6.13

- d) A lack of existing on or off street parking;
- e) ~~A commitment to provide space for electric and car club vehicles, and parking for disabled people above the minimum thresholds; and~~
- f) A requirement, via Travel Plans, to reduce provision over time. **Policy deleted**

Efficient and clean movement

SP8.18 The Council and its partners will seek to improve the efficiency with which people and goods are moved and reduce the impacts associated with that movement by:

- a) Addressing pressure points in the street network, including strategic road junctions, by improving conditions for pedestrians, cyclists and public transport and maintaining the efficient movement of freight; and
- b) Ensuring travel plans for new and existing facilities, address issues with local congestion and promote sustainable travel choices.

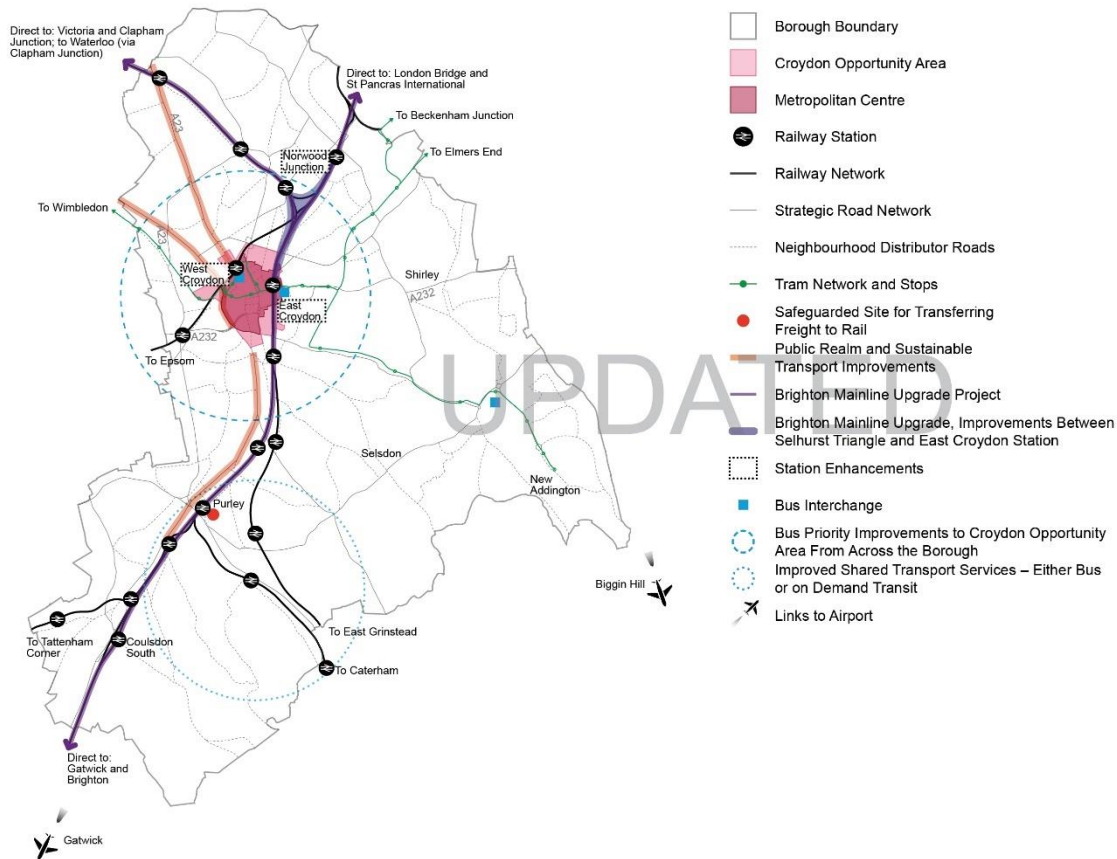
SP8.19 The Council and its partners will promote efficient and sustainable arrangements for the transportation and delivery of freight by:

- a) Safeguarding existing sites and identifying new sites to enable the transfer of freight to rail;
- b) Safeguarding existing and supporting the provision of new consolidation and 'break bulk' facilities ~~through policy to be contained within the Croydon Local Plan's Detailed Policies and Proposals; and~~
- c) Requiring major developments to include transport emission reduction **projects or initiatives** ~~plans~~ to encourage the use of less polluting forms of transport.

SP8.19A Croydon Opportunity Area is a key business centre and main transport hub in London. Ensuring businesses are able to function as usual despite development is important to support the continued prosperity of the borough. Development should seek to avoid disruption to the successful function of the Croydon Metropolitan Centre, Town Centres, District Centres and the borough's employment areas, taking into account peak business hours. Where appropriate development should be phased and co-ordinated with other development schemes, to ensure the uninterrupted movement of the transportation network and any risk to existing infrastructure should be actively managed.

What it will look like

Figure 10.1 Policy SP8 map



Why we have taken this approach

Airport City

10.2 Croydon is strategically positioned between the Gatwick Diamond/south coast and central London. Croydon's vision aspires for the borough to maintain and build on its position as an economic hub serving London and the South East region⁸³. Croydon's involvement in the Coast to Capital Local Enterprise Partnership reflects this ambition and seeks the creation of 900 new businesses, 20,000 new jobs and 4,000 additional exporting businesses over the next 5 years. The Strategic Policies and its associated delivery programmes aim to ensure capacity on the transport system, and favour movement of people and goods to maintain the borough as a major destination and interchange in support of Croydon's objectives to remain and grow as the principal point of business, major retailing, leisure and education in South London. **A key focus of the Croydon Local Plan is to improve the community, environmental and economic health of the borough while allowing for growth. Sustainable transport and telecommunications provision supports these objectives by delivering:**

- The 'Healthy Streets Approach', which promotes public transport use and walking, with the commensurate health benefits to the local community;
- The 'Healthy Streets Approach', which improves the environment including air quality, as a result of reduced private car use;
- A shift in travel modes, which is key for sustainable growth in homes, jobs and associated facilities;

- A shift in travel modes, which addresses congestion issues on the network and is essential for enabling sustainable growth; and
- Through telecoms provision a reduced need for travel to work, providing for home working and greater flexibility for the local community.

Pattern of development and accessibility

10.3 Growth in homes, jobs and associated facilities (major generators of travel demand) will be focussed in the Croydon Opportunity Area and the District Centres near to areas highly accessible by walking and cycling and with high Public Transport Accessibility Levels, (PTAL), or in areas with development opportunities where PTALs or accessibility by walking and cycling can be increased by infrastructure improvements. Population in the borough is expected to rise by approximately 30,000 by 2031. Evidence shows that Croydon Opportunity Area can accommodate approximately 10,650 new homes; this will be assisted by improved public transport accessibility. Both East and West Croydon Stations are designated as Strategic Interchanges within the South sub-region of the Mayor's Transport Strategy. The Strategic Interchange concept, in partnership with the Mayor, aims to improve orbital public transport travel opportunities, in particular linkages between outer London town centres, to ease pressure on the central London transport system, and passenger dispersal pressures at London's rail termini. East Croydon has the potential for a future link to the High Speed 2 train network via Old Oak Common Station, which would also improve access to Crossrail; there is also an opportunity to facilitate Gatwick stopping services, as well as Thameslink improvements that will provide longer and more frequent trains. West Croydon presents opportunities for improving interchange

⁸³ We are Croydon Vision (pages 15-19)

between bus, rail, tram and Overground services. The Overground East London Line already links Croydon with London Underground and the Dockland Light Rail and in the future will provide direct services to Crossrail via Whitechapel. At present very few people live in Croydon Opportunity Area, yet it has the highest public transport accessibility levels in the borough with good connectivity to London and the wider sub-region. Retention of land used for public transport and land required to facilitate future transport operations is necessary to enable existing transport operations to be maintained and improved, such an approach is in line with the London Plan. The Council's 4 tier employment policy (see Policy SP3.2) will assist this process. **Paragraph deleted**

10.4 Directing over a third of the borough's growth up to 2036 to Croydon's Opportunity Area will help to minimise the need to travel in order to gain access to services and employment. The opportunity for linked trips is maximised by co-location of homes, workplaces and other facilities. Croydon Metropolitan Centre is rivalled only by the West End and the City of London in terms of public transport accessibility and connectivity. As well as focussing growth in the Croydon Opportunity Area, it will also be directed to those areas and District Centres with high public transport accessibility. Improving connectivity assisted by improved way finding will also be important to enable a shift to more sustainable modes by widening choice and improving alternatives, for example the use of car clubs where there is a critical mass of development. Improving telecommunications is another measure that would help reduce the need to travel; along with more flexible working patterns, such as working from home and teleconferencing.⁸⁴ **This is the borough's main activity centre and also the main transport node, with high Public Transport Accessibility Levels (PTALs) as well as**

⁸⁴ South Sub-regional transport plan (page 28)

⁸⁵ South sub-regional transport plan (page 42)

multi-modal accessibility. Development should make the fullest use of these facilities or take advantage of sites where PTALs are high and/or accessible.

Sustainable travel choice and urban realm improvements

10.5 Urban realm improvements to increase active travel through walking, and cycling and access to buses, trams and rail are priorities within the London Plan. South sub-regional transport plan⁸⁵. The Mayor of London's Transport Strategy includes the Healthy Streets Approach, which provides a framework for improving the conditions for active travel. In many cases the provision of well thought through design and infrastructure provision will facilitate delivery of the Healthy Streets Approach, such as the provision of e-bike/e-scooter racks and charging points. Enabling the use of e-bikes/e-scooters could encourage a shift to active travel which helps to improve the population's health. This also helps to decrease the number of private vehicles on the network, reducing congestion and improving air quality. The provision of sustainable infrastructure in developments and micro-mobility hubs/docking stations are important ways to reduce the need for the private car and encourage active travel across the borough. It should be noted that only rental e-scooters (and not those privately owned) are legally permitted on public roads and other public places in London. Issues related to walking include concerns about safety, crossing busy roads, and indirect/incomplete walking routes to local amenities⁸⁶. Promoting high quality places is aided by a complementary public realm policy (see Policy SP4).

10.6 Transport for London's research indicates that the number of residents of Croydon that cycle at least twice a week, is among the lowest quartile in London (less than 5%), and lower than the

⁸⁶ Borough wide transport study (final draft) (page 232)

neighbouring boroughs to the west. However, the level of potential cycle trips is in the highest quartile of Outer London boroughs. The trend based on Department for Transport monitoring suggests cycling levels will increase to a level 250% higher than the 2000 level by 2026. While this is by no means an insignificant increase, it is well below the London Mayor's objective of a 400% increase. This implies that to continue doing "more of the same" will not lead to sufficiently rapid growth in cycling to meet the Mayor's target. With the expected population growth, if new residents behaved in broadly the same way as existing residents, an increase in car use would be likely with substantially increased pressure on the road network. More physically active travel such as walking and cycling will bring benefits in terms of individual wellbeing; taking pressure off the street and public transport networks; and reducing emissions from transport. Paragraph deleted

10.7 Centred in Croydon, London Trams is currently the city's only tram network. It supports good growth, enables sustainable movement within the borough and as a result helps to address the climate emergency. Parts of the Transport for London's (TfL's) tram network Tramlink is congested and overcrowded during peak times, with the network unable to accommodate additional trams during peak passenger times. network currently have passenger congestion. Planned additional trams are predicted to facilitate continued growth in use⁸⁷. If an extended Tramlink network extensions could were to come forward, this would enable a further mode shift on a number of corridors in between Croydon and elsewhere. Bromley, Tooting, Streatham, Brixton, South Wimbledon⁸⁸ and possibly Sutton and Crystal Palace if these extensions were to come forward. Further improvements that would enhance the tram service, would be as a priority replacing the existing tram fleet, followed by investing in more trams, upgrades to

⁸⁷ South Sub-Regional Transport Plan (page 44)

power systems and increasing the stabling and maintenance capacity for the trams.

10.8 In 2014 Transport for London undertook public consultation on the principle of the Dingwall Loop, which proposes extending London Tramlink along Dingwall Road and linking to Wellesley Road. The proposed loop would allow Tramlink to continue to run a reliable service, provide more network capacity and would allow more tram services to operate between central Croydon and the eastern branches in the future. Tramlink currently operates on a one-way loop along George Street, Church Street, Tamworth Road and Wellesley Road. The borough has an extensive bus network including the Superloop TfL service. Further improvements that would enhance bus services include better bus stops and bus access. Working with TfL to develop these enhancements and improvements is a priority.

10.9 Transport for London has consulted on three different options and undertook a further round of consultation in 2015. Subject to the consultation, funding and the proposal being endorsed by the Mayor, an application will be made to the Department for Transport for a Transport and Works Act Order. Construction is anticipated to begin in spring 2018 and be complete by autumn 2020. Improving telecommunications is another measure that would help reduce the need to travel; along with more flexible working patterns, such as working from home and teleconferencing.

10.10 In addition to the Dingwall Loop, Tramlink is currently developing a number of other improvements to support frequency and capacity increases on the network. The Wandle Flyover Doubling proposal involves double-tracking of the single-track

⁸⁸ South Sub-Regional Transport Plan (page 53)

~~tramway between Wandle Park and Reeves Corner tram stops to enable an increase in frequency to up to 23 trams per hour. The Old Town Loop/ Reeves Corner Turnback proposal involves a turnback facility on the western side of Croydon Town Centre to enable proposed services from South Wimbledon to turn back without crossing the town centre, allowing frequency improvements on the Wimbledon branch. Transport for London also has aspirations for Tramlink to connect to the Northern Line at South Wimbledon and Crossrail 2 at Wimbledon. The Reeves Corner westbound tram stop proposal involves the potential introduction of a westbound tram stop on Cairo New Road, opposite the existing eastbound platform. The Beckenham Junction doubling proposal involves double-tracking of part or all of the tramway between Harrington Road and Beckenham Junction to enable more reliable and higher frequency services. The Elmers End line enhancements will provide a second platform, siding and some new double tracking; this will reduce eastbound journey times, increase network resiliency and enable Tramlink to run a more flexible timetable. There is also potential for a Tramlink extension beyond New Addington tram stop and twin tracking as part of the redevelopment and regeneration of New Addington District Centre.~~

~~Paragraph deleted~~

10.11 Improvements to East and West Croydon Stations will play an important role in the proposed radial corridor solutions for the South London sub-region **through metroisation**. Planned/funded improvements on the East Croydon-London Bridge/Victoria Corridor are predicted to reduce passenger overcrowding through the medium term.

10.12 Network Rail's proposed Brighton Main Line (BML) upgrade seeks to enhance the capacity and performance of the BML in Network Rail's Control Period 6 (2019-2024). It is an uncommitted scheme, but the Council supports the BML upgrade. Network Rail is

currently working up the technical detail to inform choices by Government on investment priorities.

10.13 The major operational constraints on the BML are principally in Croydon, and the BML upgrade seeks to alleviate these. Specifically in Croydon the proposed work would include:

- ~~• 2 extra platforms at East Croydon station, making eight in total;~~
- ~~• Additional passenger circulation/concourse space in East Croydon station to tie in with the above, and also to provide a much improved station experience;~~
- ~~• An additional track or tracks north of East Croydon station, in addition to the present five (this is the element that requires land outside the existing railway boundary); and~~
- ~~• Grade separation of numerous flat junction conflicts in the Selhurst/Norwood Junction/East Croydon/West Croydon area.~~

~~Paragraph deleted~~

10.14 Network Rail's analysis suggests that at least a third more peak trains will be achievable by 2043 through an upgrade to the Brighton Main Line, of which the East Croydon area is the biggest element. ~~Paragraph deleted~~

10.15 The South Sub-Regional Transport Strategy and the Borough Wide Transport Strategy (final draft), identify introducing further bus priority measures on bus routes to and from the Croydon Opportunity Area as a means of increasing bus capacity/improving service. The draft Croydon Metropolitan Centre Bus Strategy proposes changes to bus routing, standing, stopping and interchanges to respond to and facilitate growth. ~~Paragraph deleted~~

10.16 Transport for London is currently investigating potential options for improvements to Addington Village bus station and interchange. **Paragraph deleted**

Motor vehicle transportation

10.17 The requirement for developers to provide a plan (on certain developments) to reduce car use and promote low emission vehicles and alternative forms of transport originates from the need to improve the borough's air quality, reduce carbon emissions and achieve a shift to more sustainable lower impact modes of transport in order to improve quality of life in Croydon. In locations with high public transport accessibility and good connections to walking and cycling routes, housing developments that are car free or have low car ownership, or car clubs can provide a feasible option.

10.18 Ensuring adequate coach⁸⁹ and taxi interchange at East and West Croydon⁹⁰ and other District Centre railways stations, such as Purley and Norbury, will be important⁹¹ in encouraging the reduction of private transportation.

Parking

10.19 **The character of streets is a key factor in the perception of pedestrian safety. On-street parking blocking sight lines can negatively impact this character. Controlled Parking Zones (CPZs) may be introduced in areas of the borough to protect street character and enhance safe travel. Parking in the Croydon Opportunity Area requires rationalisation⁹²; to ensure car parks are where they need to be to serve the business and residential community. Specific details are set out in the Croydon Opportunity Area Planning Framework. Car parking must be considered in the context of capacity on the road network, particularly the A23 and**

A232. Pressure on the A23 and within the Croydon Opportunity Area will be addressed over the plan period through detailed transport feasibility studies, site specific proposals contained in the Croydon Opportunity Area Planning Framework, Infrastructure Delivery Plan and interventions through the Croydon Local Plan's Detailed Policies and Proposals. Improving and maintaining the character of the borough's streets is important to improving accessibility. On narrow streets cars often park on both sides of the road detracting from the multi-modal use of the street. CPZs may be used to protect street character in areas where parking accommodated on the street would impede the safe use of the public highway. Where this is necessary due to development, the developer will be required to wholly or partially fund the CPZ implementation and the development will be excluded from obtaining resident parking permits.

Efficient and clean movement

10.20 **Motor transport is the third largest sector contributing to CO2 emissions in Croydon. Of these CO2 emissions, up to 66% are from car use. Estimated traffic flow in the borough has remained fairly constant with levels in 2008 a little over 1993 levels. Transport for London studies indicate that about half of all car trips here are of less than two kilometres. The green grid supports sustainable transport objectives by improving routes and widening the options for walking and cycling. Cycle parking standards are included in the London Plan. The CMC is designated as a location where higher cycle parking standards apply to a number of non-residential uses, as TfL has identified high potential for a switch to cycling. Segregated cycle routes indicate a safe and recommended route**

⁸⁹ Mayor's Transport Strategy (page 150)

⁹⁰ South Sub-Regional Transport Plan (page 20)

⁹¹ Borough wide Transport Study (final draft) (page 272)

⁹² South Sub-Regional Transport Plan (page 20)

for cyclists. Providing segregated cycle lanes leading to the CMC encourages a safe, direct and sustainable route to this area.

10.21 Parts of the road network across the south sub-region operate at capacity, with the inner areas being particularly affected. Population and employment growth anticipated in this area will lead to an increase in economic activity. Even with currently funded public transport improvements it is likely that 'vehicle kilometres', particularly lorries and vans, will increase. Without the right measures in place this will affect the resilience of the network, reducing journey time reliability and increased journey times.⁹³

Croydon is strategically positioned between the Gatwick Diamond/south coast and central London. The Council's vision aspires for the borough to maintain and build on its position as an economic hub serving London and the south east region. Development is an essential part of growth and is necessary to furthering the borough's strategic role as the premier business location in South London. This includes delivering the transformation of East Croydon station and corridor through the Brighton Main Line Upgrade Programme.

10.22 Improving conditions on the A23 for pedestrians, cyclists, public transport and freight will be a key priority over the plan period, with the aim of reducing congestion along A roads and the approach roads which can suffer disproportional delays. Approach road delays at the Fiveways junction is a key disincentive to orbital movements across the borough. Improvements will need to consider the A23 corridor as a whole to ensure the needs of street users and improvements of public realm are coordinated. Key junctions for consideration include Purley Cross gyratory, and Fiveways. The main orbital route through Croydon in the east-west direction is the A232, connecting Croydon with Bromley and Sutton.

The A232 meets the main north-south route of A23 from the east at, and just north of the Fiveways junction, and from the west at Purley Way/Croydon Road. The South London Sub-Regional Transport Plan informed the London Plan and supports the levels of growth contained in the London Plan and consequently the growth outlined in Policy SP2 and SP3. Furthermore the South Sub-Regional Transport Plan identifies Croydon Opportunity Area, the A23 Fiveways junction and A23 Purley Cross/Godstone Road junction as areas with opportunities to improve footways, cycle ways, lighting, crossings and bus lanes that could result in significant improvements to the urban realm and the regeneration of central Croydon. Transport for London undertake feasibility studies for all proposed transport schemes, such studies look at both the financial and engineering considerations. In the case of improvements to the A23 and Croydon Opportunity Area, it is acknowledged that some interventions may not always be deliverable, as such the Strategic Policies proposes to monitor conditions for all modes at pressure points in the street network and at key junctions (see Appendix 8). This will be carried out alongside ensuring that the impact of specific development proposals on the network are assessed and mitigated. Paragraph deleted

10.23 Transport for London and Croydon announced the preferred option on 9 February 2016, to widen the existing A23 bridge over the railway and Epsom Road, allowing the removal of A232 traffic from Fiveways Corner. The preferred option delivers traffic benefits and improvements to the local pedestrian and cycle facilities. Further design work will be completed ahead of a public in Autumn 2016 on the highway design of the preferred option. Construction is due to start in winter 2018/19. Delivering growth within the borough necessitates the delivery of construction materials and the movement of construction vehicles. It is therefore important to

⁹³ Borough Wide Transport Study (final draft) (page 53)

ensure that businesses can function as usual despite the borough's growth objectives, with account taken of peak business hours. Where appropriate developments should be phased and co-ordinated in order to mitigate the potential impacts on the highway network. This will also mitigate the impact on local amenity, air quality and the environment. The management of construction vehicles should also seek to limit the risk of damage to existing infrastructure such as tram and rail tracks. Where developments are located close to tram/train lines, further measures should be taken to ensure development does not pose any safety issues on the network leading to disruption of service, with reference to TfL/operators.

10.24 Freight movements form a significant component of traffic flows on Croydon's road network, with demand generated from the major retail outlets in the Croydon Metropolitan Centre and the extensive retail and business park areas to the west of the borough. The borough also has many Local and District Centres whose businesses rely on deliveries being made on-street from a multitude of suppliers⁹⁴. The sidings at Purley, currently occupied by an aggregates company, is an active rail freight site. **The Council will support opportunities to better manage deliveries and servicing including freight deliveries, to include but not limited to consolidation/break bulk facilities and the use of less polluting forms of transport.**

⁹⁴ ~~Borough Wide Transport Study (final draft) (page 267)~~

Ensuring a safe and effective highway network during development construction

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 8
- Policy SP8.19A

Why we need this policy

10.24A The borough has a strategic objective to improve accessibility, sustainability and ease of movement to, from and within the borough.

10.24B Transport policies set out the framework for ensuring businesses are able to operate as usual, in the context of the level of growth proposed within the borough. This is achieved by

identifying the approach to take to ensure a continued safe and effective highway network, during the construction phase.

10.24C This policy provides additional requirements for growth within the Croydon Opportunity Area, transformation areas and major development schemes in the borough.

Policy DM 28A: Ensuring a safe and effective highway network during development construction

DM28A.1 To ensure the continued movement on the road network while enabling growth, development must:

- a) Take into account all development within the local area;
- b) Take into account any proposed phasing; and
- c) Deliver innovative solutions to ensure the least amount of disruption during construction.

DM28A.2 The amount of construction associated with growth in the Croydon Opportunity Area, the Purley Way Transformation Area and where appropriate on major sites across the borough, will be delivered through the careful management and reduction in the number of construction related traffic movements. To support this, development should:

- a) Minimise servicing and construction related vehicle movements on an area-wide basis;
- b) Provide for consolidation hubs to better manage the delivery of construction materials; and
- c) Adopt new technologies to enable efficient servicing and delivery to construction sites.

How the policy works

10.24D While growth is a priority for the borough, this growth should not interfere with the day-to-day prosperity and function of the borough's centres and highway network. Development construction deliveries and movement of construction vehicles often contribute to congestion.

10.24E With large amounts of development ongoing in the borough, appropriate management of construction vehicle movement across an area is necessary, to ensure the ongoing safe and secure movement on the highway network.

10.24F Where appropriate, site phasing should be undertaken in order to manage the impact of heavy construction vehicles on the road network. Potential impacts on the network related to the

movement of large construction vehicles from multiple sites, should be mitigated through planning and coordination between schemes, achieved through the implementation of Construction Logistics Plans. This requires development to be sensitive to the context in which it is taking place, giving consideration to nearby schemes coming forward at similar times.

10.24G During construction, development can mitigate disruption to existing residents and businesses by providing off-street servicing space in tandem with the management of construction vehicle movements. Innovative solutions include, but would not be limited to, deliveries of construction materials by zero emission vehicles and the use of consolidation hubs.

10.24H In the Croydon Opportunity Area, the Purley Way Transformation Area and where appropriate on major sites across

the borough, development will need to be carefully managed. The Council will support opportunities to better manage construction deliveries through the provision of hubs. These would function as consolidation centres prior to local deliveries, ideally using new technologies such as zero emission delivery vehicles.

Promoting sustainable travel and reducing congestion

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 8
- Policy SP8.3
- Policy SP8.4
- Policy SP8.6
- Policy SP8.7

Why we need this policy

10.25 Croydon has a strategic objective to improve accessibility, connectivity, sustainability and ease of movement to, from and within the borough.

10.26 Strategic Policy SP8 provides a strategic overview for reducing congestion and improving highway safety. This policy extends this approach to ensure that individual developments consider these matters.

10.27 Cycling, walking and increasing use of public transport promote physical activity, improve mental health and reduce physical obesity.

10.28 Croydon suffers from congestion in a number of locations identified in the Croydon Opportunity Area Planning Framework - Strategic Transport Study. Congestion hinders Croydon's economic regeneration and development. ~~A study from Portland, USA has calculated that congestion costs it \$844m annually⁹⁵.~~ Congestion and use of private transport also leads to increased carbon emissions in the borough. ~~Croydon produces 1,660kt of~~

~~CO₂ a year which puts it at seventh highest out of 33 London boroughs. The London Plan includes a target to reduce CO₂ emissions by 60% by 2025, T~~ the Climate Change Act (as amended) sets out that emissions will be reduced by **at least 100% 80%** by 2050 (based on 1990 levels). **The London Plan includes a target for London to become a zero-carbon city by 2050.**

⁹⁵ http://www.portofportland.com/PDFPOP/Trade_Trans_Studies_CoC_Report1128Final.pdf

Policy DM29: Promoting sustainable travel and reducing congestion

To promote sustainable growth in Croydon and reduce the impact of traffic congestion development should:

- a) ~~Promote measures to increase the use of public transport, cycling and walking;~~ Create, enhance and promote measures to increase active travel, public transport use and reduce the need to make private vehicle trips;
- b) ~~Have a positive impact and must not have a detrimental impact~~ effect on highway safety for pedestrians, cyclists, public transport users and private vehicles; and
- c) Not result in a severe impact on the transport networks local to the site which would detract from the economic and environmental regeneration of the borough by making Croydon a less accessible and less attractive location in which to develop;
- d) Reduce the impacts of development in low PTAL areas (PTAL 2 and below) by integrating and providing for enhanced active travel measures within the development, subject to Table 10.1 Parking standards in development;
- e) Implement measures that support the Mayor of London's Healthy Streets Approach, including the design of development;
- f) Ensure that the movement of pedestrians, cycles, public transport and emergency services are not impeded by deliveries and servicing requirements; and
- g) The impact of servicing and delivery requirements resulting from new development are expected to be minimised.

How the policy works

10.29 All development has an impact on traffic movement in the borough. In order to reduce the impact on traffic movement the Council will require new development to promote measures to increase the use of public transport, cycling and walking. This includes ensuring new development has good access to public transport and has good links to main pedestrian and cycle routes in the borough. **Other measures might include bike hire schemes, car clubs, other shared transport schemes, bus stop infrastructure, bus services, on demand transport services, cycle routes, cycle parking, public rights of way, footpaths, pedestrian facilities and crossings, tram stops and infrastructure.** The design of new

developments should prioritise walking and cycling routes into and through developments over routes for cars. Designs should also prioritise access to public transport over accessibility to private motor cars.

10.30 Some development would result in a severe impact on the local transport networks. Such development will not be permitted. Transport for London and Network Rail will be consulted on planning applications that could result in such an impact on the borough.

10.31 All major development proposals⁹⁶ that require a Transport Assessment should demonstrate through a ~~by means of a~~ Transport Assessment; Travel Plan; Construction Logistics Plan; and Delivery & Servicing Plan, or equivalents, how they will promote measures to increase the use of public transport, cycling and walking and that they will not result in a severe impact on the local transport networks.

10.32 The extent of the local road network will vary depending on the location, scale and type of the development but ~~will always~~ may include the routes from the development site to the wider borough/Strategic Road Network. ~~For developments located on a Strategic Road the local road network will include the entire Strategic Road Network within and leading into the borough.~~

10.33 The extent of the local public transport network includes bus routes ~~within a 10 minute walk, tram routes and train stations. within a 15 minute walk and cycle and walking routes within 15 minutes of the development.~~ The exact extent of the local transport networks as well as other sustainable transport choices such as cycle and walking routes should be considered in the any Transport Statement/Assessment.

10.34 The Strategic Policies require new developments to increase the permeability and connectivity for pedestrians and cyclists of their sites and to create new cycle routes in their developments. It is important that new routes are publicly accessible to enhance walking networks within the borough.

10.34A Servicing and deliveries contribute to the already high volumes of congestion in the borough. Additional growth within the borough is likely to further impact and as a result needs to be actively managed. Innovative solutions such as the

implementation of last mile deliveries by foot, cycle or zero emission vehicles will be supported. Where appropriate, development is encouraged to identify opportunities for last mile logistics hubs. This is particularly important for high density residential or commercial developments in the Croydon Opportunity Area or town centres, that are forecast to generate significant servicing and delivery movements.

⁹⁶ Residential development of 10 or more units, 1,000m² of non-residential floor space or a development of 0.5ha or more in extent

Car and cycle parking in new development

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 8
- Strategic Objective 9
- Policy SP8.15
- Policy SP8.16
- Policy SP8.17

Why we need this policy

10.35 Croydon has strategic objectives to improve accessibility, connectivity, sustainability and ease of movement to, from and within the borough and to ensure the responsible use of land and natural resources and management of waste to mitigate and adapt to climate change.

10.36 ~~Croydon Local Plan Strategic Policy SP8~~ **Table 10.1** sets out the basic car parking standards for the borough in accordance with by referring to pan-London standards set by the London Plan. These are necessary sufficient for managing the overall provision of car parking in new development. ~~However as some potential users of car parking have particular requirements these need to be covered in a Croydon-specific policy.~~ **Provision of blue badge parking bays should also be in accordance with the London Plan for both residential and non-residential development. The cycle parking standards applied in the borough are those contained within the London Plan.**

10.37 This policy provides further requirements in terms of the quality of provision and how the **car and cycle** parking should be provided.

10.38 ~~Occupiers of affordable housing also require car parking spaces although on average car ownership is 30-60% less than that of owner occupied homes.~~ **Paragraph deleted**

Policy DM30: Car and cycle parking in new development

DM30.1 To manage the impact that parking provision has on traffic generation and the impact of traffic on climate change, development should ensure that car parking provision is in accordance with the standards set out in Table 10.1.

To promote sustainable growth in Croydon and reduce the impact of car parking new development must:

- a) Reduce the impact of car parking in any development located in areas of good public transport accessibility⁹⁷ or areas of existing on-street parking stress;
- b) Ensure that the movement of pedestrians, cycles, public transport and emergency services is not impeded by the provision of car parking;
- c) Ensure that highway safety is not compromised by the provision of car parking including off street parking where it requires a new dropped kerb on the strategic road network and other key roads identified on the Policies Map;
- d) If the development would result in the loss of existing car parking spaces, demonstrate that there is no need for these car parking spaces by reference to occupancy rates at peak times;
- e) Provide car and cycle parking spaces as set out in table 10.1
- f) Ensure that cycle parking is designed so that it is secure and can also be used for parking for mobility scooters and motor cycles; and
- g) Provide car parking for affordable homes at an average rate not less than $\frac{2}{3}$ that of other tenures.

DM30.2 Development in PTAL 2+ locations should provide parking on-site to ensure that parking generated by the development does not contribute more than 5% increase in parking stress within a 200 metre parking survey catchment of a residential development site and within a 500 metre parking survey catchment for commercial uses. On-street parking stress in the borough is assessed as being at capacity when 85% of parking stress is reached.

DM30.3 Where motorcycle parking is provided, it should be in a dedicated area for motorcycle parking with ground anchors (in any location in the borough).

DM30.4 Development should ensure that there is not a detrimental impact on, walking, cycling, public transport and emergency services due to the provision of car parking.

DM30.5 In order to maintain the effective operation of the highway, entrances or vehicle crossovers provided for new developments must not have any detrimental impact on highway safety or the functioning of bus and cycle routes.

DM30.6 In areas of PTAL 4 or less car club membership will be sought for residents for three years at cost to the developer.

⁹⁷ Public Transport Accessibility Level (PTAL) rating of 4 or more

DM30.7 Cycle parking provision will be in accordance with the London Plan standards, ensuring the provision is secure, waterproof, enclosed with charging provision for electric bikes and mobility scooters and space for cargo bikes and adapted bikes.

Table 10.1 Car parking in new development

Development type	On-site car club/Pool car parking spaces	Electric charging points and parking bays	Disabled car parking	Overall number of car parking spaces	Overall number of cycle parking spaces including motor cycles and mobility scooters
Minor Residential ⁹⁸	1 space unless otherwise agreed by the Council and car club providers that the site is not suitable for a car club/pool car space	Enable the future provision of electric charging points and parking bays for electric vehicles with 20% of spaces to have an actual charging point	n/a	As per London Plan Table 6.2 with no provision for higher levels of car parking in areas with low Public Transport Accessibility Levels	As per London Plan Table 6.3 with cycle parking in major development to include charging for electric

⁹⁸ Nine or fewer residential units on a site less than 0.5ha in extent

Development type	On-site car club/Pool car parking spaces	Electric charging points and parking bays	Disabled car parking	Overall number of car parking spaces	Overall number of cycle parking spaces including motor cycles and mobility scooters
Major Residential ⁹⁹	At least 5% of the total number of spaces with a minimum of 1 parking space plus additional spaces at a rate of 1 space for every 20 spaces below the maximum overall number of car parking spaces set out in Table 6.2 of the London Plan	Enable the future provision of electric charging points and parking bays for electric vehicles with half of car club bays to have an actual charging point and the free installation of a charging point to be provided for other spaces should a future occupier require a charging point	10% of visitor parking with a minimum of 1 space plus 1 disabled car parking space for each new dwelling designed to be wheelchair accessible or adaptable with half of bays to have electric vehicle charging		bicycles and mobility scooters
Minor Non-residential ¹⁰⁰	1 space unless otherwise agreed by the Council and car club providers that the site is not suitable for a car club/pool car space or where the development does not provide any car parking	n/a	As per London Plan Table 6.2	As per London Plan Table 6.2	

⁹⁹ 10 or more residential units or a site of more than 0.5ha

¹⁰⁰ Less than 1,000m² of non-residential floor space on a site less than 0.5ha in extent

Development type	On-site car club/Pool car parking spaces	Electric charging points and parking bays	Disabled car parking	Overall number of car parking spaces	Overall number of cycle parking spaces including motor cycles and mobility scooters
Major Non-residential ¹⁰¹	5% of spaces with a minimum of 2 parking spaces	As per London Plan Table 6.2	As per London Plan Table 6.2		

(table updated for clarity reproduced below)

Table 10.1 Parking standards in development

<u>Residential Car Parking Standards</u> *			
Public Transport Accessibility Level	1 and 2 bedroom homes in an area with a Controlled Parking Zone	3 or more bedroom homes in an area with a Controlled Parking Zone	All homes in an area with no Controlled Parking Zone
5, 6A or 6B	Car free with no rights for a parking permit (with the exception of blue badge holders)	Car free with no rights for a parking permit (with the exception of blue badge holders)	Car free (with the exception of blue badge holders) subject to parking stress surveys

¹⁰¹ A site of more than 0.5ha or more than 1,000m² of non-residential floor space

Residential Car Parking Standards *

<p>4</p>	<p>Car free with no rights for a parking permit (with the exception of blue badge holders)</p>	<ul style="list-style-type: none"> • Up to 0.4 space per unit • In areas within 400 metres of a bus stop and/or 800 metres of a train station or tram stop lower levels of car parking will be expected • All rights for parking permits will be removed (with the exception of blue badge holders) 	<ul style="list-style-type: none"> • Up to 0.5 space per unit for 1 and 2 bedroom homes subject to parking stress surveys • Up to 0.75 space per unit for homes with 3 or more bedrooms subject to parking stress surveys • In areas within 400 metres of a bus stop and/or 800 metres of a train station or tram stop lower levels of car parking may be appropriate subject to parking stress surveys
<p>3</p>	<p>All rights for parking permits will be removed (with the exception of blue badge holders)</p>	<ul style="list-style-type: none"> • Up to 0.5 space per unit • In areas within 400 metres of a bus stop and/or 800 metres of a train station or tram stop lower levels of car parking will be expected • All rights for parking permits will be removed (with the exception of blue badge holders) 	<ul style="list-style-type: none"> • Up to 0.75 space per unit for 1 and 2 bedroom homes subject to parking stress surveys • Up to 1 space per unit for homes with 3 or more bedrooms subject to parking stress surveys • In areas within 400 metres of a bus stop and/or 800 metres of a train station or tram stop lower levels of car parking may be appropriate subject to parking stress surveys

<u>Residential Car Parking Standards</u> *			
2	<ul style="list-style-type: none"> Up to 0.5 space per unit could be provided All rights for parking permits will be removed (with the exception of blue badge holders) 	<ul style="list-style-type: none"> In areas more than 800 metres from a train station or tram stop up to 1 space per unit could be provided In areas within 400 metres of a bus stop and/or 800 metres of a train station or tram stop up to 0.5 space per unit could be provided All rights for parking permits will be removed (with the exception of blue badge holders) 	<ul style="list-style-type: none"> Up to 0.75 space per unit for 1 and 2 bedroom homes subject to parking stress surveys Up to 1 space per unit for homes with 3 or more bedrooms subject to parking stress surveys
0, 1A or 1B	1.5 space per unit	1.5 space per unit	1.5 space per unit
<u>Non-residential Car Parking Standards</u> *			
Non-residential parking provision is as per the London Plan			

*Car parking numbers should be rounded up if the calculation of car parking provision includes 0.5 of a space and above

How the policy works

10.38A Parking provision must be managed to ensure sustainable travel is promoted. If a development is forecast to have an impact upon on-street parking, then a parking stress survey to determine whether there is sufficient capacity within the existing on-street parking bays to accommodate the increased demand will be expected. Severe parking stress is considered to be where 85% of capacity of the kerbside parking space is met or exceeded.

Managing the balance between on and off street parking ensures that the character of development remains balanced along a street, minimising the risk of a development taking all the on-street parking meaning an adjacent development must accommodate all parking on-site. To manage this parking stress attributable to each development, overspill parking is limited to a maximum of 5% of the on-street parked cars. In line with industry best practice,

parking stress surveys should be undertaken in line with a methodology agreed with the Council. The cumulative impacts of development that is permitted or is under construction within the parking stress survey area must be taken into account when calculating the capacity of on-street parking.

10.39 ~~The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character. In many schemes in areas such as Croydon Opportunity Area and District Centres where there is a minimum Public Transport Accessibility Level¹⁰² rating of 5, the Council will consider developments with a reduced amount of parking. If a reduced amount of car parking is provided then a corresponding proportionate increase in~~ **The provision of car club or pool car spaces will be supported in order to supplement public transport provision. Provision of other car sharing schemes such as peer to peer sharing, a method of sharing that facilitates private car rental and car sharing schemes will be supported.** ~~need to be provided to compensate for the reduction in private car parking. This will need to be at a rate of one car club or pool car space for every twenty private car parking spaces that have not been provided. This is to ensure that reduced overall levels of car parking do not result in increased pressure on street parking, particularly in those areas without Controlled Parking Zones.~~

10.40 Growth will take place throughout the urban area of the borough through development that complements and enhances the character of each area. As each area of the borough becomes more sustainable through growth it should encourage greater provision of public transport in areas that currently have a low Public Transport Accessibility Level. ~~Therefore, no allowance is~~

~~proposed for higher levels of car parking in residential development in these areas.~~

10.41 It is recognised that sustainable growth of the suburbs will take place over the whole Plan period and that in the early years the public transport infrastructure necessary to support that growth may not exist in all areas with a low Public Transport Accessibility Level of 0, 1a or 1b. Therefore, in the early years of the Plan, it may therefore be acceptable for an increased provision of private car parking to be provided in developments in areas with a low Public Transport Accessibility Level. ~~if justified by a Transport Assessment.~~ **The more remote and hilly nature of these low PTAL areas makes it more difficult to walk or cycle to the nearest bus stop or railway station and the current** ~~The Transport Assessment needs to demonstrate that the public transport provision will not be sufficient to service the development within the first three years following granting of planning permission., that it is not reasonable to walk or cycle to the nearest railway station, and that~~ **Also** ~~there is no~~ **less** ~~interest from car clubs in~~ **these locations.** ~~operating from the location at the time planning permission is sought.~~ **Therefore, higher parking provision in PTALs of 0, 1a or 1b as per Table 10.1 will be sought but still in accordance with the London Plan.**

10.42 Car parking in new development can be visually intrusive and reduce the amount of land available for outdoor private amenity space within developments. ~~In areas of good public transport accessibility new~~ **Where proposed,** developments must reduce the visual impact of car parking. This may include use of underground car parking, reduced provision of car parking spaces within the development or **should start with** active promotion of alternatives to private car use including car clubs, encouraging use of public transport by residents and enhanced provision of covered and secure cycle parking. **Where car club or pool car**

¹⁰² Public Transport Accessibility Level – a rating of accessibility provided by Transport for London

spaces are provided as a result of major developments, this may include on-street spaces subject to assessment by the Council; or use by the new residents of existing local car clubs where operators confirm available capacity.

10.43 Car parking, when integrated into new development, can enhance the street scene. However, car parking can also be a barrier to pedestrians, cycles and emergency services as well as detracting from the character of an area. Therefore, it is important that car parking provision is considered at the outset of a development, **including safe segregated pedestrian access to the site to encourage walking and is fully integrated in the design of the development. To encourage safe access to off-street parking and servicing areas, development should be designed to allow for all vehicles to enter and exit in forward gear for highway safety reasons.**

10.44 Some areas of the borough already have a street parking permit system in operation and existing on-street parking is at a premium. In these locations developments will also need to promote alternatives to private car use, again including car clubs, encouraging use of public transport by residents and enhanced provision of covered and secure cycle parking. **These developments will not be given access to the street parking permit system.**

10.45 Not all existing car parking is needed and sometimes the redevelopment of an existing car park (either public or private) will help to provide much needed homes, social infrastructure and employment. In order to ensure that sufficient car parking is provided in schemes involving the redevelopment of an existing car park, applicants will need to demonstrate that there is no need for any car parking spaces that are proposed to be lost. Need should be demonstrated through occupancy surveys of both the existing car park and other car parks serving the same area and must cover a range of times and dates such that peak operating

times are surveyed. **Such surveys must be scoped with the Council.**

10.46 It is important that spaces provided for an on-site car club or pool car are used by a provider of these vehicles. The Council will enter a legal agreement with developers of qualifying developments to ensure that the spaces are used for their intended purpose.

10.47 In circumstances where the car club is not accessible to the wider community, in low density areas or where it is not commercially viable, the Council will expect developers to work with a car club operator to find a suitable site from which a car club would operate. In these circumstances the developer will be expected to fund a Traffic Regulation Order and the lining and signing of an on-street parking bay **and if appropriate, subsidise the car club for an agreed time period.** This will ensure the parking space will be used by a car club operator and is accessible to both the development and the wider community.

~~**10.48** Croydon recognises that in many residential developments parking spaces are allocated to particular units and that electric car charging points may not be provided in the correct spaces. Therefore, all spaces in residential developments need to be enabled for future use by electric cars by ensuring the necessary infrastructure with the exception of actual charging points is integrated from the start. Paragraph deleted~~

10.49 Non-residential developments are less likely to have a single assigned parking space per unit. Therefore, electric car parking spaces should be provided in accord with London Plan standards.

~~**10.50** The Croydon Opportunity Area Planning Framework provides further guidance on provision of car parking within the Croydon Opportunity Area. Paragraph deleted~~

10.50A Cycle parking provision will be provided in accordance with London Plan standards. This includes the requirement for cycle parking minimum standards to be doubled in the CMC for short-stay Town Centre uses, such as retail and cafes/restaurants (for visitors/customers) and doubled for long-stay cycle parking

provision for offices (for employees). Cycle parking should be designed and located so that it is easily accessible to all potential users. It should be provided in accordance with the latest published cycle parking design standards, using Sheffield stands and two tier racks.

Key supporting documents

- Croydon Opportunity Area Planning Framework
- London Mayor's Transport Strategy
- London Borough of Croydon Third Local Implementation Plan

Restricting temporary car parks

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 1
- Strategic Objective 5
- Strategic Objective 9
- Policy SP1.1

Why we need this policy

10.51 Croydon has strategic objectives to be the premier business location in South London and the Gatwick Diamond, to ensure that new development is high quality and integrates with the borough's built heritage, and to ensure the responsible use of land. Croydon Local Plan Strategic Policy SP1.1 requires all new development to contribute to enhancing a sense of place and improve the character of an area.

10.52 The Strategic Policies of the Croydon Local Plan encourage temporary uses to use under used and vacant spaces and

buildings in the borough. This approach to the re-use of vacant spaces would be undermined if temporary car parks were allowed on these spaces as they can be easier to set up compared to other temporary uses. Temporary car parks could also undermine future car parking strategies for the borough.

10.53 The Strategic Policies of the Croydon Local Plan support the use of vacant buildings and cleared sites by cultural and creative industries and community uses. It also supports their use for food growing and tree planting.

Policy DM31: Restricting temporary car parks

To enhance a sense of place and to improve the character of an area, permission will only be granted to use empty spaces for temporary uses that are not car parks unless in temporary substitution for a nearby permanent car park undergoing redevelopment.

How the policy works

10.54 Cultural and creative industries and community uses are considered preferable to temporary car parks as they are likely to bring greater economic and regeneration benefits to the borough. Temporary car parks are also less likely to improve the character of an area or contribute to enhancing a sense of place.

10.55 Temporary uses can include both specialist organisations such as ACAVA and Acme Studios and community groups, along with temporary landscaping or urban agriculture.

10.56 Where a temporary car park is required because a nearby permanent car park is undergoing redevelopment (including replacement car parking), the Council may accept a proposal for a

temporary car park to ensure that there is continued provision of car parking in a locality whilst redevelopment takes place.

Facilitating rail and tram improvements

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 8
- Policy SP8

Why we need this policy

10.57 Network Rail, as part of a programme of capacity improvements on the Brighton Mainline railway, are proposing to construct an additional island platform at East Croydon station complete with two additional tracks. In addition, a new track is proposed to run from East Croydon station to Windmill Bridge Junction (where the routes to London Victoria and London Bridge divide) as well as a new grade separated junction. This will mean that trains running to and from London Victoria and London Bridge will be able to run into and out of East Croydon station simultaneously which they cannot do at the moment.

10.58 The additional platform at East Croydon station, additional track to and grade separated junction at Windmill Bridge Junction will each require some land currently outside of Network Rail's ownership. To ensure that developments which would prevent the upgrading of this section of the Brighton Mainline from taking place do not occur in this area, a policy is proposed to safeguard the land for works required to upgrade the railway line.

10.59 Network Rail also requires additional land whilst the improvement works are underway to support them (such as supply sites and access points). Therefore, additional land is identified on which Network Rail must be consulted about all proposals for development and safeguard against any development which

would have a negative impact on the ability to upgrade the Brighton Mainline.

10.60 ~~Tramlink~~ **Transport for London Trams** is currently developing **and the Council have ambitions to bring forward** a number of improvements to support frequency and capacity increases on the network including:

- ~~A loop around Dingwall Road;~~
- The Wandle Flyover Doubling proposal involving double-tracking of the single-track tramway between Wandle Park and Reeves Corner tram stops;
- ~~The Old Town Loop/Reeves Corner Turnback proposal;~~
- ~~A Reeves Corner westbound tram stop;~~
- Double-tracking of part or all of the tramway between Harrington Road and Beckenham Junction;
- Elmers End line enhancements; ~~and~~
- **Tram fleet enhancements; and**
- Potential for a **tram** ~~Tramlink~~ extension **with a turn around facility** beyond **the current** New Addington tram stop and twin tracking as part of the redevelopment and regeneration of New Addington District Centre.

Policy DM32: Facilitating rail and tram improvements

Development will not be supported where it might prejudice¹⁰³ the implementation of:

- a) Station improvement schemes or other proposals to upgrade train services along the Brighton Main Line corridor; or
- b) Infrastructure extensions or other operational improvements to increase capacity of the Tramlink network.

¹⁰³ A prejudicial impact on the upgrading of the Brighton Mainline is defined as any impact which would prevent improvement works taking place including but not limited to conflicting construction works or use that would not be compatible with works associated with the construction of the Brighton Mainline. Likewise, a prejudicial impact on infrastructure extensions or other operational improvements to increase capacity of the Tramlink network is defined as any impact which would prevent improvement works taking place including but not limited to conflicting construction work or use that would not be compatible with Tramlink improvements.

Telecommunications

Strategic Objectives and related Croydon Local Plan strategic policies

- Policy SP8

Why we need this policy

10.61 A policy on telecommunications is proposed as there are specific locational criteria regarding telecommunications equipment that would not be adequately covered by other policies of the Plan.

Policy DM33: Telecommunications

DM33.1 When planning permission is required, proposals for telecommunications development will be permitted provided that:

- a) If proposing a new mast, it has been demonstrated that there are no existing buildings, masts or other structures on which the proposed apparatus can be sited;
- b) If proposing telecommunications development in Metropolitan Green Belt it has been demonstrated that there are no suitable sites that are not in Metropolitan Green Belt and there is no impact on openness;
- c) If proposing telecommunications development on Metropolitan Open Land it has been demonstrated that there are no suitable sites that are not on Metropolitan Open Land and there is no impact on the existing purpose of the site and its reason for it being designated as Metropolitan Open Land; and
- d) The siting of the proposed apparatus and associated structures minimises the impact on the operation of other electronic devices within the surrounding area.

DM33.2 Telecommunication development on a building or other existing structure should be sited and designed to minimise impact to the external appearance of the host building or structure.

How the policy works

10.62 Not all telecommunications development requires planning permission. Part 16 of the General Permitted Development Order (2015) sets out the circumstances when planning permission is required and when this policy will, therefore, apply. Under the General Permitted Development Order most masts under 10m in height do not require planning permission and all masts over 15m will require planning permission.

10.63 Telecommunications equipment should be located on existing structures where possible. If locating equipment on an existing telecommunications structure then information will need to be submitted with any application for prior approval or planning permission that the cumulative exposure, when operational, will not exceed International Commission on non-ionising radiation protection guidelines.

10.64 The National Planning Policy Framework does not list telecommunications equipment as being acceptable in Green Belt.

Proposals for new telecommunications equipment need to demonstrate exceptional circumstances before being permitted in Metropolitan Green Belt (and by default, Metropolitan Open Land).

10.65 Therefore, new telecommunications equipment will only be permitted in Metropolitan Green Belt or Metropolitan Open Land if it has first been demonstrated that there are no suitable sites outside of Metropolitan Green Belt or Metropolitan Open Land. These sites do not have to be within the borough boundary of Croydon. Furthermore, any ancillary facilities associated with a new telecommunications equipment must be kept to a minimum so that there is no impact on openness of both Metropolitan Green Belt or Metropolitan Open Land and its reason for being designated as Metropolitan Open Land, if it is a site on Metropolitan Open Land.

Key supporting documents

- National Planning Policy Guidance
- General Permitted Development Order

11. The Places of Croydon

This section informs Policy SP1 on the Places and provides the visions and frameworks demonstrating how the borough-wide thematic policies will shape the Places over the plan period up to 2036. It should be noted that where a policy applies to all the Places, to avoid repetition it has not been mentioned in the text. For example Policy SP6 on Climate Change applies to all Places, but only the physical attributes, constraints and measures are identified here.

Furthermore, it is considered the Places provide some context to the possible formulation of Neighbourhood Plans. The Croydon Local Plan 2018 sets out the strategic planning policies that provide the opportunity for the production of Neighbourhood Plans. This will enable communities to influence the planning of their Place, in conformity with the Strategy Policies. All future Development Plan Documents will be carefully managed to ensure their content does not unnecessarily trespass on the intended function of Neighbourhood Plans.

This section also contains the Council's policies that would specifically apply to a Place and all the Detailed Proposals.

The Places appear in alphabetical order from Addington to Waddon.

The Places of Croydon

The Place-specific policies

Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 1
- Strategic Objective 5
- Strategic Objective 7
- Strategic Objective 8
- Strategic Objective 10
- Policy SP1
- Policy SP2.2
- Policy SP4.1

11.1 The main objective of these policies will be to provide additional Place-specific development management policies to provide greater clarity and certainty that proposed developments are in line with the objectives of Croydon Local Plan Strategic Policy SP4. These policies should be read in conjunction with the Borough Character Appraisal including the Character Typology.

11.2 The aspiration to achieve good design while retaining and improving the distinctiveness of each of Croydon’s Places has created the need to provide further design detail in the form of Place-specific development management policies. These additional policies will provide greater clarity and provide management guidelines for proposals within District and Local Centres and in locations outside of the masterplan areas, Conservation Areas, Local Heritage Areas or the Croydon Opportunity Area.

11.3 An evaluation of local character was conducted to identify the locations in each of Croydon’s 16 Places where Place-specific development management policies would be beneficial.

11.4 The consistent theme within these Places was the need to identify management guidelines for major junctions, District Centres and Local Centres. These additional Place-specific development management policies will only be applicable within the areas identified on the Policies Map.

Designations shown on the Policies Map

The Place-specific development management policies identify specific locations with less consistent character where the criteria of Policies DM34 to DM49 apply. These designations they will be shown on the Policies Map. A list of all Place-specific policies is shown in Table 11.1 and *Policies Map* has details of all proposed areas where a proposed Place-specific development management policy will apply.

Table 11.1 Proposed Place-specific development management policies (see Policies DM34 to DM49 and *The Policies Map* for full details)

Place-specific development management policy	Policy ref
New Addington District Centre	DM34.1
Addiscombe District Centre	DM35.1
Area between Addiscombe Railway Park & Lower Addiscombe Road (section between Leslie Park Road & Grant Road)	DM35.2
Broad Green Local Centre	DM36.1
Potential new Local Centre at Valley Park	DM36.2
Area of the Lombard Roundabout	DM36.3
Area north of Broad Green Local Centre	DM36.4
Area of the junction of Windmill Road and Whitehorse Road	DM36.5

Place-specific development management policy	Policy ref
Croydon Opportunity Area (all)	DM38.1
Croydon Opportunity Area (New Town and the Retail Core)	DM38.2
Croydon Opportunity Area (Central area)	DM38.3
Croydon Opportunity Area (Edge area)	DM38.4
Croydon Opportunity Area (London Road area)	DM38.5
Croydon Opportunity Area (area along Sydenham and Lansdowne Road)	DM38.6

Addington

11.4A Addington has a rich history and varied local character, located on the eastern borough boundary and surrounded by extensive areas of Metropolitan Green Belt including the North Downs, Rowdown Fields, Addington Vale and Milne Park. It has two distinct residential areas; Addington Village and the New Addington and Fieldway estates.

11.4B Addington Village has origins dating to at least the 12th century and is set in the backdrop of the Grade II* Addington Palace and Grade II Registered Park and Garden, collectively forming the Addington Village Conservation Area. The Grade I listed church of St. Mary, the Blessed Virgin is at the heart of the village and surrounded by historic farmworker's cottages, service buildings and village amenities, now primarily in residential use. There are limited services in the village and no shops. The combination of its historical and green setting, along with minimal vehicular access and public transportation means that Addington Village retains a rural and isolated aspect unlike much of the rest of the borough.

11.4C New Addington and Fieldway estates consist of interwar and late twentieth century housing in a landscaped setting with interlinked public open space. New Addington Estate was built between 1935 and 1963 with most housing built in a uniform semi-detached style on a series of crescents radiating out from Central Parade. Fieldway Estate was built from 1963 onwards and is generally more compact, arranged in small blocks or terraces with individual back gardens and communal garage blocks. There is also a small centre of local shops and community facilities.

11.4D New Addington is one of the most deprived areas in Croydon and Fieldway also has high levels of deprivation. Tram

and bus services run throughout New Addington and Fieldway linking it to Croydon Metropolitan centre and beyond. The majority of Addington's retail and community facilities are located along the spine of Central Parade and include Addington Library and New Addington Community and Leisure Centre.

Vision, opportunities, constraints and change up to 2036

Vision

11.5 A self-contained community, New Addington and Fieldway will be a location for growth, capitalising on good links to and its strategic position between Croydon Metropolitan Centre and Biggin Hill Airport and their concentration of supporting infrastructure. It will continue to comprise interwar and late 20th Century housing surrounded by Green Belt. The Place will be enhanced with appropriate infill development and a rejuvenated District Centre, with a mixture of homes, community and cultural facilities and a range of retailing, including many independent shops. The Fieldway Neighbourhood Centre will be supporting the existing and future community with services and facilities beyond a retail function. Addington Village **Conservation Area** will retain its distinct rural village character and its setting within the Green Belt. **Addington Palace and associated parkland will continue to contribute to its character, setting and the historic environment of the area.**

Homes

11.6 With good supporting infrastructure provision, opportunities for new development will comprise of mainly infill development, as land is physically constrained by the Green Belt. Residential development in **New Addington and Fieldway** will respect and evolve the existing character and distinctiveness of the local areas; whilst protecting, enhancing the historic character and setting of Addington Village and its heritage assets.

Employment, Skills and Community Facilities

11.7 There will be continued protection for industry and warehousing in the Vulcan Way Separated Industrial Location. This is located within proximity to Biggin Hill Strategic Outer London Development Centre (SOLDC), within the neighbouring Authority area. The Bromley Local Plan (adopted 2019) has allocated this for strategic employment development, which is proposed to comprise of a business park, servicing and maintenance of aircrafts and light industrial units, to create about 2,300 jobs over the next 15-20 years. New Addington District Centre will maintain its support of the local community, providing retailing, some employment and services. The conference centre of Addington Palace also provides further local employment opportunities, supporting its future preservation and public enjoyment. Community facilities will be encouraged to be located in or near enough to support the success and vibrancy of the centre, focussing on leisure, community and health facilities.

Character, Heritage and Design

11.8 New development will respect the existing local character and local distinctiveness, referring to the Borough Character Appraisal and Addington Village Conservation Area Appraisal and Management Plan to inform design quality. Public realm improvements will focus on the New Addington District Centre to assist in the regeneration of the area and improve community and social cohesion, with a rejuvenated designated Village Green placed at the centre. Any buildings and conversions should be of a high standard of design to ensure the character of the District centre and the Conservation Area are respected. The Historic and Local Historic Parks and Gardens in the area will be retained and new links provided where possible to incorporate them into the Green Grid network.

11.8A New Addington is identified as a location considered potentially appropriate for tall buildings.

Environment and Climate Change

11.8B Addington is characterised by a steeper topography and more rural land. Due to this water drains from it into the tributaries of the River Ravensbourne that flows northwards into the London Borough of Bromley, this has historically resulted in severe surface water flooding from intense rain flow (e.g. north of Field Way and Kent Gateway Road). Development will be required to incorporate Sustainable Drainage Systems to manage surface water runoff and flooding, taking into account the topography of the area and overland flow routes.

Green Grid and Open Space

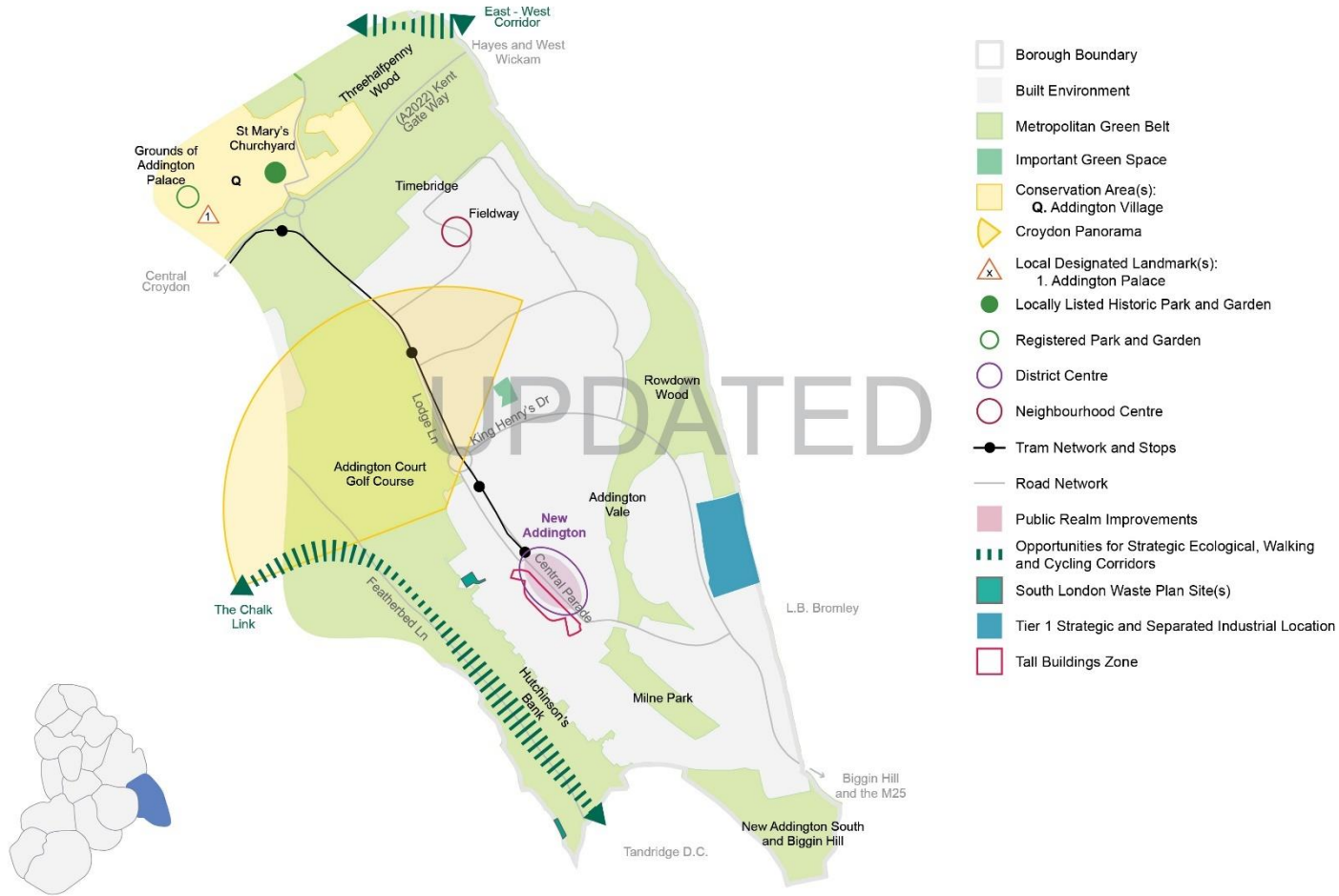
11.9 Walking and cycle links to local schools, the District Centre, Vulcan Way industrial location and surrounding open space will be improved where possible. These will connect to the ancient Roman road on the borough boundary with Bromley. Opportunities to provide green grid connections across the Fieldway area and around Addington Palace Golf Course will be supported.

Transport

11.10 ~~The tram, with improved services and investment in rolling stock, will continue to provide a valued link to the Croydon Metropolitan Centre and connections to Central London and Gatwick Airport.~~ The tram line is one of the key assets of Addington. This enables easy access to the Croydon Metropolitan Centre and connections to Central London and Gatwick Airport. The community will enjoy better quality, more frequent and reliable bus services connecting with Croydon Metropolitan Centre. Public parking provision will be better managed to give priority for local residents, visitors to local businesses and community amenities; over commuter parking in the vicinity of New Addington Central

Parade. There are opportunities for direct and safe cycle routes linking New Addington with Croydon Metropolitan Centre and neighbouring communities as well as the existing National Cycle Route 21 which encourages longer distance cycle journeys through the area. The public realm can be upgraded and the residential streets improved in line with the Healthy Streets Approach to encourage higher levels of active travel and reduce road danger in the local area which has suffered from a high number of collisions involving vulnerable road users.

Figure 11.1 Addington



General character

~~11.11 The character of Addington is defined by extensive areas of Metropolitan Green Belt such as Birch Wood, Frith Wood, Rowdown Wood and North Downs. These green areas provide the setting for the Addington Village; and the 20th century housing estates in New Addington which consist of 'Local Authority Built Housing With Public Realm' and 'Compact Houses On Relatively Small Plots' in Fieldway, both with scattered sections 'Medium Rise Blocks With Associated Grounds' and 'Tower Buildings'.~~

~~Paragraph updated and moved to before vision~~

~~11.12 Apart from the historic Addington Village, the Place is served by two 'Suburban Shopping Areas', Central Parade in New Addington (the District Centre) and Wayside in Fieldway.~~

~~Paragraph updated and moved to before vision~~

~~11.13 The spine of Central Parade separates the less green 'Suburban Shopping Area' of New Addington's District Centre from the area containing leisure and community facilities, with a character of 'Institutions With Associated Grounds'. In addition to these character types, Addington has a number of areas, located to the west and east of Central Parade, with an 'Industrial Estate' character. With the exception of Central Parade, these character areas are generally consistent and can be successfully managed through the policies of this Plan.~~ Paragraph updated and moved to before vision

~~11.14 The Addington Village Conservation Area incorporates a historic village with medieval origins in a rural setting. The village's architecture represents a variety of character types from various historical periods. The predominant types are: 'Scattered Houses On Large Plots' and 'Detached Houses On Relatively Large Plots'.~~ Paragraph updated and moved to before vision

Policy DM34: Addington

DM34.1 Development should take account of the two characteristic areas of Addington; firstly extensive areas green spaces which provide the setting for the historical Addington Village and secondly the 20th century housing estates

DM34.2 Within the New Addington District Centre, to ensure that the District Centre characteristics are respected and enhanced proposals should:

- a) Make use of opportunities to create buildings with a larger footprint to the west of Central Parade; or
- b) Create buildings with smaller footprints that complement existing predominant building heights of 3 storeys up to 12 storeys within Central Parade in areas outside the tall building zone.

DM34.2A Within the Tall Building Zone identified in the policies map, tall buildings of height ranging from 21 to 33 metres (approximately 6-10 storeys) measured from the ground to the top of the building are considered appropriate.

DM34.3 Within Addington allocate sites for development as set out in Table 11.2. **Policy Deleted**

How the policy works

New Addington District Centre

11.15 The area in which DM 34.1 applies is shown on the Policies Map.

11.16 The ‘Suburban Shopping Area’ character on Central Parade is characterised by consistent building lines, setbacks and rhythm of facades and fenestration. This uniformity can be managed through other policies in the Croydon Local Plan However, additional policies are required to manage the area to the west of Central Parade where there are precedents of large and tall buildings. This location presents opportunities for a greater range and mix of services to support growth through the creation of large or tall buildings.

Allocating land for development

11.17 The table 11.2 below sets out the proposed use on specific sites in Addington. The location and boundary of each detailed proposal can be found on the Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 7. **Paragraph deleted**

Table 11.2 Proposals for uses of land of specific sites in Addington

Ref no	Site name	Proposed use
44.	Central Parade West, Central Parade	Mixed development including residential, community, healthcare facility, leisure, retail and open space
120	Timebridge Community Centre, Field Way	Secondary School buildings (with playing fields in adjacent Green Belt)

Addiscombe

11.17A Addiscombe is a suburban residential settlement, framed by green areas on the eastern side and the high density Croydon Opportunity Area to the west. Addiscombe District Centre is focused on Lower Addiscombe Road, which also serves as one of the main transport corridors through the area along with Addiscombe Road.

11.17B Addiscombe has a varied character which has evolved historically over time, with development in the area encouraged by the opening of East Croydon station in the mid 1800's. Two Conservation Areas can be found in Addiscombe; the East India Estate Conservation Area which has a distinctive layout and architecture for a residential suburb, built on land owned and occupied by the former East India Trading Company Military Academy and the St Bernards Conservation Area which is a notable section of the Park Hill Estate completed in 1971 to an award winning international design by Swiss firm Atelier 5. Two Local Heritage Areas, Addiscombe College Estate and Bingham Road, can also be found in Addiscombe.

11.17C Due to the proximity of central Croydon there is a relative deficiency in the range of community services in Addiscombe. There are good road links east to west and the introduction of the Tramlink in 2000 increased public transport accessibility for residents.

Vision, opportunities, constraints and change up to 2036

Vision

11.18 Addiscombe will continue to be centred on the vibrant District Centre with an historic Conservation Area, a mixture of homes, community and cultural facilities and a range of retailing including many independent shops. Ashburton Park and Lower Addiscombe Road/Cherry Orchard Road Neighbourhood Centres will be supporting the existing and future community with services and facilities beyond a retail function. Addiscombe will continue to provide for a large residential community with good accessibility to Croydon Metropolitan Centre, and through tram and rail networks, good connections to London and Bromley.

Homes

11.19 Sustainable growth of the suburbs including some opportunity for windfall sites, and limited infilling with dispersed integration of new homes that respect existing residential character and local distinctiveness **will be encouraged**.

Employment, Skills and Community Facilities

11.20 Recognising Addiscombe's retail vitality and potential, the central shopping area ~~has been re-~~ **is** designated as a District Centre. Community facilities will be encouraged to locate in close proximity to the District Centre. **A new Integrated Industrial Area has been designated on Hastings Road to protect the local industrial and employment offer**

Character, Heritage and Design

11.21 New development will respect the existing local character and distinctiveness referring to the Borough Character Appraisal to inform design quality. Addiscombe's designated heritage assets and landmarks will be protected. Opportunities for public realm improvements will primarily focus on the District Centre with building and conversion works of a high standard of design to

ensure the character of the Centre and Conservation Areas are respected.

11.21A Addiscombe is identified as a location considered potentially appropriate for tall buildings.

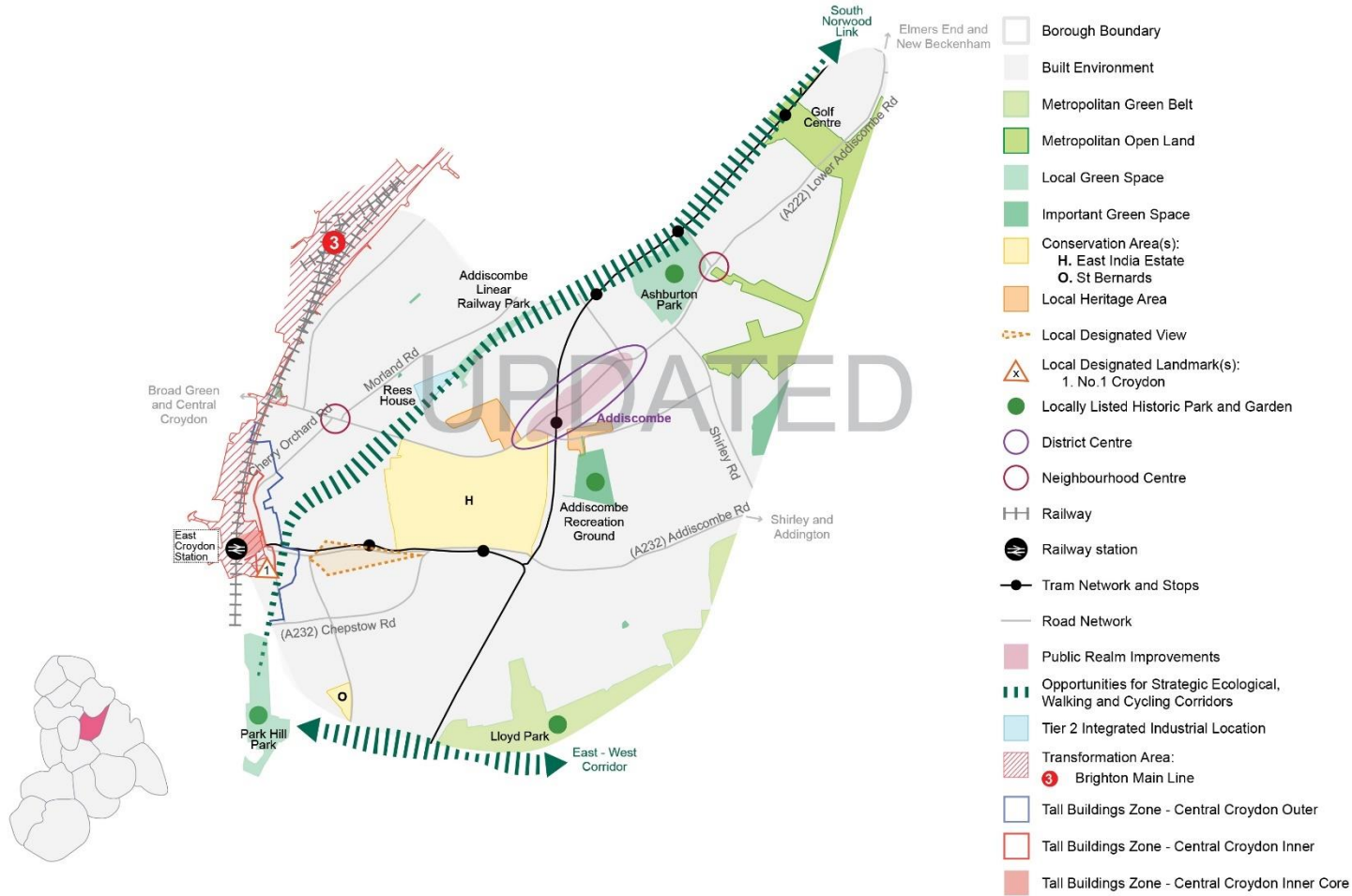
Green Grid and Open Space

11.22 Improvements to, and expansion of the Green Grid will be sought to promote strategic east-west and north-south links through Addiscombe Linear Railway and Ashburton Parks. These will connect with the Croydon Metropolitan Centre, Wandle Valley Regional Park, Lloyd Park and South Norwood Country Park.

Transport

11.23 Addiscombe will continue to be a highly accessible Place with its six tram stops and connections to East Croydon, Beckenham Junction and Elmers End railway stations. It will benefit from improved tram services, from investment in tram stock and more frequent services. ~~Travel plans will look to ease congestion at peak times by encouraging walking, cycling or public transport especially for school journeys.~~ There are opportunities for direct and safe cycle routes linking with Croydon Metropolitan Centre. The public realm around Cherry Orchard Road and Lower Addiscombe Road associated with the retail areas can be upgraded and the residential streets improved. This will be in line with the Healthy Streets Approach to encourage higher levels of active travel and reduce road danger in the local area.

Figure 11.2 Addiscombe



General character

11.24 Addiscombe is a suburban residential settlement, framed by green areas on the eastern side and the high density Croydon Opportunity Area to the west. This Place is influenced by and evolved as an extension of the Croydon Metropolitan Centre. The non-residential character consists of 'Urban Shopping Areas' (concentrated along the Lower Addiscombe Road corridor and the Shirley Road/Bingham Road Junction); and 'Industrial Estates' within the interiors of blocks, interlaced with houses. Paragraph updated and moved to before vision

11.25 The residential character consists of a varied yet balanced mix of 'Terraced Houses And Cottages' in the north west of this Place, mix of 'Medium Rise Blocks With Associated Grounds' and 'Compact Houses On Relatively Small Plots' in the south west (between East Croydon and the Addiscombe tram stop and Lloyd Park, 'Detached Houses On Relatively Large Plots' in south east and 'Local Authority Built Housing With Public Realm' in the north. Some isolated residential 'Tower Buildings' and 'Large Buildings With Spacing' are scattered in the centre, in the vicinity of Lower Addiscombe Road. Paragraph updated and moved to before vision

11.26 The East India Estate Conservation Area protects and preserves the historic character of 'Large Houses On Relatively

Small Plots'. The Conservation Area covers a distinctive layout and architecture of residential suburb built on land owned and occupied by the former East India Trading Company Military Academy. Paragraph updated and moved to before vision

11.27 The St Bernards Conservation Area contains 'Compact Houses On Relatively Small Plots'. It is a notable section of the Park Hill Estate completed in 1971 to an award winning international design by Swiss firm Atelier 5. Paragraph updated and moved to before vision

11.28 The Addiscombe College Estate Local Heritage Area designation recognises the historical significance of the collection of preserved Victorian houses built between 1862 and 1900 on the land belonging to East India Trading Company. It represents mix of 'Terraced Houses And Cottages' and 'Large Houses On Relatively Small Plots'. Paragraph updated and moved to before vision

11.29 Bingham Road Local Heritage Area designation recognises the heritage significance of the authentic and distinctive architecture of the Edwardian Addiscombe, 'Planned Estates Of Semi-Detached Houses'. Paragraph updated and moved to before vision

Policy DM35: Addiscombe

DM35.1 Within the Addiscombe District Centre, to ensure that the District Centre characteristics are respected and enhanced proposals should:

- a) Complement existing predominant building heights of 2 storeys up to 4 storeys and a maximum of 5 storeys around the Lower Addiscombe Road and Blackhorse Lane Junction;

- b) Retain the rhythm, size and the continuity of ground floor active frontages¹⁰⁴;
- c) Allow flexibility at first floor and above for mixed use;
- d) Retain, enhance and positively reference corner features such as the articulation of corner buildings and architectural features such as domed projecting bays with finials and the projecting double gable ends running at 90 degree angles interrupting the running cornices;
- e) Incorporate or retain traditional shop front elements such as stall risers, fascias and pilasters; and
- f) ~~Incorporate multi-stock brick as the predominant facing materials of the whole building.~~ Respond to the character of the area including the predominance of multi-stock brick.

DM35.2 In the area between Addiscombe Railway Park & Lower Addiscombe Road (Section between Leslie Park Road & Grant Road), to ensure changes to the character of this area are carried out in a way that strikes a balance between enhancing the existing character and facilitating growth, proposals should:

- a) Retain the predominant residential building lines and the open character of front gardens;
- b) Respond to the fine grain¹⁰⁵ of the existing residential developments;
- c) Complement the existing predominant building heights of 3 storeys up to 4 storeys;
- d) Incorporate multi-stock brick and white render as the predominant facing materials of the whole building or a material which complements multi-stock brick and white render; and
- e) Enhance existing and provide new direct public walking and cycling routes to Addiscombe Railway Park by working with the Council and its partners to incorporate sections of the route as part of schemes.

DM35.2A Within the Tall Building Zone identified in the policies map:

¹⁰⁴ These buildings have few or no blank facades. At ground floor the buildings contain uses that frame the street or space and active upper floors with little or no obscure or frosted glazing. Active frontages encourage visual and/or physical interaction between the private uses inside and the public uses outside. Visual interaction is achieved by creating views or glimpses through windows, projecting bays, balconies and doors into or out of a building. Physical interaction encourages people to come into a building or has indoor uses that spill out onto the street.

¹⁰⁵ Grain also called urban grain. It describes the pattern of the arrangement and size of buildings within a settlement and the degree by which an area's pattern of streets-blocks and junctions are respectively small and frequent (fine grain) or large and infrequent (course grain).

- a. Buildings of height ranging from 21 to 48 metres (6-15 storeys) measured from the ground to the top of the building are considered appropriate in the outer zone;
- b. Buildings of height ranging from 33 to 93 metres (10-30 storeys) measured from the ground to the top of the building are considered appropriate in the inner zone and
- c. Buildings of height ranging from 33 to 138 metres (10-45 storeys) are considered appropriate in the core area within the inner zone.

DM35.3 Within Addiscombe allocate sites for development as set out in Table 11.3

How the policy works

11.30 The areas in which Policy DM35.1, and DM 35.2 and DM35.2A apply are shown on the Policies Map.

Addiscombe District Centre

11.31 The character of Addiscombe District Centre is defined by the predominance of the 'Urban Shopping Area' character along the northern side of Lower Addiscombe Road. The beginning and end of this character is marked by two triangular urban spaces, of which the westernmost triangular space is within the East India Estate Conservation Area.

11.32 Addiscombe District Centre has managed to retain the village feel that contributes to its distinctive sense of place. The fine urban grain and consistent rhythm, frontage widths and setback of the buildings reinforce the relationship with the architecturally consistent Victorian and Edwardian 'Terraced Houses And Cottages' sited on the southern side of Lower Addiscombe Road.

11.33 The Lower Addiscombe Road/Inglis Road junction area has a distinctive block composition and architectural detailing. The junctions are defined by symmetrical buildings with consistent heights and strongly defined corners. Detailing, such as

domed projecting bays with finials and the projecting double gable ends running at 90 degree angles interrupting the running cornices, contributes to Addiscombe's distinctiveness. Additionally, features, such as the articulation of corner buildings including ground floor entrances that address corners, are a characteristic feature throughout the District Centre and should be referenced.

11.34 The western section of the 'Urban Shopping Area' has a distinct non-residential appearance. This is reflected in the building heights and facing materials which are predominantly red multi stock brick. The eastern side mirrors the character of the adjacent residential areas. These buildings have ground floors that have been converted into commercial premises, whilst preserving the residential appearance of the upper floors. The treatment of facades of these buildings gradually changes from multi stock brick to render. In order to preserve the distinction in appearance between the residential areas and the District Centre, new development should be encouraged to incorporate multi-stock brick or material which is complementary.

11.35 The Lower Addiscombe Road/Blackhorse Lane junction area is a formal, well defined urban public space framed on three sides by buildings with a predominant height of two to five storeys.

11.36 The District Centre location and good transport links provides opportunities for densification of up to 5 storeys, preferably in locations on corner plots. It is considered that the retention of small traditional type shop frontages (including stall riser’s fascias and pilasters) reinforces the distinctiveness of Addiscombe District Centre. Therefore it would not be appropriate to incorporate large and tall buildings within this location. Policy DM35.1 balances the need to facilitate growth and respect the existing character.

11.37 This policy seeks to retain the continuity of plot widths, setbacks and traditional shop frontages (in line with the Shop Front Security Addendum to Supplementary Planning Guidance No.1 Shop Fronts & Signs). This should not preclude growth, as growth may be still be achieved through creative design solutions such as amalgamating shop units to create one larger unit.

Area between Addiscombe Railway Park & Lower Addiscombe Road (Section between Leslie Park Road & Grant Road)

11.38 In this area the character of consists of ‘Industrial Estates’, ‘Mixed Flats And Compact Houses’, and sections of ‘Terraced Houses And Cottages’ and ‘Local Authority Built Housing with Public Realm’.

11.39 The character of this area has become fragmented as a result of development with an (urban) grain that is not in keeping with the character of the neighbouring buildings. This area is still undergoing change which will need to be managed. Policy DM35.2 will provide guidance to enable this to be carried out in a sensitive way.

Allocating land for development

11.40 Table 11.3+ below sets out the proposed use on specific sites in Addiscombe. The location and boundary of each detailed proposal can be found on the Policies Map and further

details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 7.

Table 11.3 Proposals for uses of land of specific sites in Addiscombe

Ref no	Site name	Proposed use
68.	130 Oval Road	Residential development
416	Rees House & Morland Lodge, Morland Road	Secondary School
474	Rear of The Cricketers, 47 Shirley Road	Residential development

Broad Green and Selhurst

11.40A Broad Green is a heavily urbanised area consisting of a variety of local character types including the retail and business parks of the Purley Way and the heavily trafficked London Road. Selhurst is a residential area with its eastern edge dominated by railway infrastructure and associated industrial estates. Broad Green and Selhurst lie to the north-west of Croydon Metropolitan Centre bordering the London Borough of Sutton with the greenery of the adjacent Mitcham Common.

11.40B The area is less car dependent than areas further south in the borough owing to its good public transport accessibility; however the area suffers from congestion on its many busy roads. Green open spaces are limited in the area although there is a significant amount of other types of open space in the north east of the area provided by school playing fields and Mitcham Road Cemetery.

11.40C Two Local Heritage Areas can be found in Broad Green and Selhurst; the London Road Broad Green Area includes buildings with unique Arts and Crafts inspired architectural design from the beginning of the 20th Century and the Henderson Road area is a distinctive example of well-preserved terraces of small Victorian maisonettes adjacent to the Local Historic Park of Whitehorse Recreational Ground.

11.40D Broad Green and Selhurst includes part of the Purley Way Transformation Area.

Vision, opportunities, constraints and change up to 2036

Vision

11.41 Broad Green and Selhurst comprise three distinct areas, characterised by Purley Way, a regenerated London Road and Whitehorse Road. As a broad location, growing residential areas will be interspersed within a network of busy streets with improved connectivity to open spaces and the expanded Green Grid network of the borough. Selhurst Road and Sumner Road/London Road Neighbourhood Centres will be supporting the existing and future community with services and facilities beyond a retail function. The diversity of employment activity and cultures will enliven the area just north of the Croydon Opportunity Area, as well as being part of the borough's principal industrial location the Place will have a share in the borough's improving prosperity.

Homes

11.42 New residential growth, with opportunities for renewal, will focus on London Road with a possible a new Local Centre at Valley Park, Ampere Way, as part of the off-Purley Way Transformation Area. Residential development will need to respect the existing residential character and local distinctiveness. The Valley Park Local Centre will accommodate residential use within new mixed-use neighbourhoods that are well integrated with existing neighbourhoods. Housing investments will help to address the high deprivation and inequality in this Place.

Employment, Skills and Community Facilities

11.43 The three integrated Industrial Locations at Union Road, Gloucester Road and Thornton Road will continue to be

provided with protection for industrial and warehousing activities, alongside an allowance for limited new high quality residential development provided it does not harm the area's business function. Purley Way, a Strategic Industrial Location and industrial heartland of the borough, will remain a preferred area for industrial and warehousing activity, whilst also accommodating a new Local Centre that provides space for leisure and community facilities to support new and existing residential communities and local workers and businesses. Local employment is also provided by the Place's proximity to Croydon University Hospital. A thriving evening economy will be centred on the regenerated London Road running from West Croydon to the re-built Local-Centre at Broad Green. The BRIT School, in Selhurst, will continue to be a unique and much valued educational asset to the borough and will be supported to continue to thrive. The Sumner Road/London Road Neighbourhood Centre will continue to reflect the local, diverse community and provide local employment and services with community facilities encouraged to locate in close proximity. Improvements to the public realm on the high street will be supported through the London Road Corridor scheme.

Environment and Climate Change

11.43A Development will be required to incorporate Sustainable Drainage Systems (SUDS) measures. Developers will need to liaise with the Council Local Lead Flooding Authority team and the Environmental Agency, to investigate the suitability of SUDS to manage surface water runoff and flooding issues (where necessary), as well as whether other measures may need to be implemented to reduce the risk of groundwater flooding. The Council will continue to work with Thames Water (the sewerage undertaker) and other stakeholders, to ensure sewerage water flooding events are reduced, to protect and enhance the ecological status of Norbury Brook, in line with the Water Framework directive.

Character, Heritage and Design

11.44 New development will respect the existing local character and distinctiveness of Broad Green and Selhurst, referring to the Borough Character Appraisal to inform design quality. Opportunities for public realm improvements will primarily focus on the re-built Local Centre at Broad Green on London Road with any building and conversions of a high standard of design to ensure the future vitality of the centre. The former Croydon B Power Station chimneys will continue to act as a key local landmark. The Purley Way Transformation Area policies set out how development along the Purley Way will draw upon the positive characteristics of Broad Green and Selhurst to enhance the quality of the built environment.

11.44A Broad Green and Selhurst is identified as a location considered appropriate for tall buildings.

Green Grid and Open Space

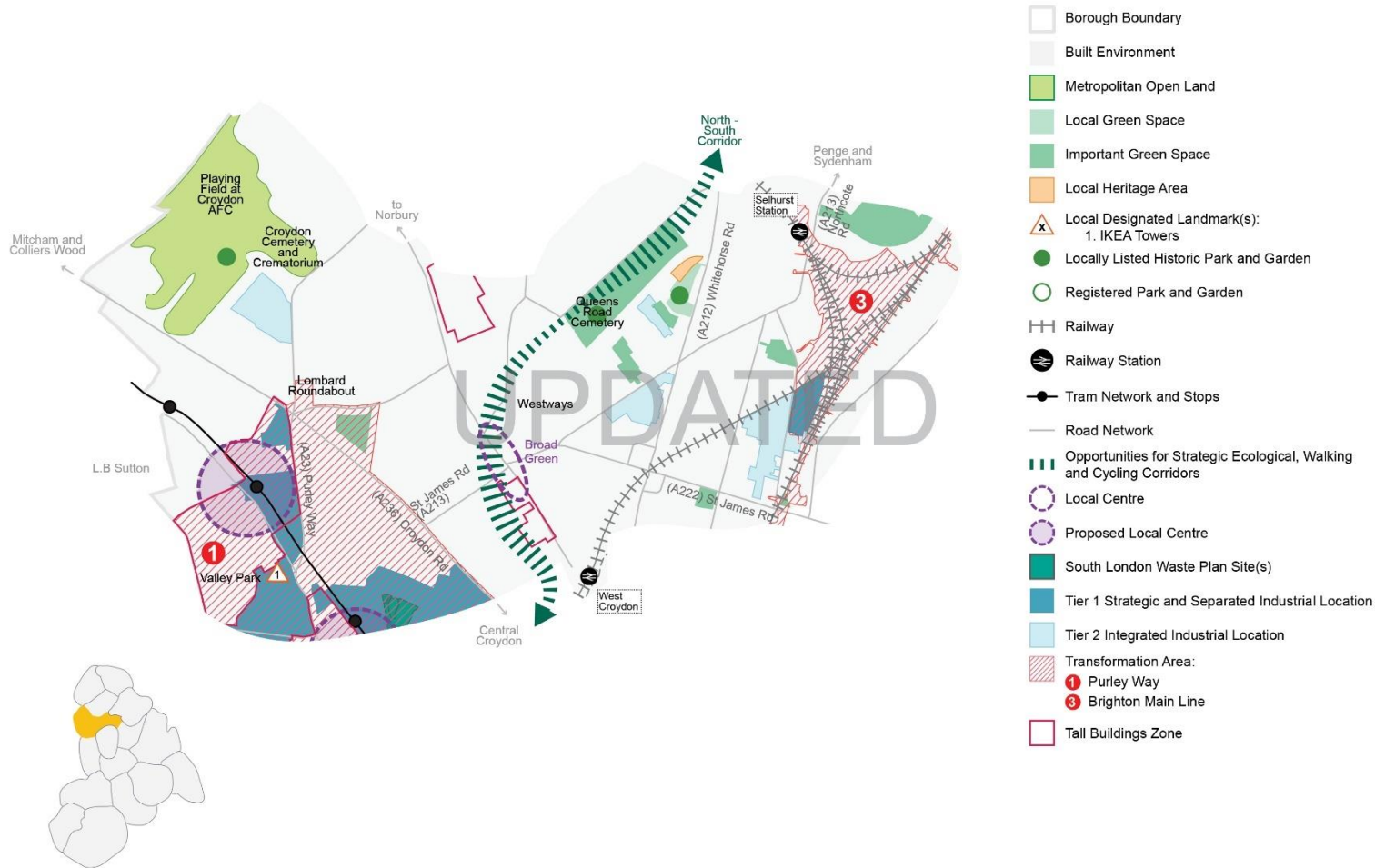
11.45 New Green Grid links will be sought to improve connectivity with the green space of Wandle Park, just south of Broad Green, with Croydon Cemetery and Mitcham Common all linking to the Wandle Valley Regional Park. Emphasis will be placed on improving access to and quality of the local open spaces within and adjacent to Broad Green as this is identified as an area deprived of access to nature. The Purley Way Transformation Area policies set out where additional open spaces and improvements to the public realm are planned across this area.

Transport

11.46 To encourage walking and cycling, high quality connections within an attractive environment will be pursued. Growth will be further supported by promoting public transport improvements along the London Road corridor to Thornton Heath, Norbury and beyond. As the attraction of the Croydon Metropolitan Centre increases, the quality, capacity and reliability of bus services

connecting to it will also be improved. ~~Travel plans will look to ease congestion at peak times by encouraging walking, cycling or public transport especially for school journeys.~~

Figure 11.3 Broad Green and Selhurst



General character

~~11.47~~ Broad Green is a heavily urbanised area consisting of a variety of local character types. The south-western edge is defined by large 'Retail Estates & Business & Leisure Parks' along Purley Way and the greenery of Archbishop Lanfranc's playing field and Croydon Cemetery. The dominant and high density area along London Road corridor identifies the centre of this Place. The eastern edge is dominated by the railway and associated 'Industrial Estates' of the Selhurst area. Smaller scale historical industrial estates are often interlaced within the urban fabric. The predominant residential character type is 'Terraced Houses And Cottages', with scattered areas of 'Local Authority Housing With Associated Public Realm' with sections of 'Compact Houses On Relatively Small Plots' and 'Medium Rise Blocks With Associated Grounds' scattered in the east and in the vicinity of Whitehorse

~~Road. 'Large Buildings With Continuous Frontage Line' and 'Large Buildings With Spacing' dominate along London Road. Paragraph updated and moved to before vision~~

~~11.48~~ The London Road Broad Green Local Heritage Area represents an 'Urban Shopping Area'. It includes buildings with unique Arts and Crafts inspired architectural design from the beginning of the 20th century. Paragraph updated and moved to before vision

~~11.49~~ Henderson Road Local Heritage Area is a distinctive example of 'Terraced Houses And Cottages' character. The designation recognises the heritage significance these well-preserved terraces of small Victorian maisonettes adjacent to the Local Historic Park of Whitehorse Recreational Ground Paragraph updated and moved to before vision

Policy DM36: Broad Green and Selhurst

DM36.1 Within the Broad Green Local Centre, to ensure that proposals positively enhance and strengthen the character of Broad Green Local Centre, and facilitate growth, developments should:

- a) Sympathetically relate to the predominant building massing within the Local Centre boundaries;
- b) Positively reference, respect and enhance architectural features such as the consistent rhythm and articulation of windows and doors;
- c) Complement the existing predominant building heights of 2 storeys up to a maximum of 4 storeys; and
- d) Incorporate multi-stock brick as the predominant facing materials of the whole building, **or a material which complements multi-stock brick.**

DM36.2 ~~Within the area of the potential new Local Centre at Valley Park, to ensure development opportunities including public realm improvements are undertaken in a cohesive and coordinated manner and that they result in the creation of a Local Centre with a sense of place and distinct character, a masterplan with elements of design code will be developed. Policy deleted~~

DM36.3 In the area of the Lombard Roundabout, to facilitate growth and to enhance the distinctive character of the Lombard Roundabout Area proposals should: **Policy deleted**

- a) ~~Complement the existing predominant building heights of 3 storeys up to a maximum of 6 storeys;~~
- b) ~~Create a sense of continuity by setting back buildings from the street and create building lines and frontages which positively reference and respond to the junction;~~
- c) ~~Address the deficiency in green infrastructure within the area by incorporating tree planting and greenery within the development; and~~
- d) ~~Retain the extent and enhance the quality of the existing public realm within the development, including introducing large trees and other vegetation to balance the impact of large or tall buildings.~~

DM36.4 In the area north of Broad Green Local Centre, to ensure that proposals enhance and strengthen the character of the area north of the Broad Green Local Centre, and facilitate growth, developments should:

- a) Retain and create glimpses and separation distances between buildings in order to improve the openness of London Road;
- b) Incorporate main pedestrian entrances onto London Road;
- c) Complement the existing predominant building heights of 3 storeys up to a maximum of & 5 storeys **except in Tall Building Zones; and**
- d) Retain the extent and enhance the quality of the existing public realm within the development, including introducing large trees and other vegetation to balance the impact of large and tall buildings; **and**
- e) **Preserve and enhance setting of West Croydon United Reformed Church.**

DM36.5 In the area of the junction of Windmill Road and Whitehorse Road, to create a sense of place of this area proposals should:

- a) Create building lines and frontages which positively reinforce and respond to the form of the junction **whilst allowing realignment of the carriageway widths of the junction to facilitate bus priority and provide pedestrian crossing facilities;**
- b) Use tree planting to reinforce the street alignment; and

- c) Complement the existing massing of the immediate area around the Windmill/Whitehorse Road Junction, by ensuring that the overall height of the building does not exceed 5 storeys; or complement the existing predominant building heights of 2 storeys up to a maximum height of 3 storeys; or ensure the ridge line is no taller than those adjacent to it.

DM36.5A Within the Tall Building Zones identified in the policies map,

- a) Buildings of height ranging from 21 to 33 metres (6-10 storeys) from the ground to the top of the building are considered appropriate in the zones closer to Purley Way and along the London Road; and
- b) Buildings of height ranging from 21 to 48 metres (6 -15 storeys) measured from the ground to the top of the building are considered appropriate in the outer zones closer to Croydon Opportunity Area.

DM36.6 Within Broad Green and Selhurst allocate sites for development as set out in Table 11.4

How the policy works

11.50 The areas in which Policy DM36.1 to DM36.5A apply are shown on the Policies Map.

Broad Green Local Centre

11.51 Broad Green Local Centre is dominated by the London Road traffic. It is an area with potential for growth.

11.52 The edge of the Broad Green Local Centre is eroding and is beginning to lose its separate identity and sense of place. This could lead to the Local Centre being amalgamated into the homogenous urban form of the London Road.

11.53 The detailed policies in DM36.1 will help to strengthen the identity of the Local Centre by setting design parameters such as consistent scale, street frontage treatment and public realm requirements.

Potential new Local Centre at Valley Park

11.54 The area is currently dominated by large scale 'Retail Estates & Business & Leisure Parks' and associated

~~parking, separated from the adjoining area by embankments, Purley Way and the tram infrastructure. Deleted paragraph~~

11.55 ~~There is a mix of uses similar to an urban centre. However, large amounts of car dominated spaces make this area less pedestrian and cycle friendly. Additionally, the presence of large undefined spaces has contributed to this area's lack of a sense of place. Deleted paragraph~~

11.56 ~~There is potential for growth and for transformation into a new Local Centre. To enable potential development opportunities to be undertaken in a cohesive and coordinated manner, a masterplan will be considered. Deleted paragraph~~

Lombard Roundabout area

11.57 ~~This is an area at the edge of two character types that contrast in scale. These are 'Terraced Houses And Cottages' and 'Large Buildings With Continuous Frontage Line'. The area has potential for growth. The Place-specific development management policy is required to facilitate growth that enhances the distinctive character of the Lombard Roundabout Area. Deleted paragraph~~

11.58 These policies will encourage new developments to establish a transitional zone between the existing uniform low rise residential areas and the larger scale structures around the Lombard Roundabout. Deleted paragraph

Area north of Broad Green Local Centre

11.59 The area north of Broad Green Local Centre is already experiencing growth. A cohesive approach needs to be taken to ensure that Local Centre edge is well defined and that the buildings along London Road have spacing.

Area of the junction of Windmill Road and Whitehorse Road

11.60 There is a poor relationship between the street layout and the building frontages at the Windmill Road/Whitehorse Road junction area. This has resulted in an area lacking a sense of place. The character within this area is a mix of low rise ‘Terraced Houses And Cottages’, ‘Industrial Estates’ and ‘Retail Estates & Business & Leisure Parks’.

11.61 There is a potential for growth and an opportunity for improving the definition of frontages and street edge, as well as overall quality of urban environment. This could include addressing the deficiency in green infrastructure by ensuring tree planting and greenery is an intrinsic part of the development.

Allocating land for development

11.62 Table 11.4 below sets out the proposed use on specific sites in Broad Green and Selhurst (excluding sites in the Purley Way Transformation Area). The location and boundary of each detailed proposal can be found on the Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 7.

Table 11.4 Proposals for uses of land of specific sites in Broad Green and Selhurst

Ref no	Site name	Proposed use
13.	Boyden Tiles, Mayday Road	Residential development
22.	Whitehorse Road garages and parking area, Whitehorse Road estate (Johnson Road/Cromwell Road)	Residential development
78.	114-118 Whitehorse Road	Residential conversion and extension Mixed use development comprising main town centre ground floor use with residential above.
103	585-603 London Road	Mixed use development for residential and hotel
157	Canterbury Mill, 103 Canterbury Road	New primary school
248.	18-28 Thornton Road	Residential development
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

Ref no	Site name	Proposed use
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.
337	Zodiac Court, 161-183 London Road	Residential redevelopment Mixed use development comprising community use at ground floor with residential above.
348	Homebase & Matalan stores, 60-66 Purley Way	Mixed use residential and retail development Moved to Purley way Chapter
396	Praise House, 145-149 London Road	Redevelopment for mixed use residential and community use Residential development subject to the adequate reprovion of the existing community use.

Ref no	Site name	Proposed use
404	Vistec House & 14 Cavendish Road, 185 London Road	Residential development
407	797 London Road	Conversion or redevelopment to residential use
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.
471.	Masonic Hall car park, 1- 1B Stanton Road	Residential development
499	Croydon University Hospital Site, London Road	Residential development subject to the adequate reprovion of the existing health care use.
517	Milton House, 2-36 Milton Avenue	Residential and employment uses

Coulsdon

11.62 A Coulsdon is a small suburban settlement surrounded by areas of Green Belt. The Green Belt in this area is characterised by uninterrupted views of open spaces including Farthing Downs and wooded mature tree belts. Coulsdon lies on the southernmost boundary of the borough and its built environment is located within the valleys alongside railway lines and main roads.

11.62B Coulsdon has a significant employment base and many shops and services for a town of this size, including a library and several schools. It has excellent road and rail links north to London and south to Gatwick Airport and Brighton and benefits from a bypass to prevent congestion in the District Centre. There is access to large tracts of open spaces and the area is framed and dominated by the North Downs and Farthing Downs to the south and south west with Coulsdon Common and Dollypers Hill to the east.

11.62C There is a rich history in Coulsdon, notably that there is evidence of early settlement at Farthing Downs with Neolithic and Bronze age finds. Three Local Heritage Areas can be found in Coulsdon which reflect a more modern historical significance. The Chipstead Valley Road Area recognises the distinctive architecture of workers' houses from c.1900 and their layout reveals the location of the historic site of the former Surrey Iron Railway. Station Approach (Coulsdon) Local Heritage Area contains modest Victorian railway cottages with aesthetic style inspired features set in the distinctive townscape. The Dutch Village Area around Wilhelmina Avenue and The Netherlands Road, form a distinctive estate designed by the Dutch architect Wouter Hamdorff as a 'modern Dutch garden village' in the late 1930's.

Vision, opportunities, constraints and change up to 2036

Vision

11.63 Croydon's southernmost District Centre, with a mixture of homes, community and cultural facilities, and a range of retailing including many independent shops, will revive its day and evening economy with the support of the new residential community and associated facilities on the Cane Hill site. The Strategic Industrial Location of Marlpit Lane will be retained and development to improve or increase capacity will be supported.

Homes

11.64 ~~An area of moderate residential~~ Residential growth based on available land will be focussed on Coulsdon District Centre, and its surrounding area with a new residential community, recently delivered in Cane Hill. Residential development will respect the existing character and local distinctiveness of the area.

Employment, Skills and Community Facilities

11.65 Marlpit Lane, with its close proximity to the M25 and good separation from surrounding residential areas will remain an important location for employment growth for Croydon and London retaining strong protection (as a Strategic Industrial Location). The Coulsdon District Centre will continue to support the local community, providing retailing, employment and services with further opportunities for skilled employment where possible, within the Coulsdon Area including Cane Hill. Community facilities will be encouraged to locate in close proximity to the District Centre.

Character, Heritage and Design

11.66 Coulsdon will remain mainly residential with tree-lined streets becoming more urban in character towards the District

Centre. New development will respect the existing local character and distinctiveness of Coulsdon, referring to the Borough Character Appraisal to inform design quality. **The Dutch Village Local Heritage Area and Local Historic Parks and Gardens such as Coulsdon Memorial Recreation Ground and Chaldon Way Gardens** will be retained and new links will be provided (where possible) to incorporate them into the Green Grid network. Opportunities for public realm improvements will continue to focus on enhancements to the Centre, with any new buildings and conversions will be of a high design standard to ensure the character of the Centre is respected. **The Surrey Iron Railway embankment Scheduled Monument comprises a former railway embankment which is located approximately 130m south-west of Lion Green Road. This large earthwork is one of few surviving remnants of the first fully independent public railway in the world, dating to c.1805. Better interpretation and access to the Surrey Railway Embankment Scheduled Monument provided through nearby development will enable it to play a greater role in the local heritage context. The Cane Hill Legacy Buildings act as key landmarks in the area.**

11.66A Coulsdon is identified as a location considered potentially appropriate for tall buildings.

Environment and Climate Change

11.67 Coulsdon District Centre and the surrounding area may be suitable for a district heat network. **Development will be required to incorporate Sustainable Drainage Systems (SUDS) measures (where necessary), to reduce surface water run off issues and reduce the risk of surface water flooding impacts to local residents and businesses.**

Green Grid and Open Space

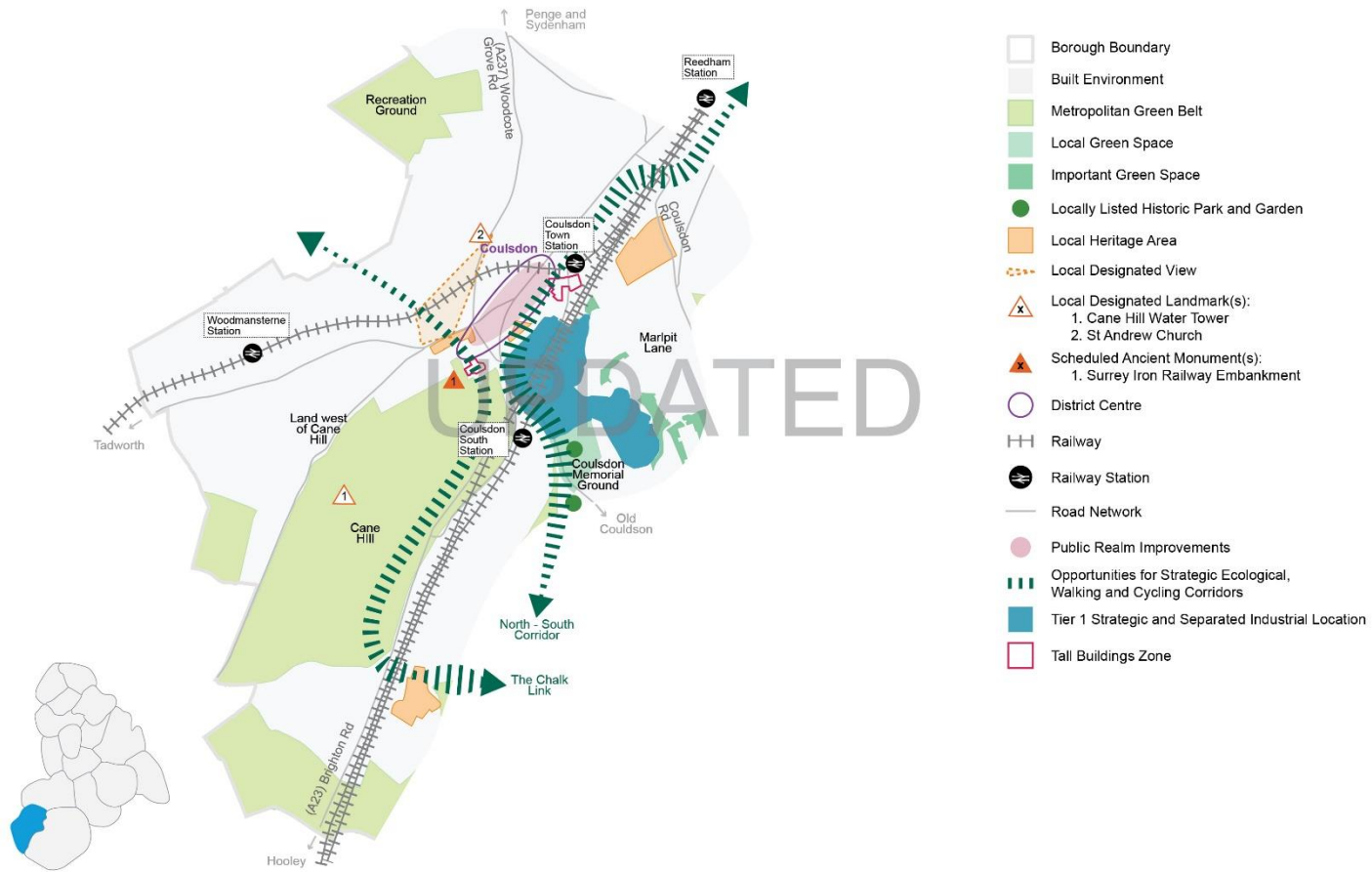
11.68 Opportunities for orbital movements for walking and cycling will be sought with way finding and provision of new links

and connections to the strategic Green Grid. Coulsdon Memorial Ground, a Local Historic Park, and links to it, will be improved as part of a parks improvement scheme.

Transport

11.69 New cycle facilities will be introduced at Coulsdon Town railway station. Linkages with the railway stations of Coulsdon South and Coulsdon Town and the District Centre will be improved to provide links to an expanded Green Grid network and to encourage sustainable modes of travel. Accessibility will be improved where possible to **Coulsdon South, Reedham and Woodmansterne stations through step free access improvements.** As the number of jobs and services in the Croydon Metropolitan Centre increase, the capacity and reliability of bus services connecting the Coulsdon community to this Centre will be improved. ~~Travel plans will look to ease congestion at peak times by encouraging walking, cycling or public transport especially for school journeys~~

Figure 11.4 Coulsdon



General character

~~11.70~~ Coulsdon is a small suburban settlement surrounded by areas of Green Belt. The Green Belt in this area is characterised by open views of open spaces and wooded mature tree belts. Coulsdon's District Centre has a well-defined and consistent 'Urban Shopping Area' character and two parallel strips containing 'Retail Estates & Business & Leisure Parks' and 'Industrial Estates' separated by the bypass and railway lines. **Paragraph updated and moved to before vision**

~~11.71~~ Coulsdon's built environment is located within the valleys alongside railway lines and main roads. The predominant residential characters are 'Detached Houses On Relatively Large Plots With Minimum Public Realm' to the north and east, an estate of 'Compact Houses On Relatively Small Plots' to the east, 'Planned Estates Of Semi Detached Houses' with garages, and low density, 'Scattered Houses On Large Plots' in the south. **Paragraph updated and moved to before vision**

Policy DM37: Coulsdon

DM37.1 Within the Tall Building Zones identified in the policies map, buildings of height ranging from 21 to 33 metres (6-10 storeys) measured from the ground to the top of the building are considered appropriate.

DM37.2-Within Coulsdon allocate sites for development as set out in Table 11.5.

How the policy works

~~11.75~~ Coulsdon has the potential for growth. Much of this is concentrated within the Cane Hill area. **The area in which Policy DM37.1 applies is shown on the Policies Map.**

~~11.72~~ The Chipstead Valley Road (St Dunstan's Cottages) Local Heritage Area designation recognises the distinctive architecture of workers' houses from c.1900 representing the 'Terraced Houses And Cottages' character. Their layout reveals the location of the historic site of the former Surrey Iron Railway. **Paragraph updated and moved to before vision**

~~11.73~~ The Station Approach (Coulsdon) Local Heritage Area represents the 'Terraced Houses And Cottages' character. It contains modest Victorian railway cottages with aesthetic style inspired features set in the distinctive townscape. **Paragraph updated and moved to before vision**

~~11.74~~ The Dutch Village Local Heritage Area has the 'Detached Houses On Relatively Large Plots' character. This distinctive estate was designed by the Dutch architect Wouter Hamdorff as a 'modern Dutch garden village' in late 1930's. **Paragraph updated and moved to before vision**

~~11.76~~ The District Centre and environs is an area with a broad mix of uses. This has resulted in a variety of character areas with diverse set of transitions between characters.

~~11.77~~ Coulsdon District Centre is well served by public transport. This provides an opportunity for it to function as a destination. The sense of place requires strengthening and

enhancing of its attractiveness to residents and those visiting the area.

11.78 Each of the character areas within Coulsdon is well defined and consistent. Future development can be successfully guided by general policies and there is no place specific development management policy for this area.

Allocating land for development

11.79 Table 11.5 below sets out the proposed use on specific sites in Coulsdon. The location and boundary of each detailed proposal can be found on the Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 7.

Table 11.5 Proposals for uses of land of specific sites in Coulsdon

Ref no	Site name	Proposed use
60	Cane Hill Hospital Site, Farthing Way	Residential development with new community, health and educational facilities
372.	Car park, Lion Green Road	Mixed use development comprising leisure, community facilities and retention of car parking spaces. Also retail so long as the current planning permission is extant
945.	Waitrose, 110-112 Brighton Road	Residential, retail, car parking (and healthcare facility if required by the NHS) Mixed use development comprising main town centre ground floor use with residential above.

Croydon Opportunity Area

11.79A Croydon Opportunity Area is the urban centre of the borough with a very diverse character, a principle location for office, retail and cultural and hotel activity. It is the largest public transportation hub in the borough with bus, tram and rail interchanges and is one of the few areas outside of Central London to hold the highest public transport accessibility rating.

11.79B The centre of Croydon is typically characterised by the dominance of the roads (such as the Wellesley Road, Park Lane and the Flyover), rail and tram lines which create distinct separations between areas. Retail including the Whitgift Centre is primarily focused around North End. Offices are clustered in the New Town area, around East Croydon Station and adjacent to Edridge Road, Fell Road and the High Street. Housing in the Opportunity Area is typically found at the outer edges where it consists of a mix of historical terraced homes; or in modern apartment blocks in more central locations.

11.79C Croydon Opportunity Area has evolved historically and its development is intrinsically linked to the railway and East Croydon Station. Its role as a major office, retail and culture hub does not detract from the historical attributes and heritage assets of the area which will continue to be protected.

11.79D The Central Croydon Conservation Area is focused on Croydon's historic civic and commercial heart, including a great variety of historic Listed and Locally Listed Buildings from several centuries, including the Grade I listed Whitgift Almshouses and Croydon Town Hall and landmark clocktower. Church Street Conservation Area is focused on the historic thoroughfare which curves through Croydon's Old Town, linking the High Street with the area around the Croydon Minster. The Conservation Area has a

number of Listed and Locally Listed Buildings dating from the early 18th century onwards. Croydon Minster Conservation Area is focused on the heart of Croydon's old town, encompassing the highly significant medieval and Victorian Croydon Minster (Parish Church of St John) and the former Archbishop's Palace, both Grade I Listed Buildings. The Chatsworth Road Conservation Area contains well-preserved large Victorian and Edwardian houses, in a range of notable styles. Wellesley Road (North) Conservation Area is a collection of early/mid Victorian houses, which are some of the oldest surviving properties in the town centre and a remarkable contrast to the redeveloped adjacent modernist areas. The Laud Street Local Heritage Area recognises the heritage significance of its well-preserved historic architecture and townscape of terraced houses and cottages.

Vision, opportunities, constraints and change up to 2036

Vision

11.80 Croydon Opportunity Area has the greatest potential for positive change and will be a focus for growth through flexible and pragmatic planning, with its improved public realm and open space delivered through a series of masterplans contributing to the centre's economic prosperity and vitality. It will be home to a new residential community, a thriving employment and renewed mixed use destination with retail, office, arts and culture (including a diverse evening/night-time economy), leisure and sports, entertainment, learning and workspace activity. Croydon's connectivity will have continued as its main strength and attraction, being Outer London's largest regional transport hub, further improved by the Brighton Main Line improvements. Its location at the northern tip of the close to Gatwick Airport Diamond, alongside its access to people, markets and goods will put Croydon

Opportunity Area at the top of the list of successful centres in the region.

11.81 The Council has produced an Opportunity Area Planning Framework which sets out detailed guidance on how the vision for the Croydon Opportunity Area is to be achieved. **The Council has also produced a series of masterplans which cover the following areas: East Croydon, Old Town, Fairfield, Mid Croydon and West Croydon. A future New Town Masterplan will consider the area between the East Croydon, Mid Croydon and Fairfield Masterplans. In addition, a Conservation Area Appraisal and Management Plan has been produced for each of these areas. The North End Quarter Transformation Area sets out vision and principles for how development and public realm improvements will be achieved.**

11.82 South End/Parker Road/St Peter's Church Neighbourhood Centre will be supporting the existing and future community with services and facilities beyond a retail function.

Homes

11.83 Residential growth of over ~~40,650~~ **14,500** homes will provide almost one-third of all the new homes in the borough and create a new residential community in the centre of Croydon. High quality residential development will respect **and evolve** the existing residential character and local distinctiveness.

Employment, Skills and Community Facilities

11.84 With a regenerated and revitalised North End/Retail Core at its heart, the Croydon Metropolitan Centre will **develop as a unique mixed-use destination in the borough. It will also be a strategic commercial centre in South London.** ~~remain the foremost retail location outside of Central London.~~ The Council will adopt a flexible approach to leisure, visitor accommodation, and housing

and community facilities within Croydon Metropolitan Centre. It will be a major office and residential location in London and the South East retaining its status as a Strategic Office Location with up to 92,000m² of new and refurbished office floor space and an office retention area around East Croydon Station and New Town. It will have a varied evening economy, including the Restaurant Quarter, attracting both new residents of the Croydon Metropolitan Centre and existing residents from across South London. Taking advantage of good links and location relative to the City, West End, Docklands and Gatwick Airport, hotels and conferencing will be a growth sector in the Opportunity Area. **Of note is Box Park, a 'meanwhile' venue located immediately west of East Croydon station. It is a popular temporary food and recreational venue that generates linked trip benefits to the rest of the Croydon Opportunity Area.** A renewed Fairfield Halls will continue to be a major regional arts facility. A new creative industry Enterprise Centre will capitalise on Croydon's local arts scene and Croydon will look to expand upon its existing higher and further education facilities. The GP health centre at Impact House will continue to provide a healthcare facility for Croydon Opportunity Area. **The North End Quarter Transformation Area chapter sets out detailed principles for how the North End will enhance expanding upon its existing uses for the ongoing resilience and prosperity of the Town Centre**

Character, Heritage and Design

11.85 **The historic Old Town will continue to form an important part of Croydon's medieval core, alongside Central Croydon's prosperous Victorian commercial quarter and mid-century modernist heritage.** Through the masterplanning process opportunities to improve the public realm of the Opportunity Area will be sought, retaining the best of the existing built environment. New development in the area will respect the existing local character and heritage referring to the Borough Character Appraisal **and Conservation Area Appraisal and Management Plans** to inform

design quality, ensuring that the character for the Conservation Areas are respected, and enhancing the public realm with improved pedestrian connections. The provision of new public realm and public spaces within the Croydon Opportunity Area will serve the daytime community as well as new and existing residents of the area. **Development within the New Town area will complement both the distinct mid-Century architecture of the wider town centre and any adjacent heritage sites**

11.85A Croydon Opportunity Area is identified as the main location considered appropriate for tall buildings. Therefore, Tall Building zones are identified in the policies within the area where buildings can have a range of heights as set out in the policy.

Environment and Climate Change

11.86 By enabling development, potential exists to implement flood mitigation and adaptation measures from Old Town towards the Brighton Road. **Development in the flood zones will be guided by the policies of the Plan, to reduce flood risk to properties, residents and ensure safety. Where possible, flood risk will be mitigated through naturally based sustainable drainage systems.** There is also the potential for carbon reduction from a district energy network within Croydon Metropolitan Centre.

Green Grid and Open Space

11.87 Proposed improvements to Wellesley Road and improved east-west links will provide more access to the three major parks on the outskirts of Croydon Opportunity Area, (Wandle Park, Park Hill and Duppas Hill), other Local Historic Parks and Gardens, and the wider Green Grid **through routes such the Wandle River Trail.** Green Grid improvements will also draw on heritage interpretation using key heritage assets and landmarks such as Croydon Clocktower, the Minster and the Water Tower at Park Hill Park to facilitate wayfinding. The North End Quarter

Transformation Area chapter sets out detailed principles for how the North End will positively contribute to Croydon's Green Grid network.

Transport

11.88 Croydon will remain a major interchange on both the National Rail network and London Overground. The masterplans at East and West Croydon will seek to further improve the good access and transport connections including cycle hubs that provide improved facilities. The area will benefit from improved tram services, ~~including the Dingwall Loop,~~ with investment in tram stock, more frequent services and an expanded network. The Council and its partners will seek to improve bus services to and from the Places of Croydon and beyond to ensure capacity increases as the Metropolitan Centre grows. The passenger waiting environment will be enhanced at both East and West Croydon Stations as well as elsewhere in the Metropolitan Centre.

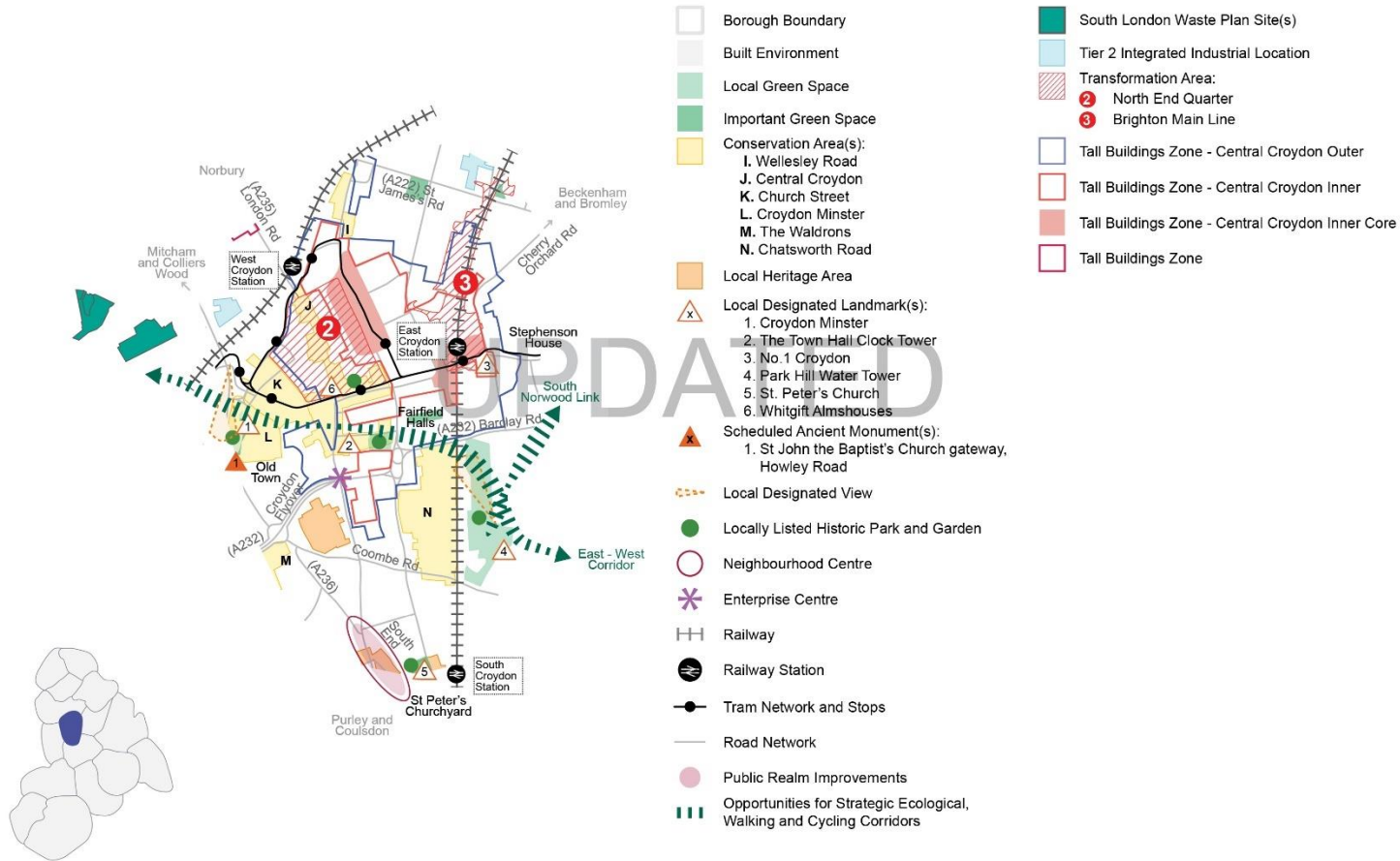
11.88A The Council will work with TfL to explore the feasibility of creating a north-south tram extension via Croydon Metropolitan Centre. This will improve the reach and capacity of the tram network, support good growth and better connectivity, to help create a greener, more liveable borough.

11.88B Pedestrians and cyclists should be able to easily traverse the town centre east to west from Wandle Park to East Croydon Station. There are barriers and severance created by Roman Way, Old Town, Croydon Flyover and Wellesley Road that need to be addressed to allow easy access by foot and cycle. Pedestrianisation is a key to lowering carbon emissions from this area and creating a pedestrian friendly, successful town centre.

11.88C A network of mobility hub centres will be created around the edge of the town centre in proximity to public transport

hubs to accommodate hire schemes for cycles, e-bikes, e-scooters and other micro-mobility modes as well as bays for electric car sharing vehicles.

Figure 11.5 Croydon Opportunity Area-



General character

11.89 Croydon Opportunity Area is an urban area with diverse character types. It is the only one of Croydon's 16 Places to contain all nine non-residential character types, each of which influences the way in which this Place has developed. The centre of Croydon is typically characterised by the dominant intersecting 'Linear Infrastructure' of the roads (such as the Wellesley Road, Park Lane and the Flyover) rail and tram lines which create distinct separations between the different character types. The 'Shopping Centres Precincts & Town Centres' and 'Tower Buildings' are located to the west and east of the central spine along Wellesley Road. These areas have a larger grain and predominantly contain modern and contemporary buildings. The character of Wellesley Road has also been influenced by the number of 'Large Buildings With Spacing' which are concentrated to the north and east of this road and in close proximity to the 'Transport Nodes'. There are also a small number of 'Large Buildings With Continuous Frontage Line' located to the south. Radiating southwards from the 'Shopping Centres Precincts & Town Centres' are the 'Urban Shopping Area' character. The urban grain of these areas reflects the surrounding residential character with a smaller finer grain. **Paragraph updated and moved to before vision**

11.90 The residential areas are located around the edge of this place and consist of a predominant mix of 'Large Houses On Relatively Small Plots', 'Terraced Houses And Cottages' and 'Medium Rise Blocks With Associated Grounds'. Interspersed amongst the residential areas are small pockets of 'Industrial Estates', 'Retail Estates & Business & Leisure Parks', and 'Institutions With Associated Grounds'. **Paragraph updated and moved to before vision**

11.91 The Central Croydon Conservation Area represents the historic character of 'Urban Shopping Areas'. It is focused on

Croydon's historic municipal and commercial heart, including a great variety of historic Listed and Locally Listed Buildings from several centuries. **Paragraph updated and moved to before vision**

11.92 The Church Street Conservation Area represents the historic character of 'Urban Shopping Areas'. It is focused on the historic thoroughfare which curves through Croydon's Old Town, linking the High Street with the area around the Croydon Minster. The Conservation Area has a number of Listed and Locally Listed Buildings dated from the early 18th century onwards. **Paragraph updated and moved to before vision**

11.93 The Croydon Minster Conservation Area represents the historic character of 'Urban Shopping Areas' and 'Institutions With Associated Grounds'. It is focused on the heart of Croydon's old town, encompassing the highly significant medieval and Victorian Parish Church of St John and the former Archbishop's Palace, both Grade I Listed Buildings. **Paragraph updated and moved to before vision**

11.94 The Chatsworth Road Conservation Area represents the authentic residential character of 'Large Houses On Relatively Small Plots'. It contains well-preserved large Victorian and Edwardian houses, in a range of notable styles. **Paragraph updated and moved to before vision**

11.95 The Wellesley Road (North) Conservation Area represents the authentic residential character of 'Large Houses On Relatively Small Plots'. It is a collection of early/mid Victorian houses, which are some of the oldest surviving properties in the town centre and a remarkable contrast to the redeveloped adjacent modernist areas. **Paragraph updated and moved to before vision**

11.96 The Laud Street Local Heritage Area recognises the heritage significance of its well-preserved historic architecture and

townscape of 'Terraced Houses And Cottages' character.
Paragraph updated and moved to before vision

Policy DM38: Croydon Opportunity Area

DM38.1 To enable development opportunities, including public realm improvements, to be undertaken in a cohesive and coordinated manner a Croydon Opportunity Area Planning Framework complemented by masterplans with elements of design code for Fair Field, Mid Croydon, West Croydon, East Croydon and Old Town have been adopted.

DM38.2 To ensure development opportunities positively transform the local character and include public realm improvements that are undertaken in a cohesive and coordinated manner, a masterplan with elements of design code will be considered for the area within New Town and the Retail Core¹⁰⁶.

~~**DM38.3** Within the Central area as shown on Figure 0.1 and on the Policies Map proposals for tall buildings will be considered on their own merits, including a detailed assessment of building form, treatment, urban design and height along with an assessment of the impact on views, heritage assets, shading and environmental impacts.~~ **Policy Deleted**

~~**DM38.4** Within the Edge Area as shown on Figure 0.1 and on the Policies Map, where it can be demonstrated that there will be limited negative impact on sensitive locations and that the form, height, design and treatment of a building are high quality then a tall building may be acceptable.~~ **Within the Tall Building Zone identified in the policies map:**

- a. Buildings of height ranging from 21 to 48 metres (6-15 storeys) measured from the ground to the top of the building are considered appropriate in the outer zone;
- b. Buildings of height ranging from 33 to 93 metres (10-30 storeys) measured from the ground to the top of the building are considered appropriate in the inner zone and
- c. Buildings of height ranging from 33 to 138 metres (10-45 storeys) are considered appropriate in the core area within the inner zone.

DM38.5 In the London Road area to ensure that proposals positively enhance and strengthen the local character and setting of Locally Listed Buildings, the development should:

- a) Complement the existing maximum height of 4 storeys **except in Tall Building Zones**;
- b) Incorporate multi-stock brick as the predominant facing material;

¹⁰⁶ As defined in the Croydon Opportunity Area Planning Framework, pg 167

- c) Retain, enhance and positively reference existing setbacks of the major massing above ground floors; and
- d) Retain, enhance and positively reference architectural detailing on Locally Listed Buildings.

DM38.6 In the area along Sydenham and Lansdowne Road, to facilitate growth and enhance the sense of place, developments should retain and create glimpses and separation distances between buildings in order to improve openness within the edge of the town centre.

DM38.7 Within Croydon Opportunity Area allocate sites for development as set out in Table 11.6

How the policy works

11.97 The areas in which Policies DM38.2 to DM38.6 apply are shown on the Policies Map.

11.98 The extent of Croydon Opportunity Area is mostly covered by the Masterplans for Fair Field, Mid Croydon, Old Town, West Croydon and East Croydon which address the complex issues within these areas. With the exception of the London Road area and along Sydenham and Lansdowne Roads the character elsewhere in the opportunity area can be successfully managed by the general policies.

Tall buildings in the Croydon Opportunity Area

11.99 ~~Figure 0.1 below shows the extent of the Central and Edge areas referred to in Policies DM38.3 and DM38.4.~~

~~Paragraph Deleted~~

~~Figure 0.1 Plan of the Central and Edge areas for tall buildings (Policies DM38.3 and DM38.4) **Graphic removed**~~

London Road area

11.100 London Road is the northern gateway to Croydon Metropolitan Centre. Buildings range from Listed Victorian high street buildings to large modernist residential and commercial buildings along with run down and derelict units. Similarly, there is

a mixed quality public realm, from the welcoming and colourful entrance at West Croydon station to large unused spaces and car yards to the north of London Road. West Croydon station, the Lidl supermarket and the proximity of the Retail Core and the University Hospital are some of the major attractions that draw people into the area. The area has been undergoing change due to proximity to the town centre and a major transport interchange of West Croydon station. Additionally a number of redevelopment opportunities have arisen from the civil unrest damages.

11.101 The London Road area has a variety of fine examples of architecture which has been recognised by being designated as Locally Listed Buildings. Though their articulation varies, they have a number of common characteristics such as regular rhythm of elevations marked by windows and the way they are framed, high quality workmanship and materials. There are fine examples of brickwork and render. A number of buildings, which were originally set back from the street, have been extended on the ground floor. These create a feel of openness, more human scale and introduce formal diversity to the street.

11.102 In order to accommodate growth in a way that respects and enhances the diversity of the London Road character, new development should be informed and inspired by these qualities.

Area along Sydenham and Lansdowne Road

11.103 Areas along Sydenham and Lansdowne Road have a very mixed character due to undergoing densification and redevelopment. The original character of 'Large Buildings on Relatively Small Plots' is being gradually replaced with 'Mixed Type Flats'. Residential buildings of a detached form, with spacing between them, set back and forecourts are key features of urban pattern in the area.

11.104 In order to maintain and enhance the distinctive character of the residential edge of the town centre, and to prevent further erosion of it, a cohesive approach needs to be taken to ensure new developments retain and reference this urban pattern.

Allocating land for development

11.105 Table 11.6 below sets out the proposed use on specific sites in Croydon Opportunity Area. The location and boundary of each detailed proposal can be found on the Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 7.

Table 11.6 Proposals for uses of land of specific sites in Croydon Opportunity Area

Ref no	Site name	Proposed use
5	AIG Building, 2-8 Altyre Road	Redevelopment including residential and non-retail town centre use at ground floor.

Ref no	Site name	Proposed use
21.	Former Royal Mail Sorting Office, 1-5 Addiscombe Road	Residential led mixed use development incorporating either hotel, office, leisure and/or class A2-A5 uses. Also retail so long as the current planning permission is extant. Mixed use development comprising town centre uses at ground floor with hotel, office or residential above.
31.	Croydon College car park, College Road	Mixed use redevelopment comprising hotel & residential
32	4-20 Edridge Road	Residential development
33	26-28 Addiscombe Road	Residential, office and/or hotel
34.	Land Bounded By George St, Park Lane, Barclay Road and Main London To Brighton Railway Line	Potential conversion of Law Court Building, creation of new open space and mixed use development of the rest of the site, comprising town centre ground floor uses and residential above.
40.	West Croydon Bus Station	Retention and improvement of bus station alongside town centre uses at ground floor level with residential use above.
41.	Direct Line House, 3 Edridge Road	Residential and/or office development

Ref no	Site name	Proposed use
42.	The Lansdowne, 2 Lansdowne Road	Mixed use development comprising ground floor town centre uses and improved pedestrian environment on the Lansdowne Road frontage, with office or residential above.
47.	3-9 Park Street	Mixed use development comprising ground floor main town centre uses with office or residential above.
50.	44-60 Cherry Orchard Road	Residential development
104	Former Taberner House site, Fell Road	Residential development
123.	Prospect West and car park to the rear of, 81-85 Station Road	Residential (with healthcare facility if required by NHS). It is recommended that basements are not considered at this site. Further ground investigations would be required at this site to confirm the likelihood of groundwater occurrence. There is one historic record of surface water flooding held by the Council in this location.
133	Woburn and Bedford Court	Estate Renewal to increase and improve local housing stock.

Ref no	Site name	Proposed use
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
142.	1 Lansdowne Road	Mixed use development comprising residential with offices, leisure and/or hotel
148	Canterbury House	Residential use to the rear of Canterbury House
155	St Anne's House & Cambridge House, 20-26 Wellesley Road	Conversion of building to residential and hotel
162	St George's House, Park Lane	Conversion and extension of existing building to provide retail and other Class A activities and/or leisure on the ground floor with residential accommodation on upper floors. There is one historic record of surface water flooding held by the Council in this location. Added to Site 194
172.	Ruskin Square and surface car park, 61 Dingwall Road and Lansdowne Road	Mixed use development comprising residential, offices, restaurant/café and fitness centre
173	28-30 Addiscombe Grove	Redevelopment to provide more homes

Ref no	Site name	Proposed use
174.	30-38 Addiscombe Road	Residential development. It should be noted that ordinary watercourses have not have been included in the fluvial modelling of the River Wandle and therefore a fluvial flood risk from this watercourse may be present. As set out in Section 11.3.2 of the Level 1 SFRA, applicants considering development of this site may need to prepare a simple hydraulic model to enable a more accurate assessment of the probability of flooding associated with this ordinary watercourse to inform the site specific FRA. This should be carried out in line with industry standards and in agreement with the LLFA.
175.	Stephenson House and Knollys House, Cherry Orchard Road	Residential and/or office
178	Arcadia House, 5 Cairo New Road	Residential development
182.	St Mathews House, 98 George Street	Redevelopment for residential and/or offices and/or retail (on George Street frontage)

Ref no	Site name	Proposed use
184.	1-19 Derby Road	Residential development above, community uses on lower floors Mixed use development comprising main town centre ground floor use with residential above.
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)
187.	28 Dingwall Road	Offices and residential and/or hotel (with healthcare facility if required by the NHS)
189	Car parks, Drummond Road	Residential development
190.	Car park to the rear of Leon House, 22-24 Edridge Road	Residential development. Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface' (BGS Susceptibility to Groundwater Flooding).

Ref no	Site name	Proposed use
192.	Suffolk House, George Street	Mixed use redevelopment with offices or residential dwellings above retail units at ground level Mixed use development comprising main town centre ground floor use with residential and/or offices above.
193	100 George Street	Mixed use development with offices or residential dwellings above retail units at ground level
194.	St George's Walk, Katharine House, Segas House and Park House, Park Street	Residential with new civic space and a combination of retail, other Class A uses, leisure and/or office use. Conversion of Segas House for main town centre use. Conversion of St. George's house for main town centre use at ground floor with residential, office and/or hotel use above. Complementary development of the rest of the site to provide mixed use development consisting of ground centre main town centre uses with residential above, including a new east-west route through the site.

Ref no	Site name	Proposed use
195	Leon House, 233 High Street	Conversion to residential or mixed use residential/office with retention of retail on the ground floor. It should be noted that ordinary watercourses have not have been included in the fluvial modelling of the River Wandle and therefore a fluvial flood risk from this watercourse may be present. Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface' (BGS Susceptibility to Groundwater Flooding).
196	Stonewest House, 1 Lamberts Place	Residential development
197	Emerald House, 7-15 Lansdowne Road	Office and residential and/or hotel (with healthcare facility if required by the NHS)
199.	20 Lansdowne Road	Residential development with light industrial workshops and studio spaces Mixed use development comprising employment ground floor use with residential above.
200.	Multi-storey car park, Lansdowne Road	Mixed use, public car park and residential

Ref no	Site name	Proposed use
201.	Lidl, Easy Gym and car park, 99-101 London Road	Primary school with residential development on upper floors
203.	West Croydon station and shops, 176 North End	<p>Remodelling of station and redevelopment to provide an improved transport interchange, cycle hub, retail & office units with residential development above. In the surrounding area, surface water flood risk is generally low. However, Station Road and the A212 have areas shown to be at high risk from surface water flooding. There are two historic records of surface water flooding held by Croydon Council in this location.</p> <p>Improvements to West Croydon Station, with complementary main town centre ground floor uses, with residential above.</p>
211.	Poplar Walk car park and, 16-44 Station Road	A more intensive use of the site with 232 residential units as part of an overall redevelopment of the site which includes reprovision of retail uses, car and cycle parking and a public square.

Ref no	Site name	Proposed use
218	Lunar House, Wellesley Road	<p>Office and residential and/or hotel (with healthcare facility if required by the NHS) if the site is no longer required by the Home Office.</p> <p>Retention and conversion to main town centre use with residential, office, healthcare facility and/or hotel above.</p>
220	9-11 Wellesley Road	<p>Residential and/or hotel and/or retail and/or finance</p> <p>Conversion to main town centre use ground floor use, with employment or educational use above.</p>
222	Multi-storey car park, 1 Whitgift Street	Residential with community facilities commensurate in size and functionality to that currently on the site
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). Added to Site 194

Ref no	Site name	Proposed use
234.	Southern House, Wellesley Grove	Offices and residential and/or hotel (with healthcare facility if required by the NHS) Mixed use development comprising main town centre ground floor use with residential and/or office above.
236.	Apollo House, Wellesley Road	Offices and residential and/or hotel (with healthcare facility if required by the NHS) Retention and conversion to main town centre use with residential, office, healthcare facility and/or hotel above.
242	Davis House, Robert Street	Residential development with limited retail to replace existing floor space Mixed use development comprising main town centre ground floor use, with residential, education and/or hotel above

Ref no	Site name	Proposed use
245.	Mondial House, 102 George Street	Office and/or residential development or offices or hotel and/or retail (on George Street frontage) Mixed use development comprising main town centre ground floor use with residential, hotel and/or office above.
247	Norwich Union House, 96 George Street	Offices with residential development or hotel and/or retail (on George Street frontage)
294	Croydon College Annexe, Barclay Road	Residential redevelopment with community uses and Creative and Cultural Industries Enterprise Centre. There is one record of sewer flooding. Mixed use development comprising Creative and Cultural Industries Enterprise Centre ground floor use with residential and/or office above.
311.	Mott Macdonald House, 8 Sydenham Road	Offices and residential and/or hotel (with healthcare facility if required by the NHS) Mixed use development comprising main town centre ground floor use with residential, hotel and/or office above.

Ref no	Site name	Proposed use
374.	Reeves Corner former buildings, 104-112 Church Street	<p>Mixed use with residential to upper storeys and retail on ground floor. Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface' (BGS Susceptibility to Groundwater Flooding). A high risk of surface water flooding surrounds the site, particularly across the road network such as Cairo New Road and Church Street. There is one historic record of surface water flooding held by Croydon Council in this location.</p> <p>Mixed use development comprising main town centre ground floor use with residential above.</p>
375	Northern part of 5 Cairo New Road	<p>Residential redevelopment above community use. The surrounding areas of Cairo New Road and Roman Way are shown to be at a high risk of surface water flooding.</p> <p>Residential development subject to the adequate re-provision of the existing community use.</p>

Ref no	Site name	Proposed use
392	Carolyn House, 22-26 Dingwall Road	Offices and residential and/or hotel (with healthcare facility if required by the NHS)
393.	Whitgift Centre, North End	<p>Expansion of shopping centre, improved public realm and residential development and car parking provision. The majority of the site is shown to be at a very low risk. The surrounding areas are generally at a low risk of surface water flooding with the areas of the road network (i.e. Wellesley Road) being shown to be at high risk. There are three historic records of surface water flooding and one historic record of sewer flooding.</p> <p>Masterplanned redevelopment to create an improved primary shopping area for Croydon Metropolitan Centre, as set out in Policy SP13.</p>

Ref no	Site name	Proposed use
398	Goombe Cross, 2-4 South End	Residential development. It should be noted that ordinary watercourses have not have been included in the fluvial modelling of the River Wandle and therefore a fluvial flood risk from this watercourse may be present. There are further areas of medium risk of surface water flooding to the west of the site. The surrounding area is generally an area of low to medium surface water flood risk. However, there are areas of high risk in regards to surface water flooding in areas such as Parker Road and South End. There are two historic records of surface water flooding.
417	Stonemead House, 95 London Road	Residential development
488	Ganius House, 1 Scarbrook Road	Residential conversion
489	Corinthian House, 17 Lansdowne Road	Retention of offices with residential conversion, and/or hotel (with healthcare facility if required by the NHS) Conversion to main town centre use with residential, office and/or hotel above.

Ref no	Site name	Proposed use
492	5 Bedford Park	Residential conversion
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 Mixed use development comprising employment ground floor use with residential and/or office above.

Ref no	Site name	Proposed use
522	Surface car park, Wandle Road	<p>Bus stand underneath the flyover and a district energy centre and residential development on the remainder of the car park. The majority of the site is within Flood Zone 3a to the south-west and the rest of the site are within Flood Zone 1. This More Vulnerable development should be preferably located in Flood Zone 1. If it is essential to build on Flood Zone 3a, then all residential uses should be located in the first floor level or above. Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface' (BGS Susceptibility to Groundwater Flooding).</p>
950.	Norfolk House, 1-28 Wellesley Road	<p>Mixed use development to include retail, residential, office and hotel uses.</p> <p>Mixed use development comprising conversion of Norfolk House to create main town centre ground floor use with residential, hotel and/or office above.</p>

Ref no	Site name	Proposed use
952	103-111A High Street, Croydon	Mixed use residential and commercial floor space
New 1	Citylink, George Street	Mixed use development with town centre ground floor use with residential and/or office above.
New 3	Croydon Park Hotel	Mixed use development with town centre ground floor use with residential and/or office above.
New 4	Centrale	Masterplanned redevelopment to create an improved primary shopping area for Croydon Metropolitan Centre

Crystal Palace and Upper Norwood

11.105A Crystal Palace and Upper Norwood are historic Victorian settlements, located on hills in the north-east of the borough bordering the London boroughs of Lambeth, Southwark and Bromley. The District Centre is focused in the area known locally as the Crystal Palace Triangle, where most employment and retail opportunities are found.

11.105B A significant landmark is the television mast visible from long distances and various locations across London. Crystal Palace and Upper Norwood is primarily residential where houses are interlaced with large parks such as The Lawns, Beaulieu Heights, Stambourne Woodland and Upper Norwood Recreation Grounds which were laid out in Victorian and Edwardian times, with much of the development prompted by the relocation of Crystal Palace to Crystal Palace Park in 1851 and the subsequent redevelopment of the surrounding areas. In Crystal Palace and Upper Norwood there are four Conservation Areas and one Local Heritage Area, highlighting the quality of surviving character in this area.

11.105C Owing to steep hillsides and limited access to public transport which is predominantly confined to main roads, Crystal Palace and Upper Norwood is relatively car dependent. Congestion occurs on the main road links through the area, particularly in the Triangle. There are a number of train stations which provide access to central London and beyond

Vision, opportunities, constraints and change up to 2036

Vision

11.106 The vibrant historic centre, sitting at the apex of four London boroughs, will offer a mixture of homes, community, cultural and leisure facilities; a range of retailing including many

independent shops; an employment hub with a thriving arts and creative scene centred on a new Enterprise Centre. The South Norwood Hill Neighbourhood Centre will be supporting the existing and future community with services and facilities beyond a retail function. The **relatively** good transport links, a unique creative atmosphere, its heritage and its links to Crystal Palace Park, will continue to attract many visitors.

Homes

11.107 Sustainable growth of the suburbs with some opportunity for windfall sites, and limited infilling, with dispersed integration of new homes will respect existing residential character and local distinctiveness.

Employment, Skills and Community Facilities

11.108 Alongside the District Centre's retail offer and evening economy, the potential for small scale employment will be realised. The established art scene will be strengthened by a dedicated Enterprise Centre. Cross borough working will ensure links to Crystal Palace Park are made, development is planned across the borough boundaries and potential employment opportunities, including tourism and related visitor accommodation, are captured. Other community facilities will be encouraged to locate in close proximity to the District Centre.

Character, Heritage and Design

11.109 ~~Heritage assets and landmarks will be protected, ensuring that new development respects the local character and distinctiveness by referring to the Borough Character Appraisal to inform design quality.~~ **Crystal Palace and Upper Norwood has many high-quality heritage assets and examples of original character, many of which have Conservation Area Appraisals and**

Management Plans defining their character and future management. This includes the Upper Norwood Triangle Area which contains a wide variety of historic buildings and adjoins two further Conservation Areas in neighbouring boroughs. The Church Road Area represents one of Upper Norwood's grandest and most historic streets in stunning landscape settings. Harold Road Conservation Area contains a significant grouping of substantial and well-detailed late Victorian Villas laid out on wide sweeping roads. Beulah Hill Conservation Area contains a number of Georgian and Victorian Villas within the historic affluent Beluah Spa Area. The Auckland Road and Howden Road Local Heritage Area contains early vernacular houses with well-preserved original features dating from the 1880's including some bespoke Gothic inspired detailing. Opportunities for public realm improvements will primarily focus on the District Centre with any buildings and conversions of a high standard of design to ensure the character of the Centre and Conservation Areas are respected. The Local Historic Parks and Gardens in the area will be retained and new links provided where possible to incorporate them into the Green Grid network.

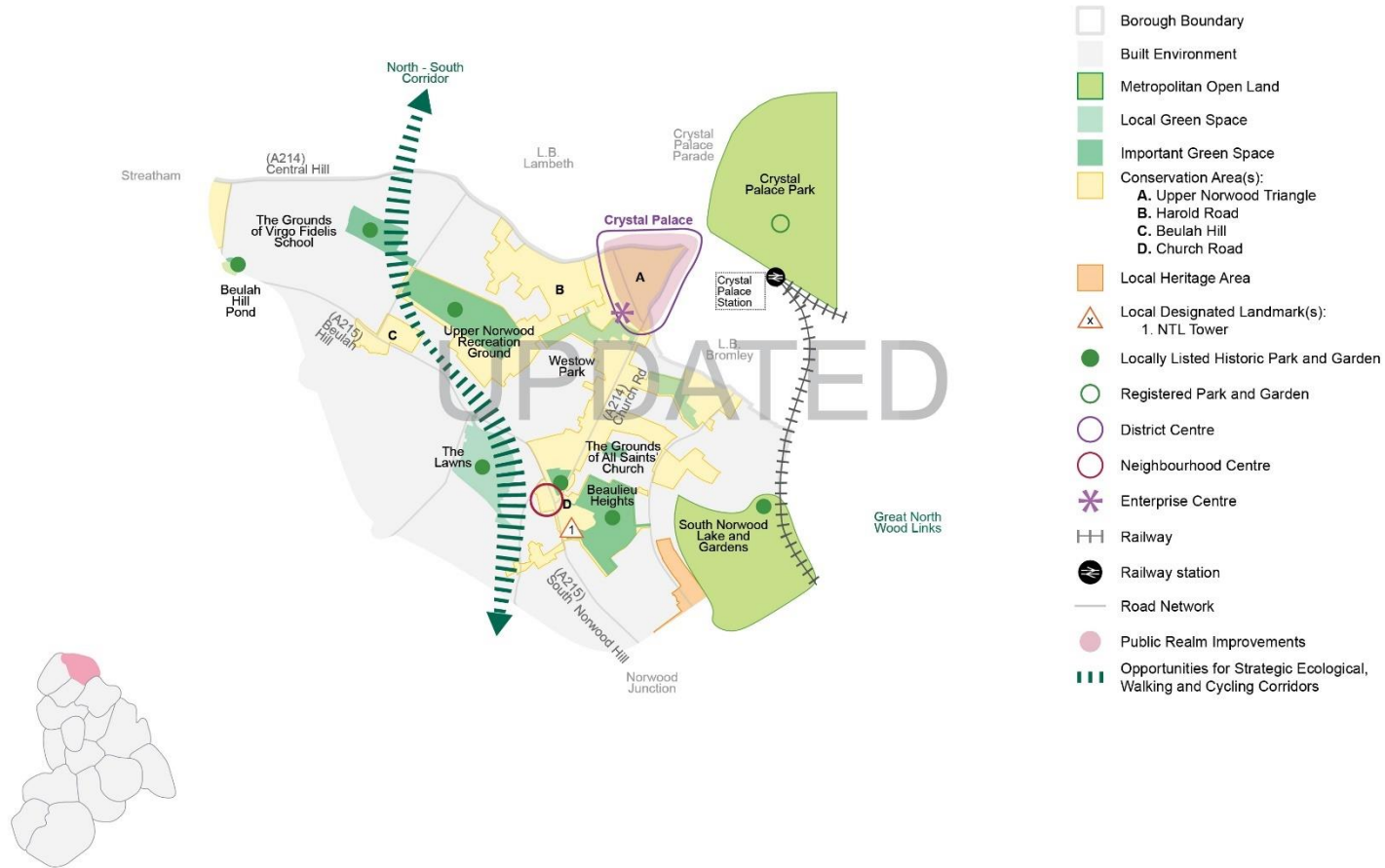
Green Grid and Open Space

11.110 Opportunities for new planting will be sought to enhance the character of the wooded hillside. Introduction of a new east/west link will be supported with improvements to the links between green spaces and way finding connecting to the existing Capital Ring alongside drawing on the historic connection to the Great North Wood. Working with neighbouring boroughs, connectivity to Crystal Palace Park will be improved where possible to support opportunities for new cycle route connections through green spaces and parks.

Transport

11.111 Improvements will be sought to create an environment more pleasant to walk and cycle through, with better connections and permeability for cyclists and pedestrians alike. The community will enjoy better quality, more frequent and more reliable bus services connecting with Croydon Metropolitan Centre. The tram system in Croydon Public Transport will be further supported by promoting a new branch link to line or other public transport improvements serving Crystal Palace. The one way gyratory system acts as a barrier to pedestrians and cyclists and is dominated by through traffic. The Council will investigate opportunities to improve the road network in this area. The residential neighbourhoods in Upper Norwood are subject to high volumes of through traffic. The Council is intending to introduce measures in this area, to increase walking, cycling and reduce car use via making the streets quieter, safer and healthier. The community will enjoy better quality, more frequent and more reliable bus services connecting with Croydon Metropolitan Centre, however this can only be supported by the provision of more bus standing capacity in the Triangle area that should be delivered alongside any significant development in the area. Travel plans will look to ease congestion at peak times by encouraging walking, cycling or public transport especially for school journeys.

Figure 11.6 Crystal Palace and Upper Norwood



General character

~~11.112 Crystal Palace and Upper Norwood are historic Victorian settlements, picturesquely located on green hills. It has a number of significant landmarks such as the Croydon television mast visible from long distances and various locations across London.~~
~~Paragraph updated and moved to before vision~~

~~11.113 Crystal Palace and Upper Norwood is primarily residential Place where houses are interlaced with large parks such as The Lawns, Beaulieu Heights, Stambourne Woodland and Upper Norwood Recreation Grounds which were laid out in Victorian and Edwardian times. The original local character contained 'Large Houses On Relatively Small Plots'. Much of the historical architecture has been transformed into contemporary residential characters types such as 'Planned Estates Of Semi Detached Houses' and 'Medium Rise Blocks With Associated Grounds' and 'Compact Houses On Relatively Small Plots'. There are areas where high quality examples of the original character have survived. These have been designated as Conservations Areas.~~
~~Paragraph updated and moved to before vision~~

~~11.114 The Upper Norwood Triangle Conservation Area predominantly contains the historic character of 'Urban Shopping Areas'. It is focused around the historic district centre where several London boroughs meet. The Upper Norwood Triangle Conservation Area adjoins the Crystal Palace Park Conservation Area in Bromley and the Westow Hill Conservation Area in Lambeth and contains a wide variety of historic buildings.~~
~~Paragraph updated and moved to before vision~~

~~11.115 The Church Road Conservation Area predominantly encompasses the character of 'Large Houses On Relatively Small Plots' mixed with the historic green open areas of Westow Park, Stambourne Woodland and Beaulieu Heights. It is focused on one of Upper Norwood's grandest and most historic streets in a~~

~~stunning landscape setting, the area also encompasses Beaulieu Heights, Sylvan Hill and Grange Hill as well as several Listed and Locally Listed Buildings.~~
~~Paragraph updated and moved to before vision~~

~~11.116 The Harold Road Conservation Area predominantly encompasses the character of 'Large Houses On Relatively Small Plots'. It is an area centred on one of Upper Norwood's grandest residential streets with associated Upper Norwood Recreation Ground, and formed of large Victorian villas which were built for residents drawn to the area in the late 19th century by the relocated Crystal Palace.~~
~~Paragraph updated and moved to before vision~~

~~11.117 The Beulah Hill Conservation Area encompasses the mix of 'Large Houses On Relatively Small Plots' and 'Detached Houses On Relatively Large Plots'. It is a significant grouping of Georgian and Victorian Villas within the historic affluent Beulah Spa area, partly located in the woodland setting, including a number of Listed and Locally Listed Buildings.~~
~~Paragraph updated and moved to before vision~~

~~11.118 The Auckland Road and Howden Road Local Heritage Area consists of 'Large Houses On Relatively Small Plots'. It contains early vernacular houses with well-preserved original features dating from the 1880's. These include some bespoke Gothic inspired detailing.~~
~~Paragraph updated and moved to before vision~~

Policy DM39: Crystal Palace and Upper Norwood

Within Crystal Palace and Upper Norwood allocate sites for development as set out in Table 11.7.

How the policy works

11.119 Crystal Palace and Upper Norwood has a predominately consistent character which can be managed by other policies. Additionally, the high concentration of heritage assets within this Place will enable its character to be managed through Conservation Area Appraisals and Management Plans and Croydon's Conservation Area General Guidance.

Allocating land for development

11.120 Table 11.7. below sets out the proposed use on specific sites in Crystal Palace and Upper Norwood. The location and boundary of each detailed proposal can be found on the Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 7.

Table 11.7. Proposals for uses of land of specific sites in Crystal Palace and Upper Norwood

Ref no	Site name	Proposed use
28	Bowyers Yard, Bedwardine Road 20 Haynes Lane	Cultural and Creative Industries Enterprise Centre
58	140 & 140a Hermitage Road	Residential development subject to the adequate reprovision of the existing community use.

Ref no	Site name	Proposed use
80	Victory Place	Ground floor retail, restaurant and studio space with hotel, office/or and residential uses on other floors
357	Norwood Heights Shopping Centre, Westow Street	Retail, replacement community use, and residential and office Mixed use development comprising main town centre use with residential and/or office above subject to the adequate reprovision of the existing community use.

Kenley and Old Coulsdon

11.120A Kenley and Old Coulsdon is a suburban area in the south of the borough bordering Surrey with green wooded hillsides (Dollypers Hill, Rydons Wood) and green open spaces (Kenley Common, Riddlesdown, Kenley Aerodrome) located within and around it. There is a strong link between the green infrastructure and the built environment. This creates a feeling of spaciousness which can be seen in the layout of the built environment.

11.120B Kenley's limited shopping and community facilities are concentrated in the area between the Godstone Road and Kenley station and on Old Lodge Lane. The area is framed by the green space of Riddlesdown to the north and railway to the south. In Old Coulsdon, shopping and community facilities are concentrated on the north side of Coulsdon Road. Nearby Purley provides many facilities for residents of this area. Old Coulsdon is framed by Coulsdon Common, Happy Valley and Farthing Downs.

11.120C Kenley Aerodrome is one of the most complete fighter airfields associated with the Battle of Britain to have survived, making it a battlefield site of particular national historic significance. The Bradmore Green Conservation Area is the heart of the historic Old Coulsdon and preserves the historic rural village character made by the green spaces of Bradmore Green and Grange Park.

11.120D The Kenley Community Plan (2020) outlines the key economic, social and environmental issues facing the area. Based on this, it sets out key priorities for investment in facilities, services and infrastructure identified by the local community. A summary of the key issues identified by this are; a need to enhance public transport, increasing provision of parking near the station and shopping parades, safety of cyclist/pedestrians'; a lack of community spaces for residents of all ages; a need to enhance the

quality of the public realm and facilities in the Neighbourhood centre and more employment opportunities for the young. This plan is a key piece of evidence that has informed the content of the Local Plan and will be a material consideration for determining applications

Vision, opportunities, constraints and change up to 2036

Vision

11.121 Kenley and Old Coulsdon, linked by Kenley Common will continue to be wooded hillside residential settlements retaining their suburban character. Connectivity between Kenley Aerodrome, Kenley railway station, Bradmore Green and the numerous green spaces will be improved where possible by enhanced Green Grid links for walking and cycling. Focused enhancements to community hubs will support the vitality of local organisations and improve the offer of activities for local residents. Upgrades to the public realm, new/enhanced walking and cycling routes will support active and sustainable travel, as well as reduce congestion as part of a wider good growth vision for Kenley and Old Coulsdon

Homes

11.122 ~~An area of sustainable growth of the suburbs, Kenley and Old Coulsdon will see the sustainable growth of the suburbs with some opportunity for windfall sites will see growth mainly by infilling with dispersed integration of new homes respecting existing residential character and local distinctiveness.~~ Development will need to be well designed to respect and help evolve the existing suburban residential character and local distinctiveness of the area.

Employment, Skills and Community Facilities

11.123 The shopping parades in the area provide some jobs with Coulsdon Manor Hotel providing further employment opportunities. The Old Coulsdon and Kenley (Godstone Road) Neighbourhood Centres will be supporting the existing and future community with services and facilities beyond a retail function.

Character, Heritage and Design

11.124 ~~New development will respect the local character and distinctiveness, referring to the Borough Character Appraisal to inform design quality. Opportunities for public realm improvements will focus on the Conservation Area of Bradmore Green. Any buildings and conversions should be of a high standard of design to ensure the characters of the Conservation Areas are respected.~~

Within the Bradmore Green and Kenley Aerodrome areas, development should seek to protect and enhance the character, setting and significance of this area and its heritage assets. The green spaces and openness of these heritage assets will need to be protected and enhanced, with opportunities to link these spaces into the green grid. The scheduled monuments on and near Kenley Aerodrome will be maintained and restored to address their heritage at-risk status. Opportunities for public realm improvements will focus on the Conservation Area of Bradmore Green, Godstone Road and Old Lodge Lane

Environment and Climate Change

11.125 Where possible the Caterham Bourne should be de-culverted to create a more natural environment, whilst encouraging biodiversity. Kenley has areas with steep catchments and private roads with little or no drainage resulting in regular flooding occurrences and as such is especially susceptible to climate change. Development in the flood zone and where groundwater flooding is prevalent, such as Kenley Lane, will be guided by the policies of the Plan to reduce flood risk. Wherever possible, flood

risk will be mitigated through naturally based sustainable drainage system including attenuation tanks and soakaways.

Green Grid and Open Space

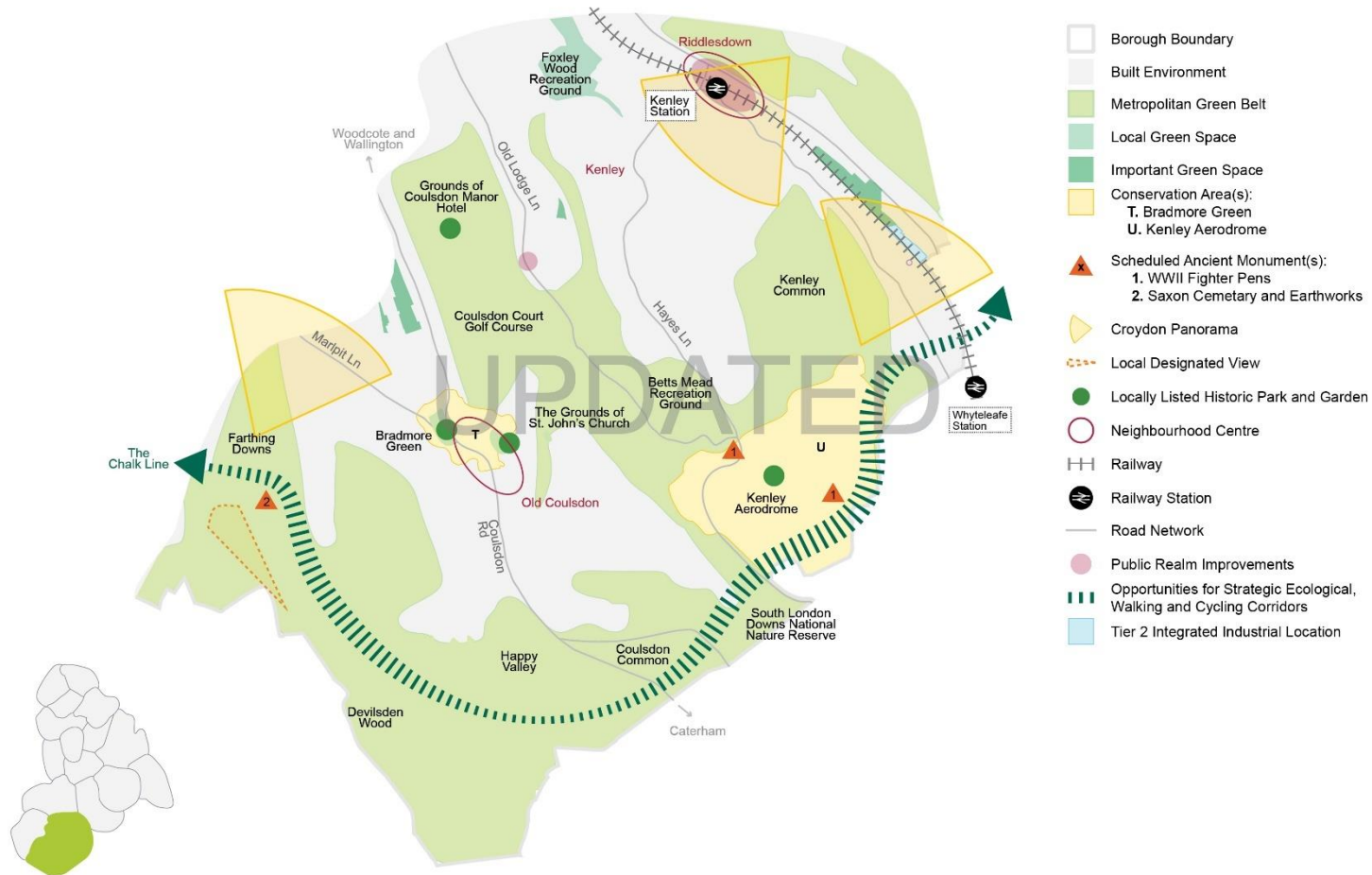
11.126 Links to existing green spaces and the extensive Green Grid network of paths from the residential areas will be improved and added to where possible, to provide more opportunities for cycling and walking. New/enhanced links will be provided to/from the archaeological sites, Local Historic Parks and Gardens and Conservation Areas in the area and where feasible these will be incorporated into the Green Grid network. Green Grid links will develop a stronger direct connection to the South London Downs National Nature Reserve.

Transport

11.127 With its topography of steep hillsides the existing transport arteries are likely to remain, with local bus services, connections and levels of access maintained. Access will be improved where possible to an expanded Green Grid network with improved walking and cycling links to Kenley Reedham and Purley railway stations and as well as linkages to Whyteleafe railway station in the adjoining Tandridge District. A new cycle and bridleway linking Riddlesdown, Kenley Aerodrome, Kenley Common and Coulsdon Common is planned to improve orbital movement throughout the area. Improvements to the public realm, including safer pedestrian and cycling infrastructure and traffic calming measures, will improve the experience of pedestrians and cyclists and encourage sustainable travel options, whilst addressing vehicular traffic issues. The community will enjoy better quality, more frequent and reliable bus services connecting to Purley and Croydon Metropolitan Centre. Travel plans will look to ease congestion at peak times by encouraging walking, cycling or public transport especially for school journeys. Roads in the area will need to be improved. General traffic volumes will need to decrease and

footpaths will need to be provided (where necessary), to ensure that pedestrians and cyclists are prioritised and to accommodate further development sustainably.

Figure 11.7 Kenley and Old Coulsdon



General character

11.128 Kenley and Old Coulsdon is a suburban area with green wooded hillsides (Dollypers Hill, Roydons Wood) and green open spaces (Kenley Common, Riddlesdown, Kenley Aerodrome) located within and around it. There is a strong link between the green infrastructure and the built environment. This creates a feeling of spaciousness or openness can be seen in the layout of the built environment. **Paragraph updated and moved to before vision**

11.129 The built areas of Kenley and Old Coulsdon predominantly consist of the following residential character types: 'Detached Houses On Relatively Large Plots' and 'Planned Estates Of Semi-Detached Houses'. The residential character is reinforced by consistent building lines and setbacks that create large green front gardens or (in the case of flatted development) grounds and rear gardens with tree planting. **Paragraph updated and moved to before vision**

11.130 Kenley and Old Coulsdon's shopping and community facilities are concentrated in the area between the Godstone Road and Kenley station. The area is framed by green space of Riddlesdown to the north and railway to the south. **Paragraph updated and moved to before vision**

11.131 Kenley's public realm, with features such as grass verges with tree planting, reflects the close coexistence of nature and built environment. Narrow lanes with extensive tree canopy cover and streets often with one footway and green areas of planting on the opposite side are all characteristic features of the public realm. **Paragraph updated and moved to before vision**

11.132 In areas where there are no grass verges, mature trees located within front gardens of residential developments provide extensive tree canopy cover, contributing to the impression of tree lined streets. **Paragraph updated and moved to before vision**

11.133 The Bradmore Green Conservation Area is the heart of the historic Old Coulsdon. It preserves the historic village character made by the green spaces of Bradmore Green and Grange Park mixed with 'Suburban Shopping Area', 'Detached Houses On Relatively Large Plots' and 'Planned Estates Of Semi-Detached Houses'. The area contains a number of historic Listed and Locally Listed Buildings such as the 18th century farmhouse and the 13th century Grade I Listed church of St John. **Paragraph updated and moved to before vision**

11.134 The Kenley Aerodrome Conservation Area is one of the most complete fighter airfield associated with the Battle of Britain to have survived, making it a battlefield site of particular national historic significance. The Conservation Area includes a number of scheduled monuments. **Paragraph updated and moved to before vision**

Policy DM40: Kenley and Old Coulsdon

Within Kenley and Old Coulsdon allocate sites for development as set out in Table 11. **Policy Deleted**

How the policy works

11.135 Kenley and Old Coulsdon has a predominantly consistent character with capacity for growth managed by other policies.

Allocating land for development

11.136 ~~Table 11.8 below sets out the proposed use on specific sites in Kenley and Old Coulsdon. The location and boundary of each detailed proposal can be found on the Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 7.~~

~~Paragraph Deleted~~

~~Table 11.8 Proposals for uses of land of specific sites in Kenley and Old Coulsdon-Table Deleted~~

Ref no	Site name	Proposed use
937.	Kempsfield House, 1 Reedham Park Avenue	Residential development with community use

Norbury

11.136A Norbury is a suburban town in the north-west of the borough with its District and Local Centres (Norbury and Pollards Hill) located along the long linear and dominant route of London Road. Scattered amongst Norbury's residential areas are the green spaces of Norbury Park through which Norbury Brook flows, Norwood Grove, Biggin Wood, Norbury Hall Park and Pollards Hill Park.

11.136B There is high accessibility to bus and rail transportation which reduces car dependency in the area. The London Road is an important thoroughfare between London and the south, as well as locally, as there are a limited number of roads travelling north/south through the area.

11.136C Two Conservation Areas and three Local Heritage Areas can be found in Norbury. Norwood Grove Conservation Area is focused around the historic Grade II Listed mansion and Grade II registered landscape of Norwood Grove and contains a number of well preserved and distinctive Listed and Locally Listed Georgian and Edwardian houses. The Norbury Estate Conservation Area is a dense development from 1914-1921 and represents a unique example of Arts and Crafts terraces and is the first outer London cottage estate built by the London County Council.

11.136D London Road (Norbury) Local Heritage Area is an example of an 'Urban Shopping Area' character type. The shopping parades represent a high quality cross-section of architectural styles from the turn of the 19th and 20th centuries, with the unified form of shopfronts at ground floor level and rhythms of red brick facades with decorative brick and sandstone features above. Beatrice Avenue Local Heritage Area predominantly consists of well-preserved late Victorian suburban houses laid out between

1900 and 1936, with many original and bespoke Arts and Crafts inspired features. The Local Heritage Area in part of Pollards Hills South consists of terraced houses which complement the predominant character of the area in a particularly creative way. This distinctive grouping represents a unique example of individual Arts and Crafts terraces laid out to appear as large U-shaped buildings with a number of distinctive architectural features.

Vision, opportunities, constraints and change up to 2036

Vision

11.137 Norbury, the northern gateway to Croydon, will continue to be characterised by its numerous open spaces. The **Norbury** District Centre will be home to a wide variety of businesses, reflecting the diversity of the local population. With a mixture of homes, community and cultural facilities and a range of retailing including many independent shops, it will have improved links to the railway station and Norbury Park. The Green Lane/Upper Northwood Road Neighbourhood Centre will be supporting the existing and future community with services and facilities beyond a retail function. Improvements to green links from and to the District Centre will enhance its unique suburban and urban qualities and draw on historic links to the Great North Wood.

Homes

11.138 Sustainable growth of the suburbs with some opportunity for windfall sites and infilling, together with dispersed integration of new homes will respect and evolve existing residential character and local distinctiveness.

Employment, Skills and Community Facilities

11.139 The **Norbury** District Centre will continue to reflect the local, diverse community and provide local employment and services with community facilities encouraged to locate in close proximity. **Norbury Trading Estate (Integrated Industrial Location) will provide employment work space locally. A refurbished Norbury Library will continue to act as a key community support and learning hub.**

Character, Heritage and Design

11.140 New development will respect the local character and distinctiveness of Norbury with its open spaces and historic park and heritage assets ~~referring to the Borough Character Appraisal to inform design quality.~~ **The Norbury Estate and Norwood Grove** Conservation Area Appraisal and Management Plans inform design quality. **Norwood Grove** Registered Historic **Park** and **the other** Local Historic Parks and Gardens in the area including Pollards Hill and the Grounds of Norbury Hall will be **preserved and enhanced with** new links provided (where possible) to incorporate them into the Green Grid network.

11.140A Norbury is identified as a location considered potentially appropriate for tall buildings.

Environment and Climate Change

11.141 **There are parcels of land at particular risk of fluvial flooding in Norbury, including areas within the Recreation Ground and Norbury Park that are designated Flood Zone 3b Functional Floodplain. Areas within Norbury are also at risk of surface water flooding and a number of specific episodes have been recorded in the last decade.** Where possible, the Norbury Brook should be de-culverted to create a more natural environment, encourage biodiversity and increase access to nature. Development in the flood zones will be guided by the policies of the Plan to reduce flood risk.

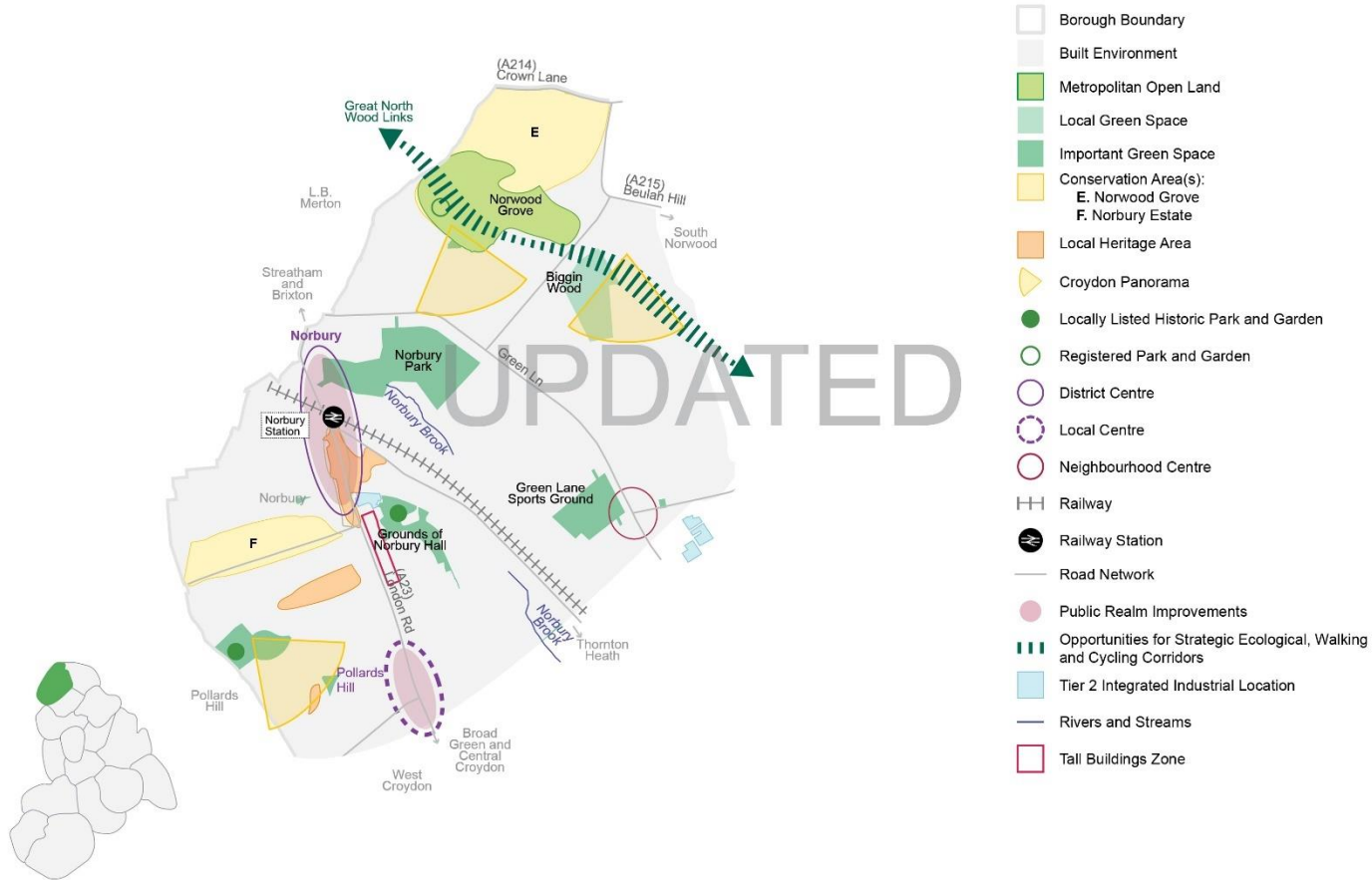
Green Grid and Open Space

11.142 Emphasis will be placed on improving quality and access to local open spaces. New and existing Green Grid links to Biggin Wood (a remnant of the Great North Wood), Norbury Park and other open space in Norbury, will be focussed on, with way finding to encourage use.

Transport

11.143 Linkages with the District Centre and railway station will be improved where possible through an expanded Green Grid network, encouraging more sustainable travel. Cycling to Norbury railway station will be more attractive ~~as cycle facilities are~~ **via enhanced facilities.** ~~The tram system in Croydon will be further supported by promoting a new line to Streatham, Brixton and Tooting through Norbury.~~ The quality, frequency and reliability of bus services connecting to Croydon Metropolitan Centre, will be improved as the attraction of the Metropolitan Centre increases. **Along the London Road Corridor, walking, cycling and public transport will be prioritised by reallocating road space and creating safer and more attractive environments for these modes of transport.** ~~Travel plans will look to ease congestion at peak times in the District Centre by encouraging walking, cycling or public transport especially for school journeys.~~

Figure 11.8 Norbury



General character

11.144 Norbury is a suburban town with its District and Local Centres located along the long linear route of London Road. The built form of 'Large Buildings With Continuous Frontage Line' and 'Medium Rise Blocks With Associated Grounds' emphasises this linear route and its dominance on the area. **Paragraph updated and moved to before vision**

11.145 Norbury has a residential character that predominantly consists of 'Terraced Houses And Cottages', 'Large Houses On Relatively Small Plots' and 'Local Authority Built Housing with Public Realm', enriched by green spaces of Norbury Park through which Norbury Brook flows, Biggin Wood, Norbury Hall Park and Pollards Hill Park. **Paragraph updated and moved to before vision**

11.146 The Norwood Grove Conservation Area is focused around the historic Grade II registered landscape of Norwood Grove predominantly surrounded by 'Detached Houses On Relatively Large Plots'. It contains a number of well preserved and distinctive Listed and Locally Listed Georgian and Edwardian houses. The Conservation Area adjoins the Streatham Common Conservation Area in Lambeth. **Paragraph updated and moved to before vision**

11.147 The Norbury Estate Conservation Area represents the unified and consistent residential character type of 'Local Authority Built Housing With Public Realm'. This dense development from 1914-1921 represents a unique example of Arts and Crafts terraces and is the first outer London cottage estate built by the Policy DM41: Norbury

London County Council. **Paragraph updated and moved to before vision**

11.148 The London Road Norbury Local Heritage Area is an example of an 'Urban Shopping Area' character type. The shopping parades represent a high quality cross-section of architectural styles from the turn of the 19th and 20th centuries, with the unified form of shopfronts at ground floor level and rhythms of red brick facades with decorative brick and sandstone features above. **Paragraph updated and moved to before vision**

11.149 The Beatrice Avenue Local Heritage Area predominantly consists of 'Terraced Houses And Cottages'. It has a good range of well preserved late Victorian suburban houses laid out between 1900 and 1936, with many original and bespoke Arts and Crafts inspired features. The prominent St Phillip's Church terminates views from the tree-lined residential street. **Paragraph updated and moved to before vision**

11.150 The Pollards Hill South Local Heritage Area consists of terraced houses which complement the predominant character of the area of 'Planned Estates Of Semi-Detached Houses' in a particularly creative way. This distinctive grouping represents a unique example of individual Arts and Crafts terraces laid out to appear as large U-shaped buildings with a number of distinctive architectural features. The well preserved and distinctive 1930's townscape is an example of an innovative approach to defining street frontages through sequence of courtyards. **Paragraph updated and moved to before vision**

DM41. Within Norbury District Centre, to facilitate growth and to enhance the distinctive character, developments should:

- a. Complement the existing predominant building heights of 2 storeys up to a maximum of 5 storeys;

- b. Ensure proposal for large buildings are visually consistent with the predominant urban grain; and
- c. Seek opportunity to provide direct access from the south of London Road to Norbury railway station.

DM41.2 Within Pollards Hill Local Centre, to ensure that proposals positively enhance and strengthen the character developments should:

- a. Retain the edge and separation of Pollards Hill Local Centre from other adjoining character areas by limiting the urban grain within its boundaries;
- b. Complement the existing predominant building heights of 3 storeys up to a maximum of 4 storeys;
- c. Incorporate multi-stock brick as the predominant facing materials of the whole building **or a material which complements multi-stock brick;** and
- d. Retain the extent and enhance the quality of the existing public realm within the development, including reinforcing a consistent building line.

DM41.2A Within the Tall Building Zones identified in the policies map, buildings of height ranging from 21 to 33 metres (6-10 storeys) measured from the ground to the top of the building are considered appropriate.

DM41.3 ~~Within Norbury allocate sites for development as set out in Table 11.9~~ **Policy Deleted**

How the policy works

11.151 The areas in which Policies DM41.1 and **to DM41.2A** apply are shown on the Policies Map.

11.152 The areas identified for Place-specific development management policies are Norbury District Centre and Pollards Hill Local Centre. These Place-specific development management policies are required to ensure the distinctions, edge and separation between the centres and adjoining areas are maintained.

11.153 These areas have potential for growth. There are precedents on London Road of large and tall buildings however

these are mainly located outside designated centres. In order to retain the distinctiveness of each of Norbury's centres and to reinforce the prominence of the scale of built environment within these areas policies DM41.1 and DM41.2 identify the maximum buildings heights along with key architectural features to enable growth and retain local distinctiveness.

Allocating land for development

11.154 ~~Table 11.9 below sets out the proposed use on specific sites in Norbury. The location and boundary of each detailed proposal can be found on the Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 7.~~ **Paragraph Deleted**

Table 11.9 Proposals for uses of land of specific sites in Norbury ~~Table Deleted~~

Ref no	Site name	Proposed use
284.	Asharia House, 50 Northwood Road	Residential development including replacement community facility Moved to Thornton Heath Section
951.	1485-1489 London Road	Redevelopment for residential and retail

Purley

11.154A Purley is located in the south west of the borough bordering the London Borough of Sutton. Purley's residential areas are generally located on steep partially wooded hillsides, with the District Centre found in the valley at the important junction of Brighton Road and Godstone Road.

11.154B Despite having two train stations and frequent bus services, the residential areas of Purley are more car dependent than areas further north in the borough, which is typical of its twentieth century suburbs. Purley has a high proportion of homes with gardens, as well as the Rotary Field Recreation Ground and Foxley Wood open spaces within walking distance of the District Centre. The large expanse of playing fields of Purley Way lie on the hill and slope to the north of Purley.

11.154C Purley has a rich heritage, notably there is evidence of Bronze Age settlement found on Promenade de Verdun in the Webb Estate and the Brighton Road is a historic thoroughfare with Roman origins. One Conservation Area and one Local Heritage Area are found in Purley. The Webb Estate and Upper Woodcote Village Conservation Area with its consistent character is a notable Edwardian garden suburb created by developer William Webb based upon his Garden First Principles. Its model village, laid out around Woodcote Green, is the focus of the area. Both parts of the conservation area are rich in historic buildings which are set amidst mature landscaping. The Brighton Road (Purley) Local Heritage Area contains a collection of shopping parade buildings from the late 19th and 20th century, that demonstrate a variety of styles with well-preserved and distinctive architectural features.

11.154D The Council has produced a Purley Strategic Regeneration Framework which sets out how the regeneration of

the District Centre and its environs could be achieved and this has informed this section of the Local Plan. The overall objective of the Framework is to influence developers working in the area. It also supports the community seeking funding opportunities to benefit the wider community for social and physical infrastructure and public realm improvements. This contains a number of interlinked strategies relating to; place making, frontages, culture, the public realm environment, as well as movement and access; in order to deliver sustainable development. This Framework will be helpful in considering development within the Centre.

Vision, opportunities, constraints and change up to 2036

Vision

11.155 ~~Purley will be a regenerated District Centre, retaining its historic local character with a mixture of homes, community and cultural facilities and a range of retailing including many independent shops. The Purley South/Brighton Road/Downlands Road Neighbourhood Centre will be supporting the existing and future community with services and facilities beyond a retail function. An enhanced public realm with improved accessibility and good links to open space and a new Enterprise Centre will all contribute to the regeneration of Purley.~~ A regenerated Purley District Centre will provide a vibrant heart for Purley. It will be a destination with community and cultural facilities and a range of retailing including independent shops, cafes, restaurants and an Enterprise Centre, together with new housing. Purley District Centre will be an inclusive place to dwell and socialise, with the High Street providing space for outdoor sitting, strolling and events. Existing open spaces and the Local Heritage Area will be safeguarded and new development will help transform hostile main roads into urban streets that give less space to traffic and more space to people.

New locally distinctive buildings and additional multi-functional high performing open spaces and routes will integrate existing and future residential and business communities and strengthen Purley's unique sense of place within the Borough. High quality, safe, direct and active pedestrian routes will connect buildings and spaces in the Purley District Centre with Purley Station and the growing number of new homes in the surrounding hinterland. The Purley South/Brighton Road/Downlands Road Neighbourhood Centre will help support the existing and future community with services and facilities beyond a retail function and a new primary school close to Reedham Station will strengthen the nearby Neighbourhood Centre and support growth in the Place as a whole.

Homes

11.156 ~~As a broad location the main focus of major residential growth will be in and around the District Centre with high quality residential development that will respect the existing residential character and local distinctiveness.~~ The main focus of growth will be in and within 800m of the Purley District Centre and station, with a lower level of growth close to/within the Neighbourhood Centre. To enable growth, a transportation corridor will be promoted along the London Road, Brighton Road and Purley Way corridors. This will also be supported by improvements in the Croydon Transport Hub transformation area that will enable the metroisation of the borough's suburban rail network that connects to Purley. Developments will need to respect and evolve the existing suburban character and local distinctiveness.

Employment, Skills and Community Facilities

11.157 ~~Realisation of the potential of Purley for creative industries through the development of a new Enterprise Centre will support the local economy.~~ A new Enterprise Centre, a multi-purpose space that facilitates commercial, community and cultural activities, will be located as part of a newly provided leisure centre.

Purley District Centre is also well placed to accommodate additional office and shared workspace to cater for businesses that chose to establish in or relocate to outer London centres. There may be opportunities to re-locate the library to a more central location in the Centre, to the north of Godstone Road. Independent shops and restaurants will be encouraged in the Purley District Centre with enhanced public realm and open spaces and community facilities in close proximity to rejuvenate the centre's daytime and evening economy. The retail, leisure and business offer in the Purley District Centre will complement Croydon Metropolitan Town Centre and the new Local and Neighbourhood Centres along Purley Way. At Purley Station there is rail head that distributes aggregates and is safeguarded in the South London Waste Plan

Character, Heritage and Design

11.158 New development will respect the existing local character and distinctiveness of Purley. The quality of design will be informed by referring to the Borough Character Appraisal, Suburban Design Guide and the Webb Estate Conservation Area Appraisal and Management Plan. ~~to inform design quality.~~ Purley is known for its diverse urban and suburban areas and its tree-lined streets and gardens. This leafy character will be strengthened with opportunities for new Blue and Green Infrastructure in the Purley District Centre and along Brighton Road to help mitigate flood risk, the urban heat island effect and the negative impact of heavy through-traffic. Any buildings and conversions should be of a high standard of design to ensure the character and significance of the Centre its Local Heritage Area; Nationally and Locally Listed Buildings; and the nearby Webb Estate and Upper Northcote Village Conservation Area and its setting are respected. New links will be provided to/from the Registered Historic and Local Historic Parks and Gardens in the area will be retained and new links provided where possible, to incorporate them into the Green Grid network. Blue and Green infrastructure will be woven in to an

enhanced public realm in ways which respond positively to and help evolve local character.

11.158A Purley is identified as a location considered potentially appropriate for tall buildings.

Environment and Climate Change

11.159 Through enabling development, potential exists to implement flood mitigation and adaptation measures along the Brighton Road and south east towards Kenley. Purley District Centre and the surrounding area may be suitable for a district heat network. Brighton Road and the Purley Cross roundabout is the most frequent area in the borough for surface water flooding, with many historic and severe flooding events occurring within the last 20 years. Severe groundwater flooding has also occurred in Purley when sustained periods of heavy rainfall raised groundwater to exceptionally high levels. Owing to the geology and topography of parts of Purley being Upper Chalk bedrock, infiltration Sustainable Urban Drainage Systems should not be considered in these locations¹⁰⁷. Developers may need to liaise with the Council's Flood Risk Management team and the Environment Agency, to investigate the suitability of SUDS in certain locations and whether any other measures may need to be implemented due to the geological characteristic and topography of the area, to reduce flood risk, Purley District Centre and the surrounding area may be suitable for a district heat network. The area's south facing slopes and suburban character provide excellent opportunities for photovoltaics, air source heat pumps and other renewable energy technologies to be integrated with new development.

Green Grid and Open Space

11.160 Opportunities to improve links to existing open spaces, along with way finding around Purley, and to and from the District Centre will be sought.

Transport

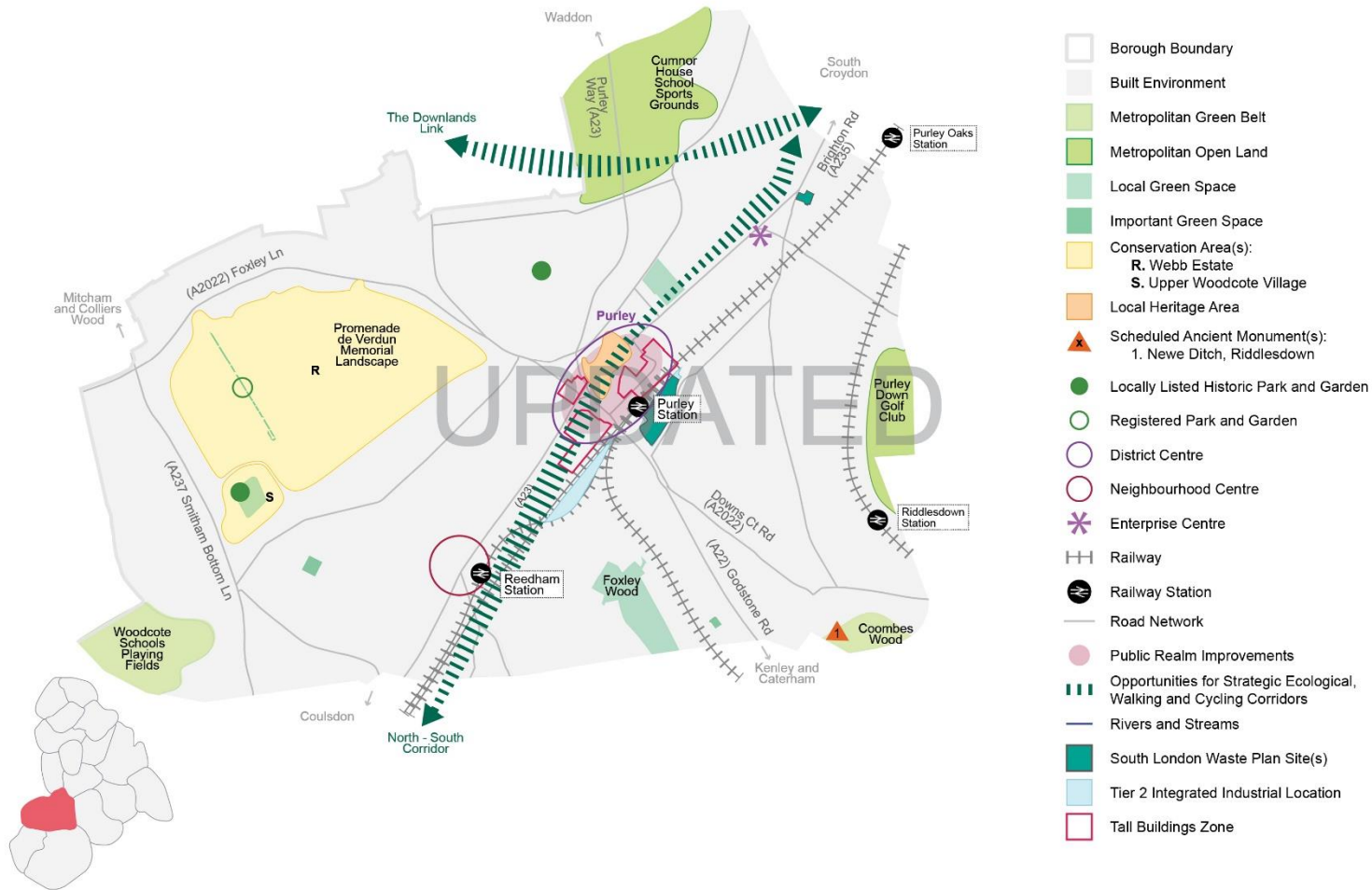
11.161 New bus route measures and improvements, will be developed where possible along the Brighton Road linking Croydon Metropolitan Centre with Purley District Centre. Cycle facilities will be expanded at Purley railway station. Measures to improve connectivity for pedestrians in Purley District Centre will be explored. Travel plans will look to ease congestion at peak times by encouraging walking, cycling or public transport especially for school journeys. Realisation of the potential for the Warren Road railhead to transfer freight to rail will be supported. The Purley Cross gyratory arrangement creates notable severance through the centre of Purley and restricts connectivity for pedestrians and cyclists. Significant improvements to the gyratory will focus on safe pedestrians and cycling routes, as well as improvements for buses. These improvements will enhance the District Centre and allow for a possible extension of the tram network (either along Purley Way or from Croydon Metropolitan Centre to Coulsdon along Brighton Road). The Council will work with TfL and other stakeholders to develop a holistic strategy which significantly improves the road network, allows for necessary access and servicing, avoids displacing traffic on to local streets, reduces severance and transforms the public realm by stitching together the District Centre on both sides of a reconfigured Godstone Road. This will also include a review of local bus routing and standing provision within the Purley District Centre to retain bus efficiency and connectivity whilst being able to accommodate public realm improvements. Purley Station is the 5th busiest station in Croydon with over 3 million journeys made each year to or from the station¹⁰⁸. The

¹⁰⁷ London Borough of Croydon SFRA Level 1 (2021)

¹⁰⁸ Network Rail Estimates of Station Usage 2018-19

Council will work with Network Rail, the train operating company and other stakeholders to maximise opportunities to improve train frequency and reliability (including the Brighton Mainline Upgrade programme). The introduction of other storage and delivery collection facilities is also proposed for convenience and to reduce delivery vehicle trips. A network of mobility hubs will be delivered around the District Centre, including at Purley Station, to accommodate shared transport services such as electric car clubs, e-bikes and e-scooter hire schemes. 'Mobility Hubs' will support promotion of active travel, particularly from other areas that provide significant commuter demand for rail services at Purley Station

Figure 11.9 Purley



General character

11.162 ~~Purley is a suburban market town located on wooded hillsides and in the valley. Its spatial structure is organised along the strong dominant corridor of the Brighton Road and Godstone Road where a wide variety of character types coexist. These are 'Urban Shopping Areas', 'Industrial Estates', 'Retail Estates & Business & Leisure Parks' and moderate density residential areas such as 'Terraced Houses And Cottages', 'Medium Rise Blocks With Associated Grounds', 'Compact Houses On Relatively Small Plots', and 'Planned Estates Of Semi-Detached Houses'. 'Large Buildings With Continuous Frontage Line' dominate in the District Centre and its vicinity. Paragraph updated and moved to before vision~~

11.163 ~~The residential character outside of Brighton Road is fairly uniform and consists of large detached houses on relatively large plots with minimal public realm and low density scattered~~
Policy DM42: Purley

~~houses on relatively small plots. Paragraph updated and moved to before vision~~

11.164 ~~The Webb Estate and Upper Woodcote Village Conservation Area with its consistent character of 'Scattered Houses On Large Plots' is a notable Edwardian garden suburb created by developer William Webb based upon his Garden First Principles. The model village, laid out around Woodcote Green, is the focus of the area. Both Conservation Areas are rich in historic buildings which are set amidst mature landscaping. Paragraph updated and moved to before vision~~

11.165 ~~The Brighton Road (Purley) Local Heritage Area has an 'Urban Shopping Area' character. It contains collection of shopping parade buildings from the late 19th and 20th century, that demonstrate a variety of styles with well-preserved and distinctive architecture. Paragraph updated and moved to before vision~~

DM42. 1 Within Purley District Centre and its environs, to ensure that proposals positively enhance and strengthen the character and facilitate growth, developments should:

- a. Reinforce the continuous building line which responds to the street layout and include ground floor active frontages;
- b. Complement the existing predominant building heights of 3 to 8 storeys, with a potential for a new landmark of up to a maximum of 16 storeys; and ~~Clause Deleted~~
- c. Demonstrate innovative and sustainable design, with special attention given to the detailing of frontages-;
- d. ~~Facilitate new pedestrian routes/laneways and manage servicing and deliveries in ways that provide attractive and active streets and spaces and celebrate the distinctive spaces at the rear of Brighton Road;~~
- e. ~~Facilitate works that reduce the dominance of the Purley Cross gyratory and better connect different part of the Purley District Centre and its environs;~~
- f. ~~Facilitate the delivery of a network of mobility hubs for shared transport services around the edge of the District Centre; and~~

g. Respond to the historic context and preserve and enhance the significance of heritage assets and their settings including the listed Purley Library, locally/nationally listed buildings, Conservation Areas and their settings.

DM42.1A Within the Tall Building Zones identified in the policies map, buildings of height ranging from 21-39 metres (6-12 storeys) measured from the ground to the top of the building are considered appropriate.

DM42.2 In the environs of Reedham station, to create the sense of place and facilitate growth proposals should:

- a) Complement the existing predominant building heights of 2 storeys up to a maximum of 4 storeys;
- b) Reinforce the predominant building lines and frontages which positively respond to the form of the Brighton Road/Old Lodge Lane junction;
- c) Improve pedestrian and cycle permeability, accessibility and connectivity across the railway between Brighton Road, Watney Close, Aveling Close and Fairbairn Close; and
- d) Enhance the suburban shopping area character of this section of Brighton Road; and
- e) **Preserve and enhance the listed Purley Town Hall and its setting**

DM42.3 In the area of the junction of Brighton Road and Purley Downs Road, to reduce the impact of Brighton Road as a linear route, clearly differentiate the area from Purley District Centre and Brighton Road (Sanderstead Road) Local Centre and strengthen the sense of place, proposals should:

- a. Retain and create open glimpses and vistas between buildings;
- b. Introduce building with landscapes that respond and reflect the layout of the 1930s blocks of Lansdowne Court and Purley Court; and
- c. Complement the existing predominant building heights of 2 storeys up to a maximum of 5 storeys.

DM42.4 Within Purley allocate sites for development as set out in Table 11.10.

How the policy works

11.166 The areas in which Policies DM42.1 to DM42.3 apply are shown on the Policies Map.

Purley District Centre and its environs

11.167 Purley District Centre is a well-defined urban town with a high concentration of commercial and community uses. The road network and a large scale roundabout divide the centre. **The**

vision for Purley Place seeks to ensure that opportunities can be taken to reduce the dominance of the Purley Cross gyratory, through lane reduction, cycle lane provision, bus priority measures and enlarging and improving the public realm in order to significantly improve the function and attractiveness of Purley District Centre.

11.168 This area has a varied topography which presents opportunities for tall buildings and the availability of vacant land creates the potential for growth. Policy DM42.1A facilitates this growth by identifying Tall Building Zones in the area and identifies architectural features that should be referenced in the design of the development to enhance the distinctive character of Purley District Centre.

11.168 A The Purley Regeneration Framework calls for the development of Purley-specific guidance on the key architectural features that should be referenced in the design of the development to enhance the distinctive character of the District Centre and its environs. Proposals for new development within District Centre will need to consider the Purley Strategic Regeneration Framework and demonstrate how it will help achieve the successful delivery of the vision, objectives and strategies for delivering sustainable development. Development proposals will be supported that make adequate funding, or set aside land (if necessary) to deliver local projects, social, physical infrastructure and public realm improvements identified within this.

11.168B The Policy also encourages the meanwhile use/interim frontage treatment of prominent vacant/derelict sites in the Purley District Centre, which currently include the Purley Baptist Church and Old China sites

The environs of Reedham station

11.169 The environs of Reedham station have good public transport accessibility and a varied character including 'Urban

Shopping Area', 'Large Buildings with Continuous Frontage Line, 'Large Buildings With Spacing', 'Medium Rise Blocks With Associated Grounds' and 'Planned Estates Of Semi-Detached Houses'. The environs includes the listed Purley Town Hall.

11.170 A Place-specific development management policy is required to facilitate growth, improve pedestrian and cycle permeability across the railway line and to create the sense of place.

The area of the junction of Brighton Road and Purley Downs Road

11.171 The Brighton Road/Purley Downs Road junction area forms the edge between South Croydon and Purley. Capella Court forms a visual marker which closes the vistas along the Purley and South Croydon sections of Brighton Road. The massing of Capella Court dominates the residential and industrial buildings within the surrounding area. This area's distinct qualities are informed by the landmark building surrounded by low rise structures set in greenery.

11.172 Detailed policies are required to strengthen the character of the Brighton Road and Purley Downs Road junction area.

Allocating land for development

11.173 Table 11.10 below sets out the proposed use on specific sites in Purley. The location and boundary of each detailed proposal can be found on the Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 7.

Table 11.10 Proposals for uses of land of specific sites in Purley

Ref no	Site name	Proposed use
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 accommodation. Mixed use development comprising a new public swimming pool and town centre uses with residential above.
35	Purley Baptist Church, 2-12 Banstead Road	Mixed use redevelopment comprising new church, community facility and residential, with development located outside Flood Zone 2 and 3a. Mixed use redevelopment comprising new church, community facility and residential
61	Purley Station Car park, 54-58 Whytecliffe Road South	Residential use with retention of car parking spaces
64	100, 112a and 112b Brighton Road	Comprehensive development for new residential.

Ref no	Site name	Proposed use
130.	1-9 Banstead Road	Residential
324	Purley Oaks Depot, 505-600 Brighton Road	20 Gypsy and Traveller pitches
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
347	Tesco, 2 8 Purley Road	Mixed use residential, healthcare facility (if required by the NHS) and retail development Mixed use development comprising main town centre ground floor use with residential above.
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 Residential development
409	Beech House, 840 Brighton Road	Conversion of the office building to residential uses.
410	100 Brighton Road	Mixed use residential and retail development Added to site 64
411	Palmerston House, 814 Brighton Road	Residential redevelopment
490.	95-111 Brighton Road and 1-5, 9-15 and 19 Old Lodge Lane	Primary school and residential development.

Ref no	Site name	Proposed use
495.	Dairy Crest dairy, 823-825 Brighton Road	<p>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</p>
683.	Purley Back Lanes, 16-28 Pampisford Road	<p>Residential development and public car park including new industrial units to replace those currently on the site Replacement industrial floorspace, a new public car park and residential development.</p>

Sanderstead

11.173A Sanderstead is a suburban residential area located to the south east of the borough bordering the district of Tandridge in Surrey. The historic settlement is focused on Addington Road and the junction with Limpsfield Road. It is surrounded by large scale green open spaces and Green Belt such as Mitchley Wood, Riddlesdown and Kings Wood.

11.173B Sanderstead is a historic settlement that has evolved slowly over time with many significant historical buildings and landmarks remaining to this day, including the 13th Century All Saints Church. The surrounding Green Belt and golf courses have held back outward expansion of Sanderstead helping it to retain a rural and village identity.

11.173C Access to public transport is limited and car dependency is high. There are train stations near to Sanderstead but they are not in the Local Centres or near the main community facilities. At peak times, some of the minor roads towards the valley bottom running parallel to Brighton Road are used as alternative routes, increasing congestion.

Vision, opportunities, constraints and change up to 2036

Vision

11.174 Sanderstead will continue to be a predominantly 1930s suburb, with a **historic** village character focussed on the pond and **All Saint's** church, **which includes a number of heritage assets**, surrounded by substantial green space with improved cycle and pedestrian links, served by the Sanderstead and Hamsey Green Local Centres.

Homes

11.175 An area of sustainable growth of the suburbs with some opportunity for windfall sites, growth will mainly be of infilling ~~with dispersed integration of new homes that respect existing residential character and local distinctiveness.~~ An area of sustainable growth of the suburbs with some opportunity for windfall sites, growth will mainly be of infilling. **This is currently a low density residential area, which is considered to have good access to Sanderstead, Purley Oaks and South Croydon Railway Stations, as well as local services within Purley District Centre and Brighton Road (Seldson Road) Local Centre.**

Employment, Skills and Community Facilities

11.176 Employment opportunities will be concentrated in the two Local Centres **of Sanderstead and Hamsley Green** with predominantly independent shops supporting the local community.

Character, Heritage and Design

11.177 New development will respect **the character of the historic village, including its heritage assets and their settings and the area's broader** ~~local character and distinctiveness~~ referring to the Borough Character Appraisal to inform design quality. Any opportunities for public realm improvements will focus on the two Local Centres of Sanderstead and Hamsey Green. Any buildings and conversions should be of a high standard of design to ensure the characters of the Centres are respected. **The distinct identities between the northern and southern ends of Limpsfield Road, changing in character from local centre to rural, will continue to be defined through differences in character.**

Environment and Climate Change

14.177A There have been a number episodes of surface water flooding in Sanderstead, particularly in the Hamsey Green Local Centre area and along main roads through the area.

~~ease congestion at peak times in the Local Centre by encouraging walking, cycling or public transport especially for school journeys.~~

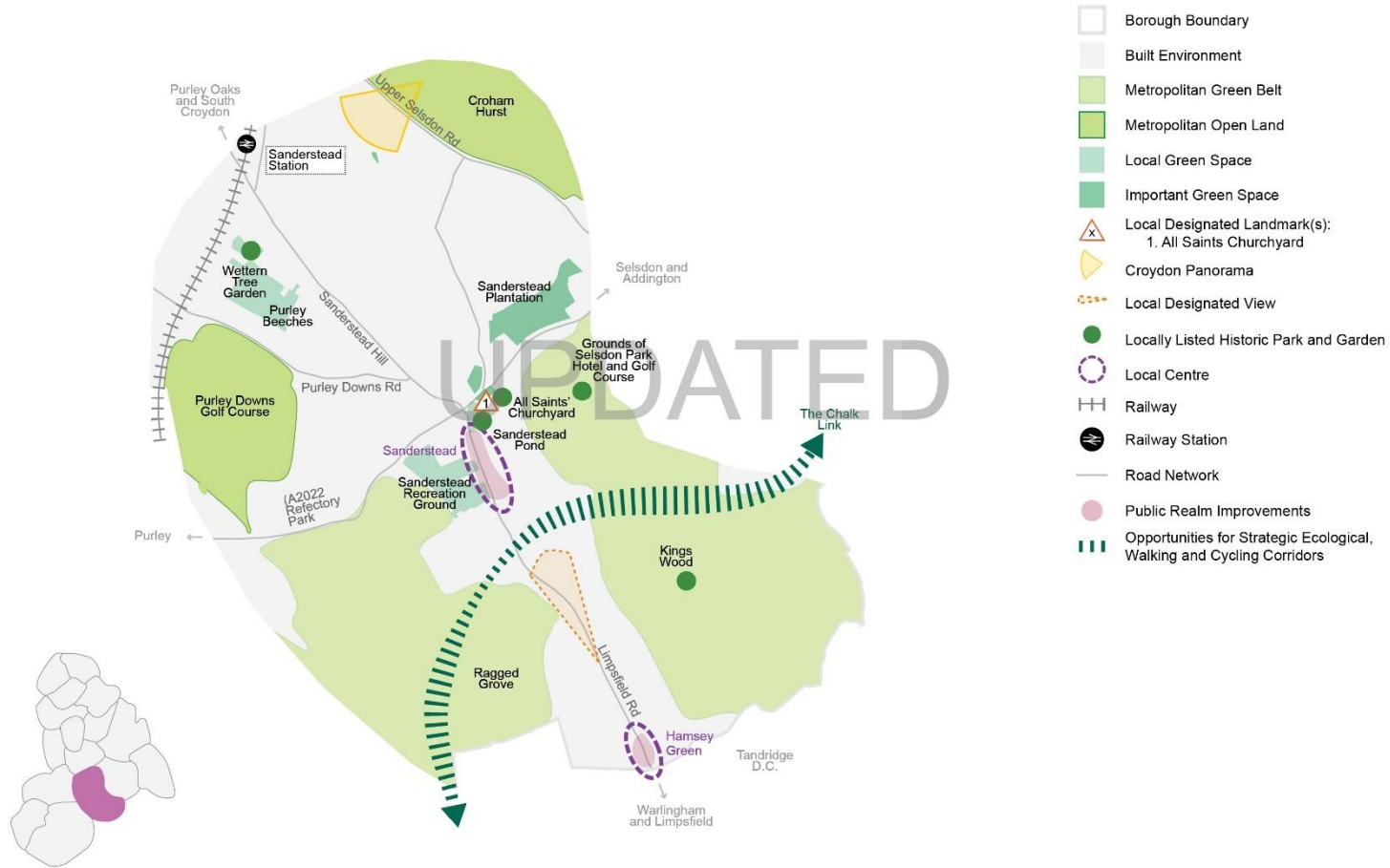
Green Grid and Open Space

11.178 As a key link in the east part of the Green Grid network of the borough, links to existing green spaces from the residential areas will be improved with further connections added where possible. The additional green links, with way finding, will enable more opportunities for walking and cycling within and through the area **particularly on orbital routes linking Kenley, Hamsey Green and Selsdon**. The Local Historic Parks and Gardens of Kings Wood and the landscape settings of heritage assets including All Saints Church, Sanderstead Pond and Selsdon Park Hotel will be retained and new links **will be** provided where feasible to incorporate them into the Green Grid network.

Transport

11.179 ~~With its topography of steep hillsides, the existing transport arteries are likely to remain with local bus service connections and level of access maintained.~~ **Despite having poor public transport accessibility, the existing bus services along the existing key radial and orbital roads will be improved offering even more frequent and reliable service and access into Purley and Croydon with their fast train links. With its topography of steep hillsides-cycling and walking will be difficult for some people.** Access will be improved where possible to an expanded Green Grid network with improved walking and cycling links to Sanderstead railway station. The community will enjoy better quality, more frequent and reliable bus services connecting with Croydon Metropolitan Centre. **The residential area to the north of Sanderstead which had no public transport provision will now be covered by a demand responsive transit service which covers an area focused on Sanderstead and Selsdon.** ~~Travel plans will look to~~

Figure 11.10 Sanderstead



General character

11.180 ~~Sanderstead is a suburban Place located on a hilltop, with residential areas of Purley Downs, Riddlesdown, Hamsey Green and Sanderstead surrounded by large scale green open spaces such as Mitchley Wood, Riddlesdown and Kings Wood.~~
Paragraph updated and moved to before vision

11.181 ~~The predominant residential character consists of detached 'Housing on Relatively Large Plots' on the hillsides leading to the Local Centre, 'Planned Estates Of Semi-Detached Houses' at the top of Sanderstead Hill, and some 'Local Authority Built Housing With Public Realm' towards the Local Centre of Hamsey Green.~~ Paragraph updated and moved to before vision

Policy DM43: Sanderstead

DM43.1 Within Sanderstead Local Centre, to respect and enhance the distinctive qualities proposals should:

- a. Reinforce the suburban shopping area character;
- b. Reference, respect and enhance architectural features such as the consistent rhythm of pairs of buildings with identical frontages and the articulation of openings;
- c. Retain features such as the projecting bay windows;
- d. Retain wide vistas and strengthen visual connections to green open spaces; and including the village character of open spaces to the north;
- e. Improve walking and cycling connectivity and access to open space; and
- f. Respect the setting of nationally and locally listed buildings.

DM43.2 Within Hamsey Green Local Centre, to respect and enhance the distinctive 'Suburban Shopping Area' character of Hamsey Green, proposals should:

- a. Reinforce the suburban shopping area character;
- b. Positively reference, respect and enhance architectural features such as the consistent rhythm and articulation of window and doors;
- c. Ensure the extent of the public realm within the vicinity of the development is retained and improved; and
- d. Incorporate multi-stock brick or white render as the predominant facing material, or a material which is complementary to multi-stock brick or white render.

DM43.3 Within Sanderstead allocate sites for development as set out in Table 11.11.

How the policy works

11.182 The areas in which Policies DM43.1 and DM43.2 apply are shown on the Policies Map.

Sanderstead Local Centre

11.183 Sanderstead Local Centre has visual and physical links onto neighbouring green areas to the west. It has a consistent building line to the east. The character of the low rise 'Urban Shopping Area' is enriched by 'Institutions With Associated Grounds', 'Retail Estates' and 'Terraced Houses And Cottages'.

11.184 The 'Urban Shopping Area' contains distinctive architectural features such a consistent rhythm created by pairs of multi-stock brick buildings with matching facades containing windows and doors identically articulated. Within this area detailed policies are required to strengthen the identity of the Local Centre.

Hamsey Green Local Centre

11.185 Hamsey Green is defined by its 'Suburban Shopping Area' character with Green verges and tree planting. Sections of the Local Centre have a consistent character. This can be seen through elements such as **the** rhythm and articulation of window and doors. In areas where the character is inconsistent the Place-specific development management policy in DM43.2 will help enhance Hamsey Green's local identity and encourage growth.

Allocating land for development

11.186 Table 11.11 below sets out the proposed use on specific sites in Sanderstead. The location and boundary of each detailed proposal can be found on the Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 7

Table 11.11 Proposals for uses of land of specific sites in Sanderstead

Ref no	Site name	Proposed use
71.	Red Gables, 2 Beech Avenue	Residential development
79.	Waitrose, Sanderstead	Mixed use residential and retail development Mixed use development comprising main town centre ground floor use with residential above.
306.	The Good Companions Public House site, 251 Tithe Pit Shaw Lane	Mixed use of residential and retail Residential development
947	359-367 Limpsfield Road	Residential with 1-3 commercial units on ground floor.

Selsdon

11.187A Selsdon is a suburban residential area situated in the south east of the borough bordering the district of Tandridge in Surrey. The area is focused on Addington Road and Selsdon Park Road with a well-defined District Centre, surrounded by large scale green open spaces such as Selsdon Wood, Heathfield and Littleheath Woods.

11.187B Car dependency is high in Selsdon due to the lack of public transport and convenient rail stations, as well as the hilly nature of the area. The landscape character of Selsdon is one of being on the edge of suburbia next to the countryside and the area has a number of local and longer distance views of adjacent countryside and Croydon Metropolitan Centre.

11.187C The Selsdon Community Plan (2020) outlines the key economic, social and environmental issues facing the area; as well as setting out the key priorities for investment in facilities, services and infrastructure identified by the local community, as this area is expected to change and grow in the future. A summary of the key issues identified by this are: a need to protect, enhance and promote use of green spaces (including children's play areas), a need for enhanced public transport and provision of bus shelters, increasing provision of parking near shopping areas, a need to provide new/enhanced community facilities for all ages including sports facilities, a need to limit fast food places and to increase the variety of other uses to promote viability, vitality of the District Centre. The Community Plan is a key piece of evidence that has informed the content of the Local Plan.

Vision, opportunities, constraints and change up to 2036

Vision

11.187 Selsdon District Centre will continue to provide a range of services for the residential population in a suburban setting with good links to its green open spaces and countryside. Selsdon Park Road/Featherbed Lane Neighbourhood Centre will be supporting the existing and future community with services and facilities beyond a retail function.

Homes

11.188 An area of sustainable growth of the suburbs with some opportunity for windfall sites will see growth mainly confined to infilling. ~~with dispersed integration of new homes respecting existing residential character and local distinctiveness.~~

Employment, Skills and Community Facilities

11.189 Selsdon District Centre will continue to be the main focus for employment, with the adjacent Selsdon Park Hotel also providing local job opportunities. Community facilities will be focused on the District Centre.

Character, Heritage and Design

11.190 New development will respect the existing local character and distinctiveness referring to the Borough Character Appraisal to inform design quality. Any public realm improvements should primarily focus on the District Centre. Any building and conversions should be of a high standard of design to ensure the character of the Centre is respected.

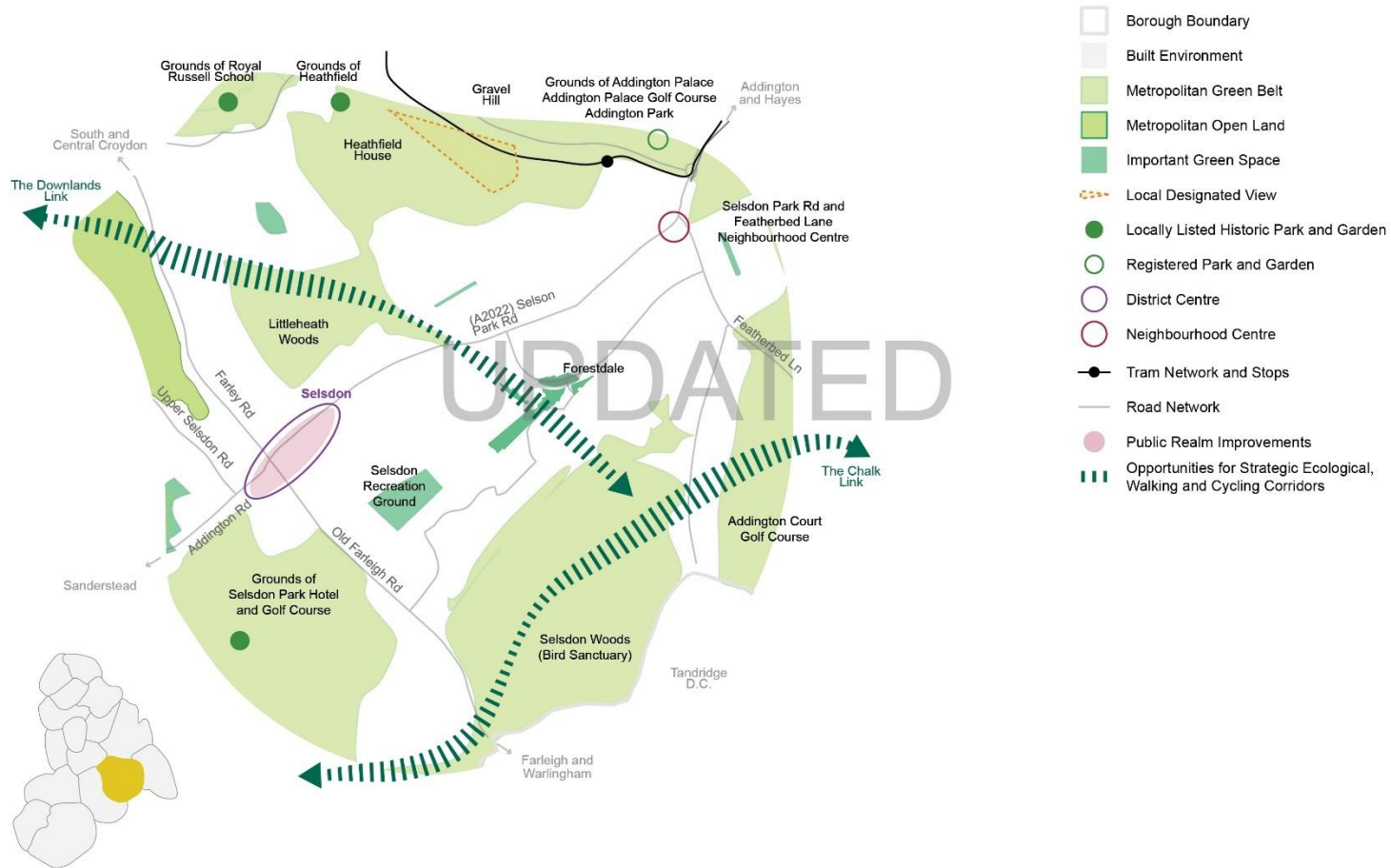
Green Grid and Open Space

11.191 Links to existing green spaces from the residential areas will be improved where possible with additional connections to strategic green links enabling more opportunities for walking and cycling in the area.

Transport

11.192 ~~With a tram stop to the north edge of Selsdon, local bus services, connections and access will be maintained, but with improved walking and cycling routes where possible via improvements to the Green Grid. The community will enjoy better quality, more frequent and reliable bus services connecting with Croydon Metropolitan Centre. Travel plans will look to ease congestion at peak times in the District Centres by encouraging walking, cycling or public transport especially for school journeys.~~ Selsdon's steep topography makes walking and cycling challenging together with generally poor public transport accessibility makes it difficult to promote active transport. With a single tram stop to the north edge of Selsdon, public transport users are currently reliant on local bus services. Any road segregated cycle routes proposals for Selsdon Park Road will need to create a link to Addington Village and these routes will be complimented by further tram routes towards the District Centre. These enhanced connections combined with the uptake of new technology such as e-bikes are necessary to reduce car dependence in Selsdon.

Figure 11.11 Selsdon



General character

11.193 ~~Selsdon is a suburban residential Place with a well-defined District Centre, surrounded by large scale green open spaces such as Selsdon Wood, Heathfield and Littleheath Woods. The predominant residential character types consist of 'Planned Estates Of Semi-Detached Houses', some 'Local Authority Built Housing with Public Realm', 'Compact Houses On Relatively Small Plots' and 'Medium Rise Blocks With Associated Grounds'.~~

~~Paragraph updated and moved to before vision~~

Policy DM44: Selsdon

DM44.1 Within Selsdon District Centre, to enhance the character of Selsdon District Centre proposals should:

- a. Complement the existing predominant building heights of 3 storeys up to a maximum of 4 storeys;
- b. Ensure large buildings are sensitively located and of a massing no larger than buildings within this area;
- c. Ensure that the front elevation of large buildings are broken down to respect the architectural rhythm of the existing street frontages;
and
- d. Should incorporate red multi-stock brick as the predominant facing material.

DM44.2 Within Selsdon allocate sites for development as set out in Table 11.12.

How the policy works

11.194 The area in which Policy DM44.1 applies is shown on the Policies Map.

Selsdon District Centre

11.195 Selsdon District Centre has a strong 'Urban Shopping Area' character. Both ends of which are marked by retail outlets,

creating a well-defined edge and a distinct start and finish to this character area.

11.196 There are two intermingled and competing architectural styles of buildings. The mock Tudor facades pays reference to the residential surroundings, however these are of a low quality and have aged visibly. The second, modernist style buildings have red multi-stock brick facades. These are of a slightly higher quality and better express the distinctiveness of the

District Centre and are therefore, more appropriate for this location. Detailed policy is required to strengthen the sense of place.

11.197 In the western part of the centre the public realm is fragmented and dominated by the overwhelming scale of the Addington Road and Old Farleigh Road junction. There is an opportunity to improve the walking and cycling experience in this area.

Allocating land for development

11.198 Table 11.12 below sets out the proposed use on specific sites in Selsdon. The location and boundary of each detailed proposal can be found on the Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 7.

Table 11.12 Proposals for uses of land of specific sites in Selsdon

Ref no	Site name	Proposed use
948.	230 Addington Road	Residential with retail on ground floor (up to 3 units). Residential development

Shirley

11.198A Shirley is predominantly a suburban residential settlement surrounded by areas of open land, countryside and Green Belt, situated to the east of Croydon borough and bordering the London Borough of Bromley. This place is defined by the tree lined streets, the regular rhythm of well-spaced buildings with well-kept landscaped areas to the front, that allow oblique long range views beyond the rear gardens.

11.198B Shirley's built environment creates an open varied and interesting skyline and roofscape. The character varies to the north and south of Shirley Church Road, with the southern part dominated by detached homes including Bishops Walk Local Heritage Area and surrounded by expansive areas of greenery, including woodland of Addington Hills and Addington Palace Registered Historic Park and Garden.

11.198C Shirley has many heritage assets including three Local Heritage Areas; the Upper Shirley Road Area represents a range of styles and architectural forms dating from the 18th century, with well-preserved original features. The Stuart Crescent Area lies in the heart of the Spring Farm area with the layout arranged around the remnants of a circular historic copse and the Bishops Walk Area represents a distinctive high quality historic landscape and townscape with the southern section's mature landscaping revealing the historic design of Addington Park which allows for scenic views within and outside of the area.

11.198D Connectivity is generally low in Shirley with high car dependency, which also can result in congestion at peak times on main roads such as Wickham Road. There is a tram stop at Coombe Lane however it is not conveniently close to the main

residential area and bus services are predominantly found on main roads.

Vision, opportunities, constraints and change up to 2036

Vision

11.199 Shirley will continue to be a suburb surrounded by substantial green space with improved cycle and pedestrian links. The vibrant Local Centre, with a range of retailing and independent shops will continue to serve the local community. A mature and rejuvenated Shrublands will be served by both local shops as well as those on Wickham Road. Shirley Road and Spring Park/Bridle Road Neighbourhood Centres will be supporting the existing and future community with services and facilities beyond a retail function.

Homes

11.200 An area of sustainable growth of the suburbs with ~~some opportunity for windfall sites will see growth mainly confined to infilling with dispersed integration of new homes respecting existing~~ **through infilling respecting existing and evolving** residential character and local distinctiveness.

Employment, Skills and Community Facilities

11.201 Some small scale employment will be provided in the Local Centre with predominantly independent shops supporting the local community.

Character, Heritage and Design

11.202 New development will be sensitive to the existing residential character and the wooded hillsides of the Place referring

to the Borough Character Appraisal to inform design quality. Public realm improvements will focus on the Local Centre. Any building and conversions should be of a high standard of design to ensure the character of the Centre is respected. **The grade II listed Shirley Windmill is one of only four windmills open to the public in Greater London and is a key landmark and key contributor to Shirley's special character**

Environment and Climate Change

11.203 ~~Development in the flood zones will be guided by the policies of the Plan to reduce flood risk.~~ **The risk of surface water flooding is prevalent throughout Shirley and Spring Park, predominantly on or near main roads. A number of recorded surface water flooding events have occurred along Shirley Road and in Spring Park. Therefore measures to reduce food risk through sustainable drainage measures should be implemented.**

Green Grid and Open Space

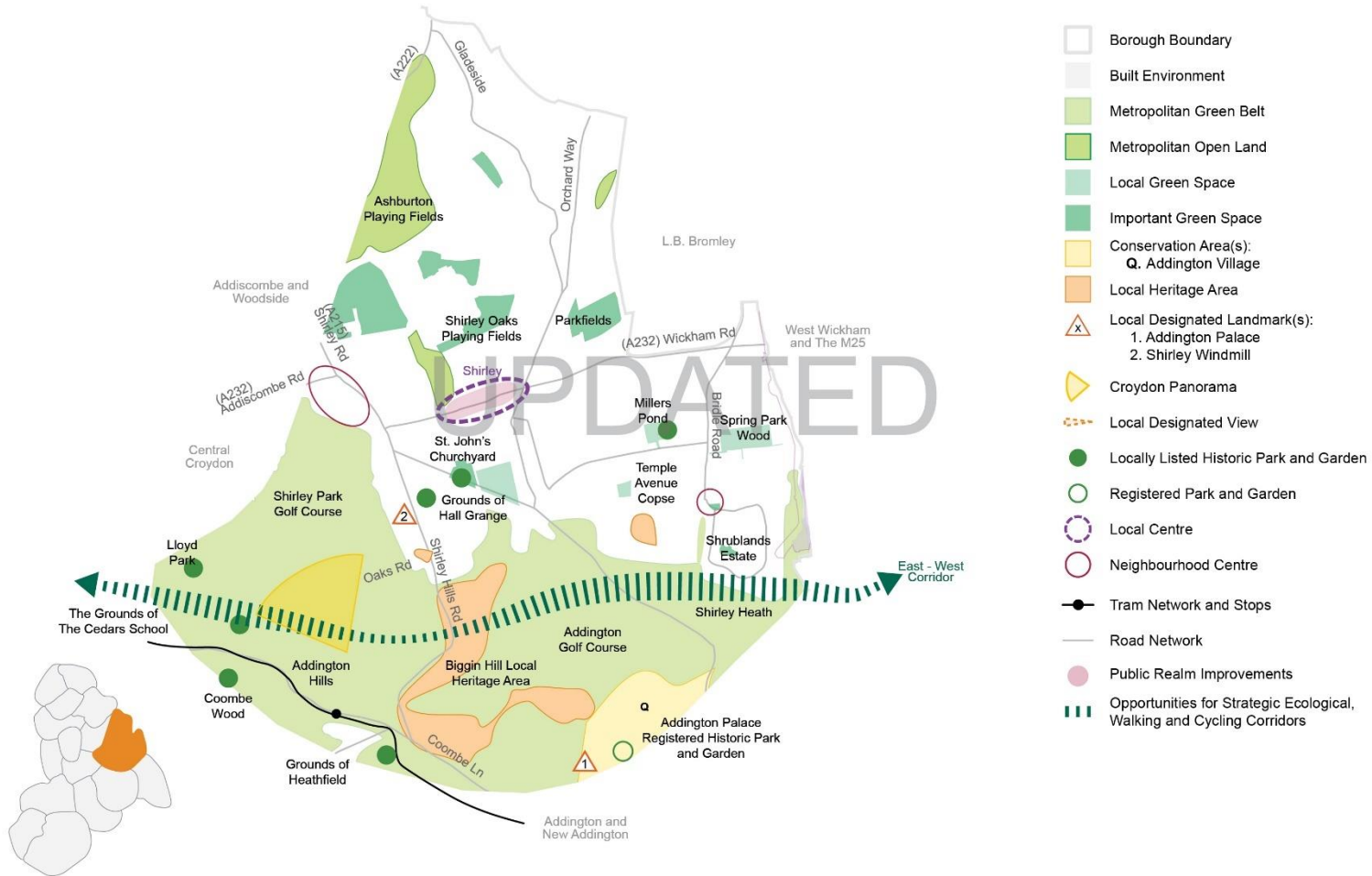
11.204 Shirley will continue to be well served by open space with improved connections to the Green Grid, along with way finding, enabling increased walking and cycling. ~~The Registered Historic and Local Historic Parks and Gardens in the area will be retained and new links provided where possible to incorporate them into the Green Grid network.~~ **New links will be provided to Addington Palace Registered Historic Park and Local Historic Parks and Gardens in the area including Millers Pond and the grounds of Hall Grange. These will be incorporated into the Green Grid network, where possible.**

Transport

11.205 With improved access and links where possible, the existing connectivity and good public transport of Shirley will be maintained. The community will enjoy better quality, more frequent and reliable bus services connecting with Croydon Metropolitan

Centre. Travel plans will look to ease congestion at peak times in the Local Centres by encouraging walking, cycling or public transport especially for school journeys.

Figure 11.12 Shirley



General character

11.206 Shirley is predominantly a suburban residential settlement surrounded by natural areas of Green Belt. This place is defined by the tree lined streets, the regular rhythm of well-spaced buildings with well-kept landscaped areas to the front, that allow oblique long range views beyond the rear gardens.

Paragraph updated and moved to before vision

11.207 Shirley's residential character predominantly consists of 'Planned Estates Of Semi-Detached Houses' with garages and 'Compact Houses On Relatively Small Plots' set in large green spaces. This combination creates an open varied and interesting skyline and roofscape. The southern part is dominated by 'Scattered Houses On Large Plots' surrounded by expansive areas of greenery, including woodland of Addington Hills.

Paragraph updated and moved to before vision

11.208 Shirley has three urban and one suburban shopping area characters along Wickham and Shirley Roads. The suburban feel of these shopping areas are strengthened by tree lined streets, green verges with planting and small green spaces and parking accommodated in slip roads. These features play a vital role in creating Shirley's sense of place.

Paragraph updated and moved to before vision

11.209 The Upper Shirley Road Local Heritage Area predominantly consists of the 'Terraced Houses And Cottages' character type. Buildings represent a range of styles and architectural forms dating from the 18th century, with well-preserved original features. The grouping, its design and layout are a record of the local history of building design and development in this area. Paragraph updated and moved to before vision

11.210 The Stuart Crescent Local Heritage Area lies in the heart of the Spring Farm area which has a consistent character of 'Planned Estates Of Semi-Detached Houses'. The layout is arranged around the remnants of a circular historic copse. The mature landscaping reveals the historic character of the landscape which pre-dates development. Paragraph updated and moved to before vision

11.211 The Bishops Walk Local Heritage Area represents a distinctive high quality historic landscape and townscape with a 'Scattered Houses On Large Plots' residential character. The southern section of Bishops Walk's mature landscaping reveals the historic design of Addington Park which pre-dated and allows for scenic views within and outside of the area. The distinctive design of the northern section creates a well-integrated topography, planting and built environment. Paragraph updated and moved to before vision

Policy DM45: Shirley

DM45.1 Within Shirley Local Centre, to retain the unique qualities development should:

- a) Retain the continuity of ground floor active frontages and allow flexibility at first floor and above for mixed use;
- b) Reference, respect and enhance architectural features such as the consistent rhythm and articulation of fenestration and retain features such as the triangular bay windows;

- c) Complement the existing predominant building heights of 2 storeys up to a maximum of 4 storeys; and
- d) Incorporate or retain traditional shop front elements such as fascias, pilasters and stall risers. **and**
- e) **Respect the setting of locally listed buildings within the area.**

DM45.2 In the area between 518 and 568 Wickham Road, to improve the character proposals should reference the ‘Suburban Shopping Area’ character type.

DM45.3 In the area of the Wickham Road Shopping Parade, to retain the distinctive character of the 794-850 Wickham Road proposals should:

- a) Complement the existing predominant building heights up to a maximum of 2 storeys; and
- b) Retain the ‘Suburban Shopping Area’ character.

DM45.3A To retain the distinctive character of this part of Shirley Road Shopping Parade, proposals should:

- a) **Complement the existing predominant building heights of 2 storeys up to a maximum of 3 storeys along Shirley Road and a height of 2 storeys up to a maximum of 4 storeys directly behind the parade and**
- b) **Reference, respect and enhance architectural features such as the consistent rhythm and articulation of windows and doors.**

DM45.4 Within Shirley allocate sites for development as set out in Table 11.13

How the policy works

11.212 The areas in which Policies DM45.1 to DM45.3A apply are shown on the Policies Map.

Shirley Local Centre

11.213 Shirley Local Centre consists of the combination of three different character types an ‘Urban Shopping Area’, ‘Scattered Houses On Large Plots’ and a ‘Suburban Shopping Area’. The northern side of the Local Centre is more tightly built-up, while the southern more is spacious with green verges, tree lined streets and parking within slip roads. In this area the

potential for growth is limited. **The area includes a number of locally listed buildings. The setting, heights and other characteristics of these buildings should be respected.**

Shirley Road and Wickham Road

11.214 Each of Shirley’s shopping areas has a distinct character which should be enhanced and strengthened. This character is informed by the layout, scale, urban grain and, architectural features such as the brick work, fascias and stall risers. In order to ensure that the distinctive elements that contribute to Shirley’s sense of place are not lost, these features have been included in the detailed policies.

Allocating land for development

11.215 Table 11.13 below sets out the proposed use on specific sites in Shirley. The location and boundary of each detailed proposal can be found on the Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 7.

Table 11.13 Proposals for uses of land of specific sites in Shirley

Ref no	Site name	Proposed use
87	Shirley Community Centre	Residential development subject to the adequate re-provision of the existing community use.
128	Land at Poppy Lane	Residential development
502	Coombe Farm, Oaks Road	Residential development so long as the development has no greater footprint, volume or impact on openness on the Metropolitan Green Belt than the existing buildings on the site

Ref no	Site name	Proposed use
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. It should be noted that ordinary watercourses have not have been included in the fluvial modelling of the River Wandle and therefore a fluvial flood risk from this watercourse may be present. Conversion of pumping house for residential development.

South Croydon

11.215A South Croydon lies immediately south of Croydon Metropolitan Centre and is organised in a south to north alignment along the Brighton Road. Its fragmented character can be attributed to the Brighton Road and railway infrastructure. The areas to the east are rich in green open spaces including areas of Green Belt such as Lloyd Park.

11.215B South Croydon has a rich heritage which is protected through the designation of a Conservation Area and three Local Heritage areas. Croham Manor Road Conservation Area is a notable collection of early 20th century Locally Listed houses with a wealth of well-preserved arts and crafts features. The South End Local Heritage Area represents an early vernacular architectural style from late 19th century with a wide range of well-preserved highly decorative architectural features. Its historic townscape composition consists of the street frontage and a triangular square with the prominent locally listed Swan and Sugarloaf former public house terminating vistas along Brighton Road. St Peter's Road Local Heritage Area is focused around the Grade II Listed St Peter's Church with its high quality historic landscape that enables long vistas over South Croydon and reveals a panorama of the Croydon Opportunity Area and glimpses across the area. Birdhurst Road Local Heritage Area represents a collective value of high quality, well-designed and well-preserved Victorian Villas dating from before 1890. There is a distinctive relationship between the mature landscape of the street scene, the design of the buildings and the plan layout.

11.215C South Croydon due to its proximity is well-connected to Croydon Metropolitan Centre and the wider area through rail and bus links as well as cycling and walking routes. As a result of this, there is a relative deficiency in the range of community services

available. The area continues to have a high car dependency, but relatively less so than places further south and congestion can occur at peak times on Brighton Road.

Vision, opportunities, constraints and change up to 2036

Vision

11.216 South Croydon will continue to be a highly accessible Place with good connections to open space providing an introduction to the suburban south. The character of the area will be improved through support for the wide range of independent shops and restaurants along South End and its two Local Centres. South End/Parker Road/St Peter's Church Neighbourhood Centre will be supporting the existing and future community with services and facilities beyond a retail function.

Homes

11.217 The main focus for sustainable growth of the suburbs will be in the Brighton Road area with a mix of windfall and infill development that respects the existing residential character and local distinctiveness and includes flood mitigation measures.

Employment, Skills and Community Facilities

11.218 Selsdon Road (including Carlton Road), will remain an important Separated Industrial Location for the borough and will continue to be protected. Elsewhere employment will be concentrated in the two Local Centres and along the Brighton Road.

Character, Heritage and Design

11.219 New development will be sensitive to the existing local character and the wooded hillsides of **South Croydon taking into consideration** ~~the Place referring to the Borough Character Appraisal and Croham Manor Road Conservation Area Appraisal and Management Plan~~ to inform design quality. Opportunities for public realm improvements will be primarily focused on the two Local Centres with any building and conversions of a high standard of design to ensure the character **of surrounding areas** ~~the Centres and Conservation Areas~~ are respected. **There are opportunities for new links to be provided to Croham Manor Road Conservation Area, the Local Historic Parks and Gardens and Local Heritage Areas in the area including those around St Peter's Church, South End and the Birdhurst Estate, which will be incorporated into the Green Grid network** ~~The Local Historic Parks and Gardens in the area will be retained and new links provided where possible to incorporate them into the Green Grid network.~~

Environment and Climate Change

11.220 ~~Through enabling development, potential exists to implement flood mitigation and adaptation measures along the Brighton Road.~~ **Flood risk will be mitigated through naturally based sustainable drainage solutions (where necessary), particularly through enhancement measures along the Brighton Road that is susceptible to surface water flood risk**

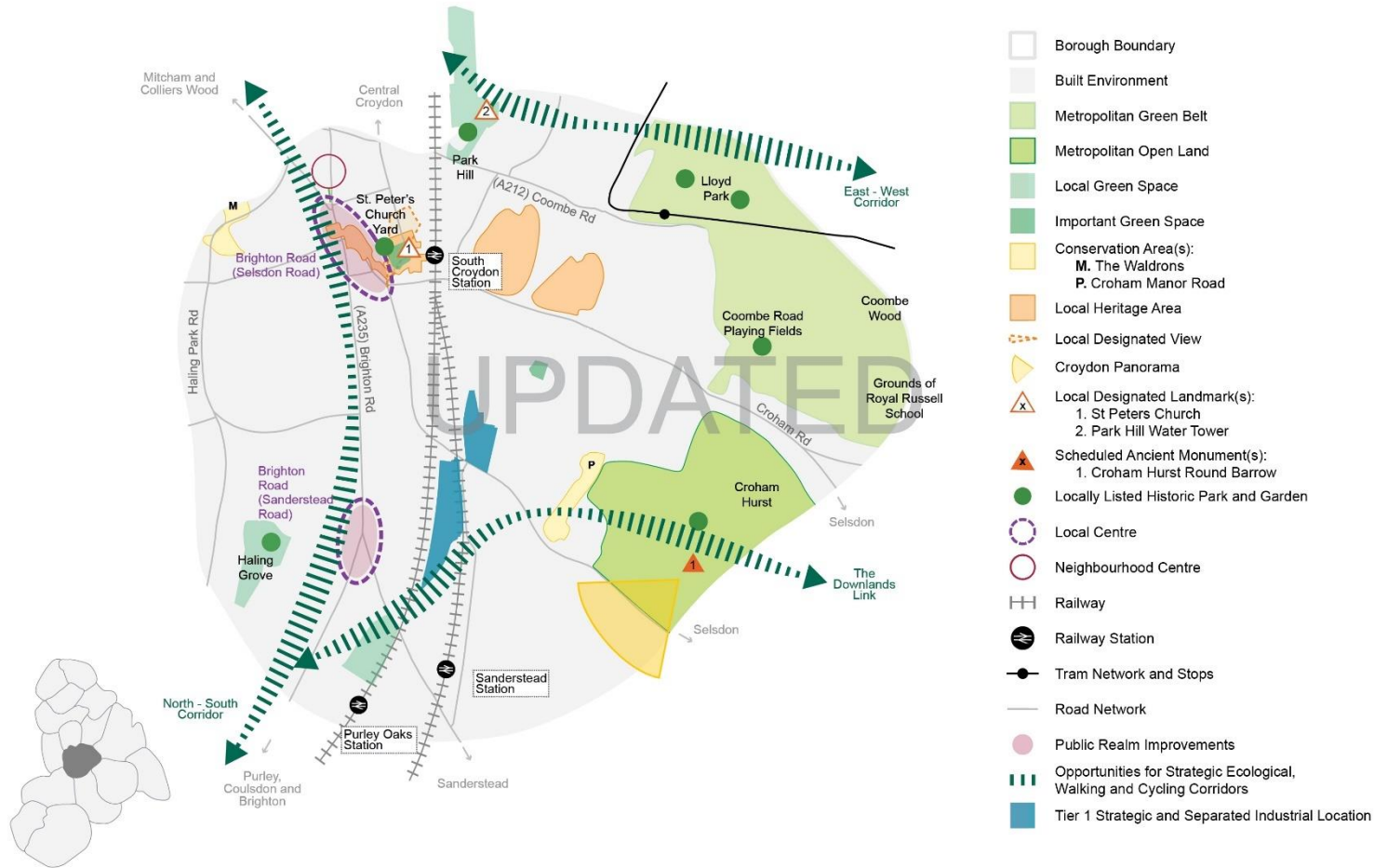
Green Grid and Open Space

11.221 Improved connections to the Green Grid will be sought to increase opportunities for walking and cycling in the area. **St. Peter's Church, South Croydon – a key landmark, Local Heritage Area and Local Historic Park and Garden – will be integrated into this expanding network (where possible)**

Transport

11.222 The existing connectivity and good public transport of South Croydon will be maintained and enhanced where possible, with the quality, capacity and reliability of bus services improved. Travel plans will look to ease congestion at peak times by encouraging walking, cycling or public transport especially for school journeys. The potential of Selsdon Road Industrial Location to act as a railhead to transfer freight to rail will be supported. **Along the Brighton Road Corridor, walking, cycling and public transport will be encouraged by creating safer and more attractive environments for these modes of transport including in road segregated cycle lanes. There will also be in road segregated cycle lanes on Coombe Road. The Council will work with TfL to explore the feasibility of public transport improvements (such as metroisation, a new tram line or bus rapid transit) from Croydon Metropolitan Centre to this area together with Purley and Coulsdon. This will help to improve the reach and capacity of the tram network to support good growth.**

Figure 11.13 South Croydon



General character

11.223 South Croydon is organised in a south to north alignment along the Brighton Road. Its fragmented character can be attributed to the Brighton Road and railway infrastructure. The areas to the east are rich in green open spaces including areas of Green Belt such as Lloyd Park. The 'Industrial Estates' are primarily concentrated along the railway. Small pockets of 'Industrial Estates' are also scattered amongst residential blocks. **Paragraph deleted**

11.224 The predominant residential character consists of 'Terraced Houses And Cottages', located within the central strip, with the mix of 'Medium Rise Blocks With Associated Grounds and 'Compact Houses On Relatively Small Plots' to the west and north. The areas to the east contain 'Detached Houses On Relatively Large Plots' and 'Large Houses On Relatively Small Plots', a number of which have been Locally Listed. **Paragraph updated and moved to before vision**

11.225 The Croham Manor Road Conservation Area represents the 'Detached Houses On Relatively Large Plots' character type. It is a notable collection of early 20th century Locally Listed houses with a wealth of well-preserved arts and crafts features. **Paragraph updated and moved to before vision**

11.226 The South End Local Heritage Area has an 'Urban Shopping Area' character. It represents an early vernacular architectural style from late 19th with a wide range of well-preserved highly decorative architectural features. Its historic townscape composition consists of the street frontage and a triangular square with the prominent former Swan and Sugarloaf building terminating vistas along Brighton Road. **Paragraph updated and moved to before vision**

11.227 The 'Urban Shopping Areas' of Ye Market Local Heritage Area is a distinctive early 20th century 'mock Tudor' style shopping parade with a range of preserved original decorative features and detailing. **Paragraph updated and moved to before vision**

11.228 St Peter's Road Local Heritage Area is focused around the Grade II Listed St Peter's Church with its high quality historic landscape that enables long vistas over South Croydon and reveals a panorama of the Croydon Opportunity Area and glimpses across the area. The character consists of the 'Institutions With Associated Grounds' surrounded by 'Large Houses On Relatively Small Plots' of well-preserved Victorian villas set in the high quality townscape. **Paragraph updated and moved to before vision**

11.229 The Birdhurst Road Local Heritage Area predominantly contains the 'Large Houses On Relatively Small Plots' residential character type. It represents a collective value of high quality, well-designed and well-preserved Victorian Villas dating from before 1890. There is a distinctive relationship between the mature landscape of the street scene, the design of the buildings and the plan layout. **Paragraph updated and moved to before vision**

Policy DM46: South Croydon

DM46.1 Within the Brighton Road (Selsdon Road) Local Centre, to encourage a balance to be struck between strengthening and enhancing the character and facilitating growth, proposals should:

- a) Complement the existing predominant building heights up to a maximum of 3 storeys;
- b) Positively reinforce, strengthen and enhance characteristic features such as the articulation of corner buildings and continuous building line;
- c) Incorporate main entrances onto Brighton Road; and
- d) Positively reference, respect and enhance the articulation of shop fronts, including consistent rhythm and size of windows and doors.

DM46.1A To ensure a balance is struck between strengthening and enhancing the character and facilitating growth within the Brighton Road (Sanderstead Road) Local Centre, proposals should:

- a) Complement the existing predominant building heights of 2 storeys up to a maximum of 4 storeys; and
- b) Incorporate multi-stock brick as the predominant facing material, or a material which is complementary to multi-stock brick.

~~**DM46.2** Within South Croydon allocate sites for development as set out in Table.11.14.~~ **Policy Deleted**

How the policy works

11.230 The areas in which Policy ~~ies~~ DM46.1 and DM46.1A applies ~~is~~ **are** shown on the Policies Map.

Brighton Road (Selsdon Road) Local Centre and Brighton Road (Sanderstead Road) Local Centre

11.231 The two Local Centres along Brighton Road are dominated by the road infrastructure. The predominant character of 'Urban Shopping Areas' is characterised by the consistency of architecture and landmark buildings that serve as focal points and close the vistas at the apexes of Brighton Road and South End.

11.232 The street frontages in the area are active and continuous. Ground floors are strongly articulated, have a consistent rhythm and size of ground floor doors and windows. The predominantly hard surfaced public realm has narrow footways that do not encourage walking.

11.233 Place-specific development management policies are required to ensure a balance is struck between strengthening and enhancing the character of the Local Centres and facilitating growth.

Allocating land for development

11.234 Table.11.14 below sets out the proposed use on specific sites in South Croydon. The location and boundary of each detailed proposal can be found on the Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 7. **Paragraph Deleted**

Table.11.14 Proposals for uses of land of specific sites in South Croydon **Table Deleted**

Ref no	Site name	Proposed use
54	BMW House, 375-401 Brighton Road	Mixed use residential and supermarket. The site is located within Flood Zone 3a associated with the culverted River Wandle. At this location, the culverted River Wandle has been incorporated into the surface water sewer system as it flows north below the A235 Brighton Road. A Flood Warning and Evacuation Management Plan must be prepared for the site.
345	Normanton Park Hotel, 34-36 Normanton Road	Residential development with primary school expansion if required (otherwise the whole site may be used for residential development).
662	Coombe Road Playing Fields, Coombe Road	Secondary school with retention of playing pitches

South Norwood and Woodside

Vision, opportunities, constraints and change up to 2036

11.234A South Norwood lies in the north of Croydon borough between Upper Norwood and Addiscombe and has retained its Victorian urban centre. Portland Road, one of the two historic high streets in South Norwood, links the District Centre with Woodside Green which contains some of the few remaining parts of the historic medieval village. The surrounding street pattern radiates from this open area. Larger green spaces such as South Norwood Country Park and South Norwood Lake are located along the northern edge and form a boundary between this Place and neighbouring boroughs. Small green open spaces are scattered throughout South Norwood and Woodside.

11.234B South Norwood and Woodside has a rich heritage and includes a Conservation Area and two Local Heritage Areas. Following the development of the railway station, the District centre grew quickly during Victorian times resulting in fine buildings on the High Street and grand residences at its perimeter, which form the South Norwood Conservation Area. The Grade II Listed Stanley Halls is one of the area's most significant historic assets. The South Norwood Clocktower continues to act as a key landmark for the Station approach and Clocktower Market area. The Portland Road Terraces, Portland Road Mission Hall and The Market Parade Local Heritage Areas contain distinctive collections of mid-19th to early 20th century shopping parades, with bespoke Arts and Crafts and gothic inspired features that record the gradual historic development of the area. Ingatestone Road Local Heritage Area represents a fine example of high density Edwardian development with unique features such as balconies with ornate ironwork, exposed red brick cladding with elaborate white stucco decorations.

11.234C South Norwood has relatively high public transport accessibility with tram stops at Woodside and Arena, as well as extensive bus routes north and south. Rail infrastructure prevents frequent east to west movement across the area, however a number of stations help residents move locally and further afield such as Central London.

11.234D The South Norwood Community Plan (2018) outlines the key economic, social and environmental issues facing the District Centre. Based on this, it sets out key priorities for investment in facilities, services and infrastructure identified by the local community, as this area is expected to change and grow in the future. A summary of the key issues identified by this are; need to reduce vacant commercial units, a need to improve the public realm, a need for more independent shops, a need for community space for all age groups and a need for space to support community projects/groups. The Community Plan is a key piece of evidence that has informed the content of the Local Plan.

Vision

11.235 South Norwood and Woodside will be a revitalised residential neighbourhood, benefiting from London Overground services to Docklands, the City, and a good connection to Croydon Metropolitan Centre. A revived, enhanced District Centre will be enhanced through heritage-led enhancements and will offer a mixture of homes, community and cultural facilities and a range of retailing, including many independent shops. South Norwood and Woodside, with their good transport connections will grow in popularity as a residential area and share in the borough's improving prosperity. Woodside Green and Portland Road (Watcombe Road/Woodside Avenue) Neighbourhood Centres will

be supporting the existing and future community with services and facilities beyond a retail function.

Homes, Employment, Skills and Community Facilities

11.236 Sustainable growth of the suburbs with predominantly windfall sites and dispersed integration of new homes will respect existing residential character and local distinctiveness. Selhurst Park is currently the home of Crystal Palace Football Club. The District Centre, and Portland Road and Woodside Green Neighbourhood Centres will continue to provide employment and services for the local community. Other community facilities will be encouraged to locate in close proximity to the District Centre and opportunities to provide an Enterprise Centre, which could be creative industry based, will be sought in the vicinity of Portland Road.

11.236A Stanley Halls will become one of South London's premiere arts and performing centres, supporting creative enterprise, music and art. An improved route connecting the Halls to Norwood Junction station, will be achieved through public realm and building enhancements. The new library will support a growing community and alternative uses for the old library and other vacant assets will focus on building resilient businesses, local knowledge and cultural development. The Council will actively support meanwhile uses, where they enhance the character and vitality of the area.

Character, Heritage and Design

11.237 Heritage assets and landmarks will be protected, ensuring that new development respects and enhances the local character and distinctiveness of South Norwood and Woodside. It will need to take into consideration the **South Norwood Conservation Area Appraisal and Management Plan** and Borough Character Appraisal to inform design quality. Opportunities for public realm improvements will primarily focus-on the South

Norwood District Centre, the South Norwood Conservation Area together with Portland Road and Woodside Green Neighbourhood Centres. Any new-building and conversions will need to be completed to a high standard of design, to ensure the character of the Centres and the Conservation Area are respected. Heritage-led enhancements will be a particular focus within the boundary area of the High Streets Heritage Action Zone. Public realm improvements will include improved wayfinding/legibility, restoring shopfronts and uppers, enhancing public realm and wayfinding for key community hubs and other local assets. Heritage at risk assets will be repaired and brought back into use. The Elmer's End Moated Site within South Norwood Country Park is a scheduled ancient monument and will continue to be protected. The provision of interpretation to raise awareness of the monument would assist in its protection.

11.237A South Norwood is identified as a location considered potentially appropriate for tall buildings.

Environment, Climate Change

11.237B There are a number of areas in South Norwood and Woodside that are at risk of surface water flooding and a number of surface water flooding episodes have occurred in the vicinity of Norwood Junction station. Development should incorporate sustainable drainage measures to help reduce this risk.

Green Grid and Open Space

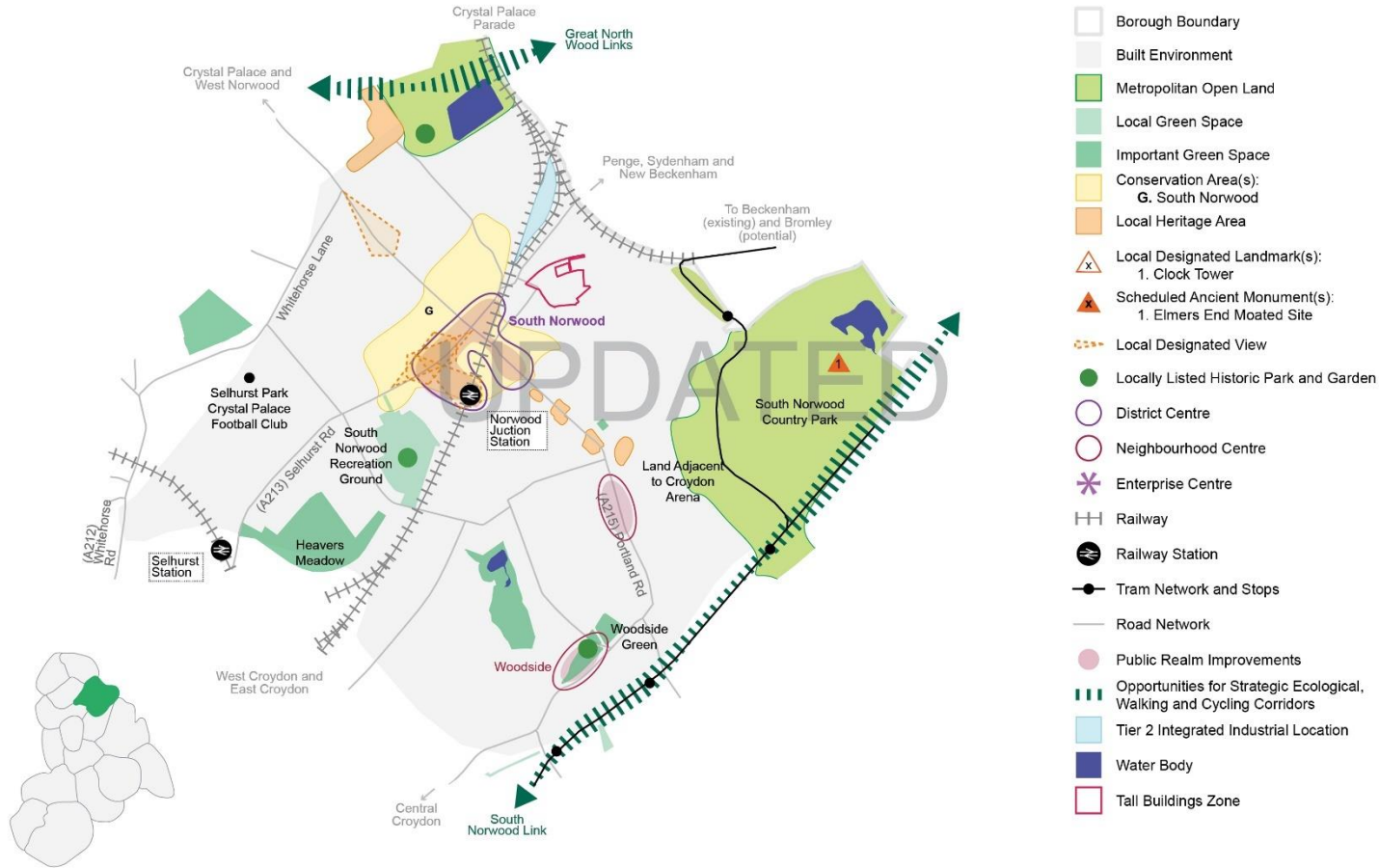
11.238 The Place's diverse open spaces include South Norwood Lake and Country Park. Links will be provided, where possible to the Croydon Metropolitan Centre and Waterlink Way as part of the National Cycle Network. New Green Grid links will improve connectivity with the Local Historic Parks and Gardens and other green spaces to incorporate them into the Green Grid network. Development in the flood zones will be guided by the policies of the Plan to reduce flood risk.

Transport

11.239 As part of the wider Brighton Main Line rail improvement works, Norwood Junction Station will undergo improvements for access and capacity. Opportunities for walking and cycling improvements in South Norwood will be explored, including cycle connections from South Norwood to Crystal Palace, providing a connection with the proposed Green Grid through the creation of low traffic neighbourhoods. Cycle facilities

will be enhanced at Norwood Junction railway station, benefiting the local population who live within walking and cycling distance of this. The tram system in Croydon will be supported by promoting new ~~tram~~ extensions or other public transport improvements serving Crystal Palace and Bromley through South Norwood and Woodside. Measures to provide better quality, more frequent and reliable bus services along Whitehorse Road, Whitehorse Lane and Selhurst Road (A213) will be promoted.

Figure 11.14 South Norwood and Woodside



General character

~~11.240~~ South Norwood has retained its Victorian urban centre, which has been recognised in its Conservation Area designation. It is predominantly a residential Place with a character of 'Terraced Houses And Cottages' with some patches of 'Medium Rise Blocks With Associated Grounds' and 'Compact Houses On Relatively Small Plots'. Some larger buildings including residential 'Tower Buildings' and 'Large Buildings With Spacing' are scattered in the District Centre, in the vicinity of the railway line. Larger 'Industrial Estates' are located along the railways and scattered within smaller residential blocks. The Place's only 'Retail Estate & Business & Leisure Park' lies on the western edge next to Selhurst Park football stadium. **Paragraph updated and moved to before vision**

~~11.241~~ Portland Road, one of the two historic high streets in South Norwood, links the District Centre with Woodside Green. It has a predominant 'Urban Shopping Area' character interlaced with residential developments, predominantly 'Medium Rise Blocks With Associated Grounds' and 'Large Buildings With Continuous Frontage Line'. **Paragraph updated and moved to before vision**

~~11.242~~ Woodside Green contains some of the few remaining parts of the historic medieval village. The surrounding street pattern radiates from this open area. Larger green spaces such as South Norwood Country Park and South Norwood Lake are located along the northern edge and form a boundary between this Place and neighbouring boroughs. The small green open spaces are scattered throughout South Norwood and Woodside. **Paragraph updated and moved to before vision**

~~11.243~~ The South Norwood Conservation Area predominantly consists of an 'Urban Shopping Area' character mixed with 'Terraced Houses And Cottages'. Following the development of railway station, the district centre grew quickly during Victorian

times resulting in fine buildings on the High Street and grand residences at its perimeter. The Grade II Listed Stanley Halls is one of the area's most significant historic assets. **Paragraph updated and moved to before vision**

~~11.244~~ The Portland Road Terraces, Portland Road Mission Hall and The Market Parade Local Heritage Areas have an 'Urban Shopping Area' character. These areas contain distinctive collections of mid-19th to early 20th century shopping parades, with bespoke Arts and Crafts and gothic inspired features that record the gradual historic development of the area. **Paragraph updated and moved to before vision**

~~11.245~~ Ingatestone Road Local Heritage Area has a 'Terraced Houses And Cottages' character. It represents a fine example of high density Edwardian development with unique features such as balconies with ornate ironwork, exposed red brick cladding with elaborate white stucco decorations. **Paragraph updated and moved to before vision**

Policy DM47: South Norwood and Woodside

DM47.1 Along the section of Portland Road between the South Norwood Conservation Area and Watcombe Road, to facilitate growth and strengthen the edge of the South Norwood District Centre proposals should:

- a. Relate to the predominant character in adjacent residential areas;
- b. Complement the existing predominant height up to a maximum height of 3 storeys with accommodation in roof space;
- c. Incorporate main pedestrian entrances onto Portland Road; and
- d. Maintain the rhythm and size of ground floor windows and doors.

DM47.2 Along the section of Portland Road between Watcombe Road and Woodside Avenue, to create a cohesive sense of place in this area, proposals should complement the existing predominant building heights of 2 storeys up to a maximum of 3 storeys.

DM47.2A Within the Tall Building Zones identified in the policies map, buildings of height ranging from 21-39 metres (6-12 storeys) measured from the ground to the top of the building are considered appropriate.

DM47.3 Within South Norwood and Woodside allocate sites for development as set out in Table 11.15

How the policy works

11.246 The areas in which Policies DM47.1 and DM47.2A apply are shown on the Policies Map.

Section of Portland Road between the South Norwood Conservation Area and Watcombe Road

11.247 Portland Road links South Norwood District Centre with Woodside Green. This street has a predominant 'Urban Shopping Area' character that has recently seen significant change which has resulted in the number of unsympathetic conversions from shops to residential use and a reduction of commercial uses.

11.248 To facilitate growth, strengthen definition of the edge of the District Centre and manage conversions a Place-specific development management policy is required.

Section of Portland Road between Watcombe Road and Woodside Avenue

11.249 The character of the area consists of small 'Urban Shopping Areas' and 'Institutions With Associated Grounds' interlaced with 'Medium Rise Blocks With Associated Grounds'. These character areas are surrounded by 'Terraced Houses And Cottages'.

11.250 A Place-specific development management policy is required to create a cohesive sense of place.

Allocating land for development

11.251 Table 11.15 below sets out the proposed use on specific sites in South Norwood and Woodside. The location and boundary of each detailed proposal can be found on the Policies Map and

further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 7.

Table 11.15 Proposals for uses of land of specific sites in South Norwood and Woodside

Ref no	Site name	Proposed use
97	24 Station Road	Residential development with a retail unit
486	Land and car park at rear of The Beehive Public House, 45A 47 Woodside Green	Residential development
NEW2	Regina Road Estate	Estate renewal for residential development with retention of community facilities.

Thornton Heath

Vision, opportunities, constraints and change up to 2036

11.251A Thornton Heath is a densely built up settlement that is situated to the north of Croydon Metropolitan Centre and between Broad Green and Norbury. The area is focused along Brigstock Road and Thornton Heath High Street between London Road to the west and the slopes of the Upper Norwood to the north east. Thornton Heath is a predominantly residential area with small green open spaces scattered throughout.

11.251B Thornton Heath's history is recognised through the High Street Local Heritage Area which contains distinctive classical Georgian, perpendicular and Queen Anne architectural styles dating from late 19th to 20th century with a wide range of well-preserved highly decorative historic features. The District Centre also contains a number of distinctive taller buildings constructed in the 20th Century, of mixed design quality, which create a more urban character and skyline in places.

11.251C Thornton Heath is less car dependent than other areas of the borough and has a good level of access to public transportation, including a railway station in the District Centre. A number of small open spaces including Grangewood Park and recreation grounds help to break up the dominating terraced housing and road infrastructure of Thornton Heath.

Vision

11.252 Thornton Heath's District Centre will be a mix of homes, community and cultural facilities reflecting the local diversity of the population and a range of retailing including many independent shops. The Local Centres at Thornton Heath Pond and Beulah

Road will continue to have a strong evening economy. Brigstock Road Neighbourhood Centre will be supporting the existing and future community with services and facilities beyond a retail function. Thornton Heath District Centre will be firmly connected with Green Grid links that follow the Norbury Brook through Thornton Heath Recreation Ground together with further green links to Grangewood Park and west onto Mitcham Common. The Place will share in the borough's improving prosperity.

11.252A The Council has produced a Thornton Heath Strategic Regeneration Framework which sets out how the regeneration of the District Centre and its environs could be achieved and this has informed this section of the Local Plan. This consists of two documents called Shaping Thornton Heath, High Street Plan and A Manual for Shaping Thornton Heath. These set out the key social, physical and environmental issues facing the area and how the future development could help address these, as well as help the delivery of new, enhance social, physical infrastructure and public realm improvements to promote sustainable development. These documents will be a material consideration for assessing applications within this Place.

Homes

11.253 Moderate residential growth with some opportunity for windfall sites, limited infilling, and dispersed integration of new homes will respect existing residential character and local distinctiveness. Development will need to respect and evolve existing residential character and local distinctiveness. Where possible, existing homes (privately owned and council-owned homes) should be improved or retrofitted to create higher-quality and more energy efficient homes.

Employment, Skills and Community Facilities

11.254 Croydon University Hospital will evolve and, as the borough's principal health centre, will remain Thornton Heath's largest employer. **Thornton Heath District Centre, Thornton Heath Ponds and Beluah Road** Local Centres will continue to support the community, providing employment and services. Community facilities will be encouraged to locate in close proximity ~~the former~~ **Centres and light industrial sites are important to the local community and economy, supporting SMEs and providing key local services. Development should aim to continue to provide a mix of uses in well-designed spaces, which provide a range of local employment opportunities.**

Character, Heritage and Design

11.255 ~~Heritage assets and landmarks will be protected and enhanced and the Place will be improved with high quality new development that respects the local character and distinctiveness, referring to the Borough Character Appraisal to inform design quality. Public realm improvements will primarily be focussed on the District and Local Centres with any buildings and conversions of a high standard of design to ensure the character of the Centres are respected.~~ **Public realm improvements will be primarily focussed on the District, Local Centres and Neighbourhood Centres. The character of the Thornton Heath High Street Local Heritage Area will be protected. Developments in the Thornton Heath District Centre and within its setting will respond to this character. The landmark Clock Tower and its setting will be protected and it will continue to act as a key wayfinding element in the public realm. Local Historic Parks and Gardens such as Grangewood Park and Thornton Heath Recreation Ground will be enhanced and linked in to the green grid network.**

11.255A Thornton Heath is identified as a location considered potentially appropriate for tall buildings.

Environment and Climate Change

11.256 ~~Development will be directed away from the functional flood plain of the Norbury Brook. Development in flood zones will be guided by the policies of the Plan to reduce flood risk.~~ **Norbury Brook runs through the area and whilst this is a natural asset, it is a source of flooding risk. Its de-culverting can help contribute to sustainable urban drainage and rainwater management. Episodes of surface water flooding have also been recorded historically in Thornton Heath. -As there are areas of flood risk and the water flows into an area of limited capacity, utilising natural sustainable drainage should be provided (where necessary, to reduce the risk of surface water flood risk. Existing mature planting, street trees should be protected (where possible).**

Green Grid and Open Space

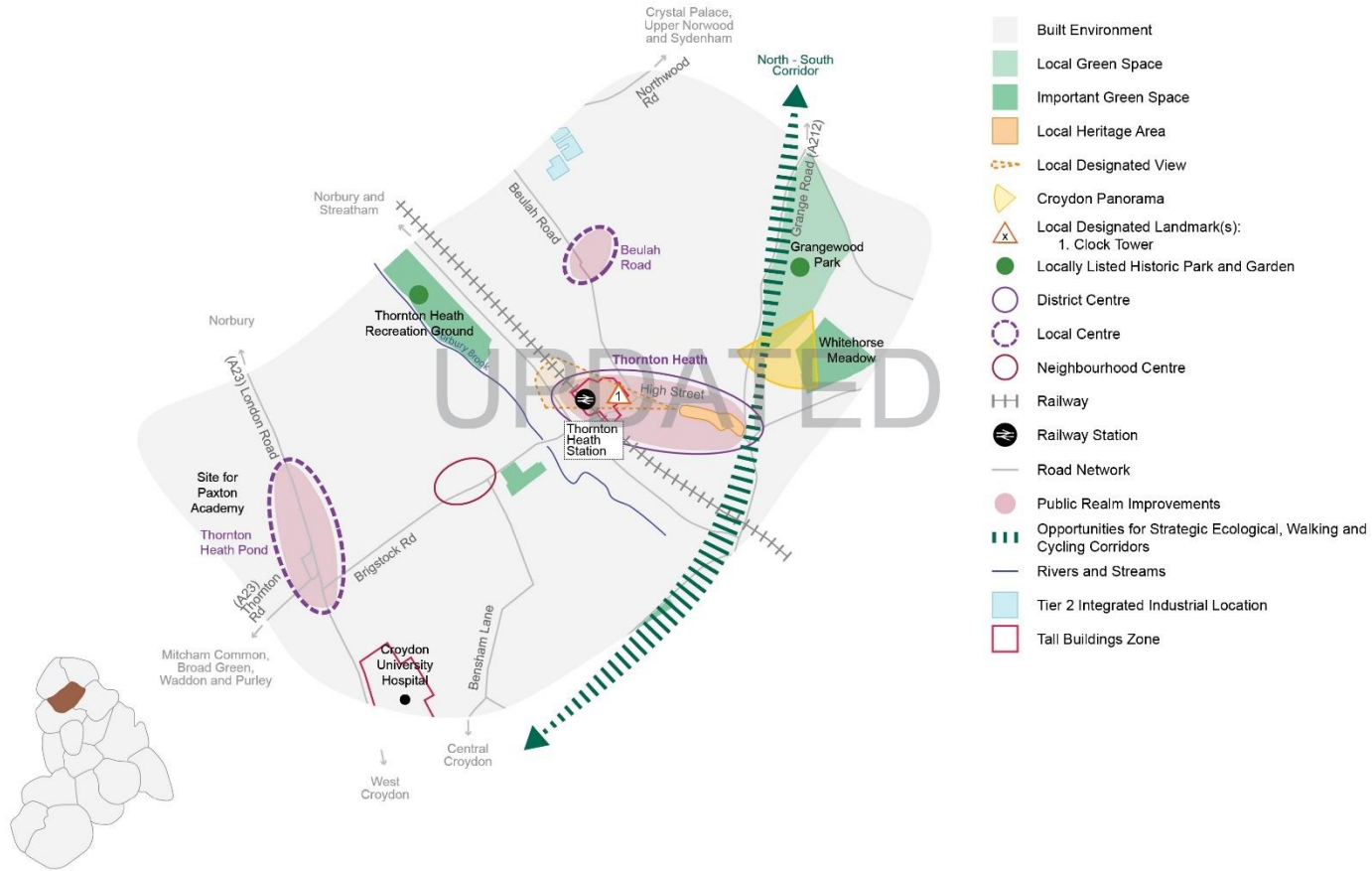
11.257 **Norbury Brook provides an opportunity to enhance the character of the Place, celebrate local topography, and create more biodiverse habitats.** To improve access to nature and the quality of the local open spaces, opportunities to de-culvert Norbury Brook in Thornton Heath Recreation Ground will be considered as part of a parks improvement project, but will need to be assessed against the need to provide space for sport and recreation. A Green Grid link with green spaces along the Norbury Brook will be established where possible. Way finding and improvements to the Local Historic Grangewood Park and Whitehorse Meadow will help to encourage more use of existing green spaces.

Transport

11.258 Cycling to Thornton Heath railway station will be more attractive with additional and better quality cycle facilities provided where possible. ~~The tram system in Croydon~~ **Public Transport** will be further supported by promoting a **new tram line, bus rapid transit or other public transport improvements** to Streatham, Brixton and Tooting following the London Road through the **Thornton Heath**

Pond Local Centre. The community will enjoy better quality, more frequent and more reliable bus services connecting with Croydon Metropolitan Centre. **A network of safe and marked cycle routes and junctions will be supported to connect to local areas and more distant destinations.** ~~Travel plans will look to ease congestion at peak times by encouraging walking, cycling or public transport especially for school journeys.~~

Figure 11.15 Thornton Heath



General character

~~11.259 Thornton Heath is a densely built up settlement, with District and Local Centres that are spatially clearly defined. Paragraph updated and moved to before vision~~

~~11.260 The Place has a predominantly residential character consisting of 'Terraced Houses And Cottages' with a number of~~

~~Edwardian and Victorian parks interlaced within the urban fabric. Paragraph updated and moved to before vision~~

~~11.261 The Thornton Heath High Street Local Heritage Area has an 'Urban Shopping Area' character. It contains distinctive classical Georgian, perpendicular and Queen Anne architectural styles dating from late 19th to 20th century with a wide range of well-preserved highly decorative historic features. Paragraph updated and moved to before vision~~

Policy DM48: Thornton Heath

DM48.1 Within the Thornton Heath District Centre and its environs, to ensure a balance is struck between strengthening and enhancing the character and enabling growth, proposals should:

- a) Complement the existing predominant building heights of 3 storeys up to a maximum of 4 storeys except in the vicinity of Thornton Heath railway station where any tall or large buildings proposed should not exceed 9 storeys the Tall Building Zone;
- b) Retain the continuity of ground floor active frontages and allow flexibility at first floor and above for mixed use;
- c) Promote the expansion and enhancement of the shared public realm within the curtilage of the development;
- d) Ensure that the setting of Thornton Heath's local landmark, the Clock Tower, is respected; and
- e) Incorporate red multi-stock brick as the predominant facing material. Ensure development to the east of the Town Centre responds to the character of the Thornton Heath High Street Local Heritage Area.

DM48.1A Within the Tall Building Zones identified in the policies map, buildings of height ranging from 21 to 39 metres (6-12 storeys) measured from the ground to the top of the building are considered appropriate.

DM48.2 Within the Thornton Heath Pond Local Centre and its environs, to ensure a balance is struck between strengthening and enhancing the character and facilitating growth, proposals should:

- a) Ensure building lines and frontages positively reference and respond to the form of the Thornton Heath Pond junction;
- b) Incorporate red multi-stock brick as the predominant facing material;

- c) Retain the extent and enhance the quality of the existing public realm;
- d) Complement the existing predominant building heights of 3 storeys up to a maximum of 6 storeys; and
- e) Ensure transitions between buildings of different sizes create sense of continuity at the street level.

DM48.3 Within Thornton Heath allocate sites for development as set out in Table 11.16

How the policy works

11.262 The areas in which these Policies DM48.1 and to DM48.2 apply are shown on the Policies Map.

Thornton Heath District Centre and environs

11.263 The character of Thornton High Street is defined by elements such as ~~red multi-stock brick with white detailing around windows,~~ a consistent scale of three storey buildings with active frontages and strong tree lines and the local landmark clock tower.

11.264 The character around the railway station is less consistent changing from smaller scale buildings (up to three storeys) with narrow footways to tall and large buildings (up to nine storeys) with wider footways. The building lines within this area step back and forward resulting in inconsistent street frontages.

11.265 There are opportunities for growth within this area. To facilitate growth, manage spatial quality and enhance and strengthen the character of the District Centre a Place-specific development management policy is required.

Thornton Pond Local Centre and environs

11.266 The edge of the Thornton Pond Local Centre is beginning to lose its separate identity and sense of place. This could result in the Local Centre being absorbed into the homogenous urban form of the London Road. **The Thornton Heath Pond has been covered over since the 1970's, but it should be celebrated as the heart of**

the area. This could be achieved by introducing a water feature and mitigating the negative impacts of traffic, helping to deliver outdoor community facilities for residents.

11.267 Densities in areas around of Thornton Pond Local Centre are beginning to increase. A cohesive approach needs to be taken to ensure that edge of the Local Centre remains well defined and that the Local Centre has a distinct sense of place.

Allocating land for development

11.268 Table 11.16 below sets out the proposed use on specific sites in Thornton Heath. The location and boundary of each detailed proposal can be found on the Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 7.

Table 11.16 Proposals for uses of land of specific sites in Thornton Heath

Ref no	Site name	Proposed use
105.	Strand House, Zion Road	Residential development
106	CACFO, 40 Northwood Road	Residential development subject to the adequate re-provision of the existing community use.
115	Cheriton House, 20 Chipstead Avenue	Residential redevelopment

Ref no	Site name	Proposed use
126	Spurgeons College, 126 Norwood Hill	Residential development to enable improvement of education use.
129	843 London Road	Primary school
136	Supermarket, car park, 54 Brigstock Road	Mixed use of residential, retail along Brigstock Road, and employment use
248	18-28 Thornton Road	Residential development Moved to Broad Green and Selhurst section
284	Asharia House, 50 Northwood Road	Residential development subject to the adequate re-provision of the existing community use.
286	35-47 Osborne Road	Residential development
295	2 Zion Place	Residential development
326	Ambassador House, 3-17 Brigstock Road	Mixed use conversion comprising residential, retail and community facilities Mixed use development comprising main town centre ground floor use with residential above.
400	Bensham Day Lewis House, 324-338 Bensham Lane	Residential redevelopment

Ref no	Site name	Proposed use
407	797 London Road	Conversion or redevelopment to residential use Moved to Broad Green and Selhurst section
468	Grass area adjacent to, 55 Pawsons Road	Residential development
499	Croydon University Hospital Site, London Road	Consolidation of the hospital uses on a smaller area of the site with enabling residential development on remaining part subject to there being no loss of services provided by the hospital in terms of both quantity and quality Moved to Broad Green and Selhurst section

Waddon

Vision, opportunities, constraints and change up to 2036

11.268A Waddon is situated to the west of Croydon Metropolitan Centre and borders neighbouring London Borough of Sutton. It has a fragmented and inconsistent character, consisting of big box retailers and industrial premises along the Purley Way, residential areas such as the Waddon Estate and the large green open spaces of Duppas Hill, Wandle Park, Purley Way Playing Field, Roundshaw and the former international airport, WWI RFC and WWII RAF airfield.

11.268B Located on the eastern edge of Waddon towards Central Croydon, The Waldrons Conservation Area, one of Croydon's first Conservation Areas, contains fine Victorian houses around The Waldons and a number of large high quality buildings on Bramley Hill and Bramley Close.

11.268C Waddon is relatively deficient in local facilities, with most being within the Purley Way Transformation Area. This includes the shops on Central Parade at the Fiveways junction. The large retail outlets along Purley Way serve a wide area, which leads to congestion on the main roads at and outside of peak times. There are two tram stops and a railway station in Waddon (all of which lie within the Purley Way Transformation Area) linking residents to the Metropolitan Centre and beyond.

Vision

11.269 Waddon will comprise both a growing residential community and a principle industrial location. In addition to Waddon Road/Abbey Road Neighbourhood Centre new Local Centres at Waddon Marsh and Fiveways and a new Neighbourhood Centre at

Waddon Way; will be supporting the existing and future community with services and facilities beyond a retail function. It will, therefore, remain central to the borough's economic prosperity including continuing employment, inward investment, training and innovation. Waddon will share in the borough's improving prosperity and retain its high levels of accessibility, both for the residents and industrial and commercial traffic. Simultaneously the area will benefit from improved community provision for walking and cycling routes with an expanded Green Grid network connecting the Wandle Valley Regional Park with Croydon Metropolitan Centre. The Transforming the Purley Way chapter outlines how the retail areas along Purley Way, A23, will evolve into a series of interconnected mixed-use developments well-integrated sustainable mixed-use neighbourhoods, the nature of which will be determined by a masterplan and delivery strategy.

Homes

11.270 As set out in the Transforming the Purley Way Area chapter an area of major new high quality residential development based on available land will be concentrated around two new Local Centres at Waddon Marsh and Fiveways and a new Neighbourhood Centre at Waddon Way, as part of new mixed-use neighbourhoods along the Purley Way. on Purley Way, and a possible Local Centre at Five Ways. Residential development will respect the existing residential character and local distinctiveness.

Employment, Skills and Community Facilities

11.271 Purley Way, a Strategic Industrial Location, and the industrial heartland of the borough, will remain an important centre of employment activity. The borough will continue to invest in community facilities such as the Waylands Leisure Centre and education and training facilities, within the new Local Centres and

Neighbourhood Centre, to meet the needs of the existing and new population.

Character, Heritage and Design

11.272 New development will respect the existing local character and distinctiveness of Waddon referring to the Borough Character Appraisal to inform design quality. Opportunities for public realm improvements will focus on Five Ways, where a possible Local Centre could be located. Waddon's heritage assets, including Croydon Airport House and the classic view of Croydon from the Purley Way playing fields, will be protected. The Local Historic parks in the area will be retained with new links provided where possible to incorporate them into the Green Grid network.

11.272A Waddon is identified as a location considered potentially appropriate for tall buildings.

Environment and Climate Change

11.273 The River Wandle will continue to be de-culverted where possible to create a more natural environment whilst encouraging biodiversity. Development that does take place in the flood zones will be guided by the policies of the Plan to reduce flood risk.

Green Grid and Open Space

11.274 Improved connections to the Croydon Metropolitan Centre and Wandle Valley Regional Park via Wandle Park and Waddon Ponds will be sought, improving and expanding the Green Grid to promote strategic east/west and north/south links.

Transport

11.275 Opportunities to improve the functioning of the A23 and junction improvements at Five Ways will be taken. To encourage walking and cycling, high quality connections within an attractive

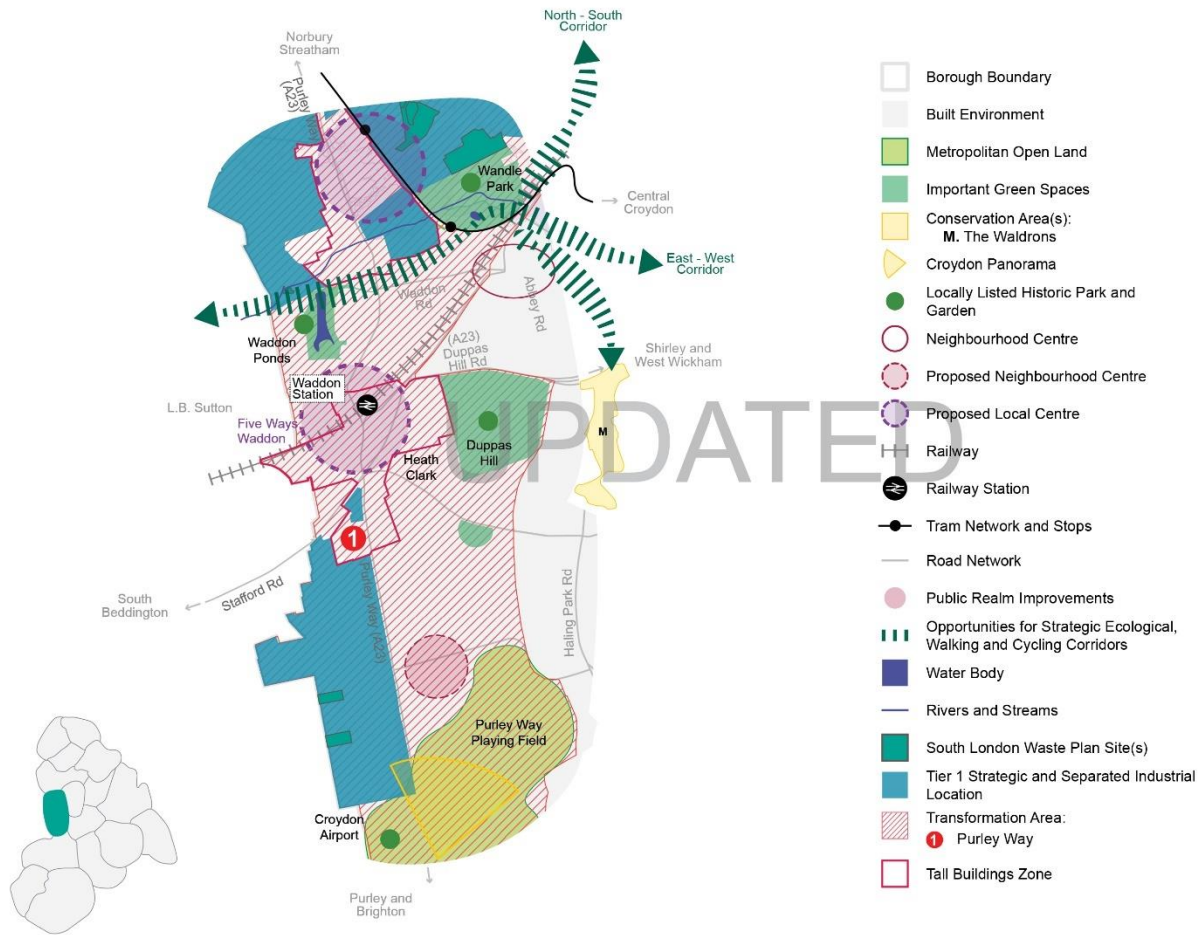
environment will be sought to reduce the severance effect of the Purley Way road, railway and tram lines. **There is a particular need to improve walking and cycling connections between Purley Way and Croydon Metropolitan Centre and reduce the severance caused by road flyover infrastructure such as Roman Way and Old Town roundabout.** Waddon will benefit from improved rail and tram services with investment in tram stock and more frequent services **once infrastructure improvements to overcome bottlenecks such as Wandle Flyover and the Brighton Mainline upgrade works have been delivered.** ~~As the attraction of the Croydon Metropolitan Centre increases, the quality, capacity and reliability of bus services connecting to it will be improved. Travel plans will look to ease congestion at peak times by encouraging walking, cycling or public transport especially for school journeys.~~ **Waddon will also benefit from new and improved bus services to Croydon Metropolitan Town Centre, Purley and Kenley and further afield supported by dedicated bus priority facilities on Purley Way. Demand management tools and behaviour change measures including new parking controls will aim to ease traffic congestion by encouraging walking, cycling or use of public transport especially for school and work journeys.**

11.275A The industrial and commercial areas of Waddon are becoming an increasingly popular base for freight distribution, warehouses and delivery centres. Whilst there may be benefits in terms of new employment, there are potentially very significant cumulative impacts on the local road networks.

11.275B The Council will work with Transport for London to explore the feasibility of a tram extension to this area (and related facilities) to improve the reach and capacity of the tram network to support good growth.

11.275C The Transforming the Purley Way chapter sets out the priorities for creating safe and attractive green links across the Purley Way area along with, upgrades to transport infrastructure required to support developments.

Figure 11.16 Waddon



General character

~~11.276~~ Waddon has a fragmented character which consists of Retail Estates and Business and Leisure Parks and Industrial Estates along Purley Way, Local Authority Built Housing with Public Realm' on the Waddon Estate, the large green open spaces of Duppas Hill, Wandle Park, Purley Way Playing Field, Roundshaw and the former international airport, WWI RFC and WWII RAF airfield. The local character is most consistent within the centre and becomes more inconsistent towards the northern

and eastern edges of Waddon. Paragraph updated and moved to before vision

~~11.277~~ Located on east edge of Waddon, The Waldrons Conservation Area, one of Croydon's first Conservation Areas, has a residential character of 'Large Houses On Relatively Small Plots'. The central focus of the area are the fine Victorian houses around the Waldons and a number of large high quality buildings on Bramley Hill and Bramley Close. Paragraph updated and moved to before vision

Policy DM49: Waddon

DM49.1 To enable development opportunities including public realm improvements to be undertaken in a cohesive and coordinated manner, a masterplan with elements of design code will be considered for the area within Waddon's potential new Local Centre.

DM49.1A Within the Tall Building Zones identified in the policies map, buildings of height ranging from 21 to 33 metres (6-10 storeys) measured from the ground to the top of the building are considered appropriate.

DM49.2 Within Waddon allocate sites for development as set out in Table 11.17.

How the policy works

Waddon's potential new Local Centre

~~11.278~~ The area in which DM49.1 and DM49.1A applies is are shown on the Policies Map.

11.279 The proposed new Local Centre and environs has a mix of conflicting uses. This has resulted in insensitive transitions between character areas. Additionally the area lacks a sense of place and does not function as a destination for residents, despite being well served by public transport, therefore a Place-specific development management policy is required.

11.280 Waddon's potential to accommodate significant growth may lead to the designation of a new Local Centre. This opportunity provides additional impetus to ensure a balance is struck between retaining Waddon's sense of place while strengthening and enhancing the positive elements of Waddon's character. Additionally there is a need to create opportunities to reduce the dominant effect of the Purley Way and Fiveways road infrastructure and use the full potential of Waddon station as a catalyst for growth.

11.281 Due to the complexity of these issues and the number of development opportunities in Waddon's potential Local Centre, a detailed masterplan would help coordinate development within this

area is undertaken in a coordinated and cohesive way while retaining Waddon's sense of place.

Allocating land for development

11.282 Table 11.17 below sets out the proposed use on specific sites in Waddon. **The proposed use on specific sites in Waddon are set out in chapter 14 Transforming the Purley Way.** The location and boundary of each detailed proposal can be found on the Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 7.

Table 11.17 Proposals for uses of land of specific sites in Waddon

Ref no	Site name	Proposed use
11	Croydon Garden Centre, 89 Waddon Way	Residential development
16	Heath Clark, Stafford Road	Secondary School and residential development subject to access from Stafford Road
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. It is recommended that basements are not considered at this site. Further ground investigations would be required at this site to confirm the likelihood of groundwater occurrence.
48	294-330 Purley Way	Mixed use development comprising retail store, commercial space and residential units

Ref no	Site name	Proposed use
114	Garage courts at 18 Bramley Hill	Residential development
301	Sea Cadet Training Centre, 34 The Waldrons	Residential use
316	PC World, 2 Trojan 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
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
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 subject to the Sequential Test as part of the Strategic Flood Risk Assessment.

Ref no	Site name	Proposed use
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
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

Ref no	Site name	Proposed use
355	Decathlon, 2 Trafalgar Way	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
430	Grafton Quarter, Grafton Road	Creative and Cultural Industries Enterprise Centre and residential development
946	Stubbs Mead depot, Factory Lane	Mixed residential and employment (industry and warehousing)