



Delivering and Monitoring the Croydon Local Plan

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How we are going to deliver the Croydon Local Plan

15.1 The Croydon Local Plan has four main strands for its delivery:

- Policy – national, regional and local planning policy
- Legal – section 106 agreements, Compulsory Purchase Orders etc.
- Partners – delivery via partnership projects
- Resources – Council staff resources, capital spending by the Council or its partners, lottery funding etc.

15.2 An Infrastructure Delivery Plan (IDP) setting out the key locations, sites and infrastructure, which are essential for the successful implementation of the Strategic Policies forms part of the supporting evidence.

15.3 The Infrastructure Delivery Plan is not repeated as a document in the Croydon Local Plan. The full infrastructure schedule within the Infrastructure Delivery Plan is part and parcel of the Local Plan's delivery and is a critical supporting document.

15.4 Appendix 8 to this Plan sets out the full delivery matrix showing how each of the Strategic Policies will be delivered. The infrastructure required for the delivery matrix is set out in the full Infrastructure Delivery Plan report.

How we will know if the Croydon Local Plan is being delivered

15.5 It is important to know if and when any policy of the Plan is not being delivered as anticipated. Each Strategic Policy has a set of monitoring indicators setting out what the expected outcomes of the policy are.

15.6 The indicators will be monitored on an annual basis and included in a Monitoring Report looking at the implementation of the Strategic Policies. Each indicator is set out in Appendix 9 to this Plan.

15.7 A further series of indicators are contained within the Sustainability Appraisal report which accompanies the Strategic Policies. These indicators do not monitor specific policies but instead monitor the Plan as a whole by outlining areas in which it is expected to have an effect.

Former Saved Unitary Development Plan policies

Paragraph deleted.



Appendices

Appendix 1 – Glossary

Accessibility

How easy it is to enter or reach physically, including ease of use for disabled persons. See also Public Transport Accessibility Level.

Active Travel

This includes walking and cycling; supporting the value of physical exercise and the associated health benefits.

Affordable Housing

Affordable housing is housing that is provided to meet the housing needs of households whose needs are not met by the private market. It can either be social rented housing, affordable rented housing or intermediate affordable housing.

Social rented housing is rented housing owned and managed by local authorities and registered providers of social housing, for which guideline target rents are determined through the national rent regime, and which is made available to eligible households nominated by the Council.

Affordable rented housing is rented housing provided by registered providers of social housing which is similar to social rented housing except that it is outside the national rent regime, but is subject to other rent controls that require it to be offered to eligible households at a rent of up to 80 per cent of local market rents.

Intermediate affordable housing is housing at prices and rents above those of social rent but below market price or rents, and which meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices and include provisions for the home to be retained for future eligible households or for any subsidy to be recycled for alternative affordable housing provision. These can include shared equity and shared ownership homes for sale, and intermediate rent, but does not include affordable rented housing.

Starter homes are homes for which 100% of the equity is sold at first point of sale but which are discounted so that the maximum price is the lower of 80% of the market value of the property or £450,000. They are not affordable in perpetuity and after a number of years may be sold at full market value. Potential purchasers must be first time buyers and meet other pre-defined criteria.

Amenity

The experience of a place as pleasant or attractive, which contributes to its overall character and to the enjoyment of residents or visitors; or something that contributes to an area's environmental, social, economic or cultural needs.

Archaeological Priority Areas

Areas that are known to be of archaeological importance because of past finds, excavations or historical evidence.

Biodiversity

The variety of species of flora and fauna.

Biodiversity Action Plan

A plan of action for protecting, conserving and enhancing wildlife at a local level. The UK signed up to the Biodiversity Convention at the 1992 Rio 'Earth Summit'. This confirms the UK's commitment to protecting and enhancing wildlife. The UK Biodiversity Steering Group has emphasised the importance of Local Biodiversity Action plans. In 2013 Croydon's Biodiversity Action Plan consisted of four Habitat Action Plans.

Borough Character Appraisal

An analysis and assessment of every residential neighbourhood in the borough to determine the predominant type of housing and architectural form, together with other physical and natural features that give each area its distinct character.

Brownfield

Land that has been previously developed (excluding agricultural land or buildings, gardens, mineral works and temporary uses).

Car Club

An organisation that owns cars that are available for use by its members. People arrange to use the car in advance and pay according to how much they use it. The advantage is that people have cars available for use, but avoid many of the costs of running a car as they only pay when they need to use it.

Climate Change

Long term alterations in weather patterns, in particular to temperature and precipitation. Anthropogenic climate change refers to a warming climate across the globe caused by the increase of levels of greenhouse gases in the atmosphere as a result of human activities.

BREEAM

Building Research Establishment's Environmental Assessment Methodology (BREEAM) is used to measure the sustainability performance of commercial buildings.

Cohesive Communities

A society in which there is a common vision and sense of belonging by all communities.

Combined Heat and Power system

The generation of electricity by burning fossil or renewable fuels is relatively inefficient and produces a large amount of heat as a by-product. Combined heat and power (or CHP) makes much better use of the original energy source (gas, diesel, coal, biomass, waste) as it captures the heat produced during electricity generation and supplies it via small or large networks for commercial or domestic recipients. This is because CHP generation makes efficient use of the original energy source by utilising two forms of energy output, therefore its product is considered low in carbon dioxide.

Compulsory Purchase Order

An order issued by the government of a local authority to acquire land or buildings for public interest purposes. For example, for the construction of a major road or the redevelopment of certain brownfield sites.

Community Infrastructure Levy

The Community Infrastructure Levy is a levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the Council, local community and neighbourhoods need to enable growth.

Community Facilities

Facilities providing for the health and wellbeing (excluding care homes, residential homes and nursing homes), social, educational, spiritual, recreational, leisure and cultural needs of the community, including public houses, meeting places and post offices.

Connectivity

The degree to which a place is connected by routes to other places and its own parts are connected with each other.

Conservation Area

Areas designated by the Council under Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as being of special architectural or historic interest, the character of which it is desirable to preserve or enhance. Conservation Area Consent is required for the demolition of unlisted buildings in Conservation Areas.

Creative and Cultural Industries

A sector of the economy characterised by businesses and organisations associated with higher levels of creativity and cultural activity, such as designers, artists, theatres and architects.

Detailed Policies and Proposals

The Detailed Policies and Proposals contribute towards delivering the Croydon Local Plan 2018's Strategic Policies and its objectives by setting out detailed planning policies that the Council will use when determining applications for planning permission in the borough. They also allocate land for future development to help deliver the development requirements of the Plan and set out proposals for major development sites in the borough and other site-specific/ designation policies as appropriate.

Croydon Metropolitan Centre (CMC)

A metropolitan centre serves a wide catchment which can extend over several boroughs and into parts of the wider south east region. Typically they contain at least 100,000m² of retail floor space with a significant proportion of high-order comparison goods relative to convenience goods. These centres generally have very good accessibility and significant employment, service and leisure functions.

Croydon Monitoring Report

The Croydon Monitoring Report (formerly the Annual Monitoring Report), assesses the implementation of the Local Development Scheme (LDS – essentially the timetable for the production of the Local Development Framework), the extent to which policies in the Local Development Framework are being successfully implemented, and the need for possible changes to policy.

Croydon Opportunity Area

Opportunity Areas are designated by the London Plan and are London's principal opportunities for accommodating large scale development to provide substantial numbers of new employment and housing with a mixed and intensive use of land and assisted by good public transport accessibility. The Mayor has designated an Opportunity Area in central Croydon known as Croydon Opportunity Area.

Croydon Panoramas

The criteria applied for identification includes the following:

- The viewpoint must be in a publicly accessible location in a major public area or the viewpoint is located in an area or on routes identified in Figure 6.1;
- The viewpoint selected is where the widest panorama can be viewed;
- The viewpoint selected is also the one that gives the clearest view, has the least obstructions of the subject matter; and
- The view is of substantial parts of the borough of Croydon (views looking outside of Croydon are not included as the subject matter is outside the remit of the Council).

Cycle Hub

A point for collecting or returning bicycles available for hire.

Department for Environment, Food and Rural Affairs (DEFRA)

The UK government department responsible for policy and regulations on the environment, food and rural affairs.

Development Management

The process of managing development from design through applying for planning permission to implementation whilst ensuring that it achieves planning objectives.

Development Plan

This contains the policies and guidance which manage development in a Local Authority area. Under the present planning system the Development Plan comprises the London Plan, the Local Development Framework and saved policies in the existing Unitary Development Plan.

Development Plan Document (DPD)

A policy document in the Local Development Framework, which is subject to public consultation and an independent examination.

District Energy Networks

The connection of a series of buildings via a pipe network in order to receive heat and potentially other energy services including cooling and electricity. The network incorporates a single or multiple energy centres usually based on combined heat and power generation plant. District energy networks are most suitable for areas of high urban density like Croydon Opportunity Area because of the demand and relatively short distances for the heat or energy to be distributed.

District Centre

Distributed more widely than the metropolitan centres, providing convenience goods and services for more local communities and accessible by public transport, walking and cycling. Typically they contain 10,000 – 50,000m² of retail floor space. Some District centres have developed specialist shopping functions.

Enterprise Centre

This refers to a facility which promotes the start up and development of small and medium sized businesses in the area through the provision of business information and support services.

Equalities Analysis

Equalities Analysis has been developed as a tool for ensuring that equality, social inclusion and community cohesion issues can be considered when drawing up policies or proposals which affect the delivery of services, the carrying out of the Council's functions and the employment practice of the authority.

Evidence Base

The NPPF paragraph 158 states each local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals.

Flood Risk Zone

These zones comprise land assessed as having vulnerability to flooding from river, sea and other sources and the potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off.

Fluvial Flooding

Flooding resulting from water levels exceeding the bank level of a main river or watercourse.

Grade A Office floor space

Grade A Office floor space is the most sought after space on the market. It will usually contain a number of the following features:

- Be a new, redeveloped, or totally refurbished property.
- Be in a prime, prestigious location.
- Have been furnished to an extremely high specification.
- Have state-of-the-art facilities.
- Have excellent accessibility.
- Have quality building management and maintenance arrangement.

Green Belt

Green Belt is a national policy designation that helps to contain development, protect the countryside and promote brownfield development, and assist in urban regeneration. There is a general presumption against inappropriate development in the Green Belt.

Green Grid

This is a network which will link open spaces with a network of walking and cycling routes and is being planned alongside the development of other infrastructure.

Green Infrastructure

The open environment within urban areas, the urban fringe and the countryside, which forms a network of connected, high quality, multi-functional open spaces, corridors and the links in between that provide multiple benefits for people and wildlife.

Green Arc Vision

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.

Groundwater Flooding

Flooding that occurs when water levels in the ground rise above surface elevations.

Healthy Streets Approach

Includes 10 indicators in line with Transport for London guidance. Sets out how design and management of streets can support a wide range of activities in the public realm as well as encourage and facilitate a shift to walking and cycling (active travel).

Heat Island Effect

Refers to the tendency for a city or town to remain warmer than its surroundings, by as much as 5.5°C or more. This effect is caused mostly by the lack of vegetation and soil moisture, which would normally use the absorbed sunlight to evaporate water as part of photosynthesis.

Heritage Assets

A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions.

Housing Supplementary Planning Guidance

The Mayor of London's Housing Supplementary Planning Guidance incorporates the standards previously set out in the London Housing Design Guide. This sets a new benchmark for housing in the capital and aims to provide consistency and clarity about what is expected in London from the outset of a development. The standards are anticipated to be taken forward across all tenures.

Housing Typologies Study

A piece of evidence base which tested how different types and sizes of dwellings might be accommodated within Croydon Opportunity Area and how such development might be phased.

Imagine Croydon

A project which sought to define a long term vision for Croydon; the vision seeks to explain how Croydon may be shaped, how it will function and what it will look like in 2040, based on local community needs and the aspirations and views of local residents, businesses and organisations.

Inclusive Communities

A community, whereby each person is respected as a citizen who can fully exercise his or her rights and responsibilities.

Infrastructure Delivery Plan (IDP)

The delivery of a sound Local Development Framework, including the Croydon Local Plan 2018, and other development plan documents, will depend on an IDP. An IDP usually consists of a delivery strategy, an infrastructure delivery schedule of projects likely to be funded and a schedule of required infrastructure.

Innovation

Whilst there are many forms of innovation, references in this document relate to the practice where academic specialists work closely with businesses to cultivate ideas, identify and transform important technological discoveries into commercial ventures.

Legibility

Legibility describes how easily people can find their way around a place.

Local Centre

Typically serves a localised catchment often mostly accessible by walking and cycling and may comprise a local parade and small clusters of shops, mostly for convenience goods and other services. This may include a small supermarket (less than 2,000m²), sub-post office, pharmacy, launderette and other useful local services. Together with District Centres they can play a key role in addressing areas deficient in local retail and other services.

Local Designated Landmark

The criteria used to identify landmarks are:

- It is a prominent building/structure
- It is easily recognisable close up
- It is easily recognisable from a distance and in a Local Designated View and
- It positively contributes to the built environment of Croydon, and local distinctiveness and may provide an orientation point/way finding.

Local Designated Views

The criteria applied for identification includes the following:

- The viewpoint must be in a publicly accessible location in a major public area or the viewpoint is located in an area or on routes identified in Figure 6.1;
- It must contribute positively to the local character;
- Key landmarks (Local Designated Landmarks) are seen or it is a unique view; and
- It must be substantially of a part of the borough.

Local Development Framework (LDF)

The LDF is a suite of planning policy documents consisting of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). DPDs and SPDs must conform to the Strategic Policies of the Croydon Local Plan 2018. Once adopted, LDF documents will replace the saved policies contained within the old style Unitary Development Plan (The Croydon Plan, July 2006).

Local Enterprise Partnership (LEP)

A partnership, that brings together businesses, Councils and universities to develop a growth strategy and bid for funding.

Local Green Space

A Local Green Space is an open area which is local in character and proximity, not excessively large, demonstrably special to the community it serves and holds a particular local significance; for one or more reasons such as beauty, history, ecology, recreational value or other quality of life value etc. A LGS is designated in a Local Plan (or Neighbourhood Development Plan) for long term protection capable of enduring beyond the end of the plan period and which is consistent with the principles of sustainable development. Within a LGS, inappropriate development should not be approved except in very special circumstances.

Local Heritage Areas

Local Heritage Areas (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. They are areas of a recognised local heritage significance which additionally meets one or more of the following three criteria:

- **Architecture:** The architecture in the area must be of a high quality, distinctive and well preserved. The collective value of a group of historic buildings has a consistent architectural form, style, features, detailing or materials; and the group will often, but not always, have been built as a single development over a short period of time.
- **Townscape:** The townscape of the area must be of a high quality, distinctive and well preserved. This is because of the attractive and historic composition of the urban form; and the area will often, but not always, have been planned.
- **Landscape:** The landscape of the area must be of a high quality, distinctive and well preserved. This is because of the distinguishing quality, extent or features of its historic landscape; and it will often, but not always, have been planned.

Localism Act 2011

The Localism Act 2011 was given Royal Assent on 15 November 2011. This Act shifts power from central government back into the hands of individuals, communities and Councils and includes five key measures that underpin the Government's approach to decentralisation; Community rights, Neighbourhood planning, Housing, General power of competence and Empowering cities and other local areas.

Local Listed Buildings

The locally listed buildings and structures within Croydon are considered by the public and the Council as having special local architectural or historic interest, to be of significance to the local community and to contribute to the environmental and cultural heritage of the borough. All locally listed buildings should satisfy at least two of the following criteria:

- **Authenticity:** Buildings and groups selected for the local list should be substantially unaltered and retain the majority of their original features;
- **Architectural significance:** Buildings which are of good architectural quality or are good examples of a particular building type;
- **Historical significance:** Buildings which represent specific architectural and social building periods or which are associated with, local historical events, the development of Croydon, well known people or noted designers;
- **Technical significance:** Buildings that display exceptional innovation and craftsmanship;
- **Townscape Value:** Buildings and/or groups of buildings which due to their form, massing, appearance and positive role in the streetscene, such as key corner buildings, local landmarks, uniformly designed terraces.

Locally Listed Historic Parks and Gardens

The criteria for the local list of historic parks and gardens are set by Historic England along with the London Parks and Gardens Trust. This stipulates that the site have at least one of the following:

- evident historic features or design
- buried archaeology
- connections with famous designers or nurserymen
- connections with nationally or locally famous individuals
- a design typical of a landscape style.

Local Strategic Partnership (LSP)

An LSP is a non-statutory body that brings together the different parts of the public, private, voluntary and community sectors, working at a local level. The lead player in the LSP is the local Council. Other players will include the police and NHS Croydon.

Masterplan

This term is used here to describe a 'spatial masterplan', which sets out proposals for buildings, spaces, movement strategy and land use in three dimensions and matches these proposals to a delivery strategy.

Mayor's Supplementary Planning Guidance

The Mayor of London produces Supplementary Planning Guidance to provide further detail on particular policies in the London Plan. Supplementary guidance is used to support statutory development plans.

Metroisation

This refers to the use of existing rail lines for the provision of additional services. It encompasses the integration of stopping services that operate within and beyond the London boundary into a single network.

Metropolitan Green Belt (MGB)

See Green Belt

Metropolitan Open Land (MOL)

Areas of predominantly open land within the built-up area with significance beyond one borough.

Mixed-use development

Development for a variety of activities on single sites or across wider areas, such as town centres.

Multiversity

A university-level organisation with many constituent and affiliated institutions and campuses.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework is a key part of Government reforms to make the planning system less complex and more accessible, and to promote sustainable growth. The NPPF replaces all existing Planning Policy Statements and Planning Policy Guidance.

Natural Signatures

Guidance produced by Natural England to re-establish the relationship between the built and natural aspects of London.

National Technical Standards (2015)

The Department for Communities and Local Government (DCLG) has enacted a package of deregulatory changes (announced March 2015) to the building regulations in 2012.

Natural Surveillance

Informal or natural surveillance aims limit the opportunity for crime by increasing the perception that people can be seen by those living, working or passing through an area. Natural surveillance can be achieved by ensuring doors and windows look onto public spaces, parking areas and streets, encouraging a diversity of uses, encouraging pedestrian use, incorporating low landscaping, street lights and removing hiding and lurking places.

Neighbourhood Centres

These offer the opportunity for clusters of uses, in particular community uses, to emerge with support through planning policy. The identification of Neighbourhood Centres recognises the wider role the centres play in supporting the local community as well as their retail function.

Neighbourhood Forum

An organisation established for the express purpose of furthering the social, economic and environmental well-being of individuals living, or wanting to live, in an area that consist of or includes the neighbourhood area concerned. There are other criteria the organisation has to meet, and if met/recognised by the local planning authority, the designation lasts for five years.

Neighbourhood Planning

The government is creating a new Neighbourhood Planning tier that will be led by the community rather than the Council. The Localism Bill, which recently became an Act, embeds Neighbourhood Planning in the formal planning system. The purpose of the legislation is to allow community groups to become involved in enabling and shaping and promoting growth and development that takes place in their local area.

Neighbourhood Development Plan

Neighbourhood Forums will be able to write a Neighbourhood Development Plan (NDP) to set out policies and plans for their area. They should only cover land use planning issues, and not broader local concerns. Nor will an NDP cover strategic issues such as major development or major public transport infrastructure, but it will be able to guide local issues. The NDP will form part of the Development Plan which comprises the London-wide policy in the London Plan, the Council's planning policies and any other adopted NDPs. The NDP will need to conform with the Development Plan and the relevant national policies. The NDP will be able to be adopted as a formal part of the Development Plan (thereby gaining the status of a 'Development Plan Document'). This means that planning decisions will have to be made in accordance with the Neighbourhood Plan, (and other parts of the overall Development Plan), unless there are good planning reasons not to.

Night-Time Economy

The provision of a range of leisure and cultural facilities which provide jobs and entertainment for visitors and residents, including bars, clubs, music venues, restaurants, cinema, and theatres. Together these support and strengthen the town centre's economic standing and attraction beyond its function as a day-time workplace and shopping centre.

Opportunity Area Planning Framework (OAPF)

A non-statutory planning document issued by the Mayor of London. It is consistent with and is derived from the London Plan and other Mayoral strategies. Its purpose is to assist with the delivery of cross-borough projects, provide clarity to developers and investors, and guide borough planning decisions and policies.

Parking Survey Catchment

For the purpose of car parking surveys, this includes all public roads within 200 metres for residential use (or 500 metres for commercial uses) walking distance of the site. The parking survey catchment is not a circle with a 200m/500m radius but a 200m/500m walking distance as measured along all roads up to a point 200m/500m from the site.

Partners

Partners are any organisation that the Council works with to deliver a service or achieve an objective. A list of partner organisations can be found in the Infrastructure Delivery Plan.

Permeability

Permeability is about movement and connection and the ease with which people are able to get to and move through places. A permeable place avoids severance by providing a clear choice of routes connecting to existing roads and facilities.

Planning Obligations

New development often creates a need for additional infrastructure or improved community services and facilities, without which there could be a detrimental effect on local amenity and the quality of the environment. Planning Obligations are the mechanism used to secure these measures. Planning obligations are intended to make acceptable development which would otherwise be unacceptable in planning terms. Planning Obligations are secured pursuant to Section 106 of the 1990 Town and Country Planning Act (as amended) and the Planning & Compulsory Purchase Act 2004 and are often private agreements negotiated, usually in the context of planning applications, between the Council and persons with an interest in the land (Section 106 Agreement). Planning Obligations can also be given unilaterally to the Council by the persons with an interest in the land (Unilateral Undertaking). Planning obligations secured by way of a Section 106 agreement or Unilateral Undertaking (also called a Unilateral Obligation), are binding on the land and are therefore enforceable against all successors in title.

Pluvial Flooding

Flooding from water flowing over the surface of the ground; often occurs when the soil is saturated and natural drainage channels or artificial drainage systems have insufficient capacity to cope with additional flow.

Public Realm

The parts of a village, town or city (whether publicly or privately owned) that are available, without charge, for everyone to see, use and enjoy, including streets, squares and parks; all land to which everyone has ready, free and legal access 24 hours a day.

Public Transport Accessibility Level (PTAL)

A measure of the extent and ease of access by public transport, or the degree of access to the public transport network.

Registered Provider

All providers of social housing are listed on a register as a “Registered Provider” (RP).

Renewable energy

Energy derived from a source that is continually replenished, such as wind, waves, solar, hydroelectric and energy from plant material, but not fossil fuels or nuclear energy. Although not strictly renewable, geothermal energy is generally included.

Sewer Flooding

Flooding caused by a blockage or overflowing in a sewer or urban drainage system.

Soundness

Soundness is the essential measure of a Development Plan Document, especially a Local Plan, which is tested at a public examination. For a DPD to be “sound”, it must be positively prepared, justified, effective and consistent with national policy. “Positively prepared” means the strategy meets objectively assessed development requirements. “Justified” means that a document must be founded on a robust and credible evidence base and the most appropriate strategy when considered against the reasonable alternatives. “Effective” means that it must be deliverable, flexible and able to be monitored.

Source Protection Zone

These zones show the risk of contamination to groundwater, which supplies up to 80% of the drinking water in some parts of the South East, from any activities that might cause pollution in the area. The closer the activity, the greater the risk. There are three main zones (inner, outer and total catchment). In some instances nationwide there is a fourth zone of special interest. The Environment Agency use the zones in conjunction with their Groundwater Protection Policy to set up pollution prevention measures in areas which are at a higher risk, and to monitor the activities of potential polluters nearby.

Source Protection Zone 1 – Inner protection zone

Defined as the 50 day travel time from any point below the water table to the source. This zone has a minimum radius of 50 metres.

Source Protection Zone 2 – Outer protection zone

Defined by a 400 day travel time from a point below the water table. This zone has a minimum radius of 250 or 500 metres around the source, depending on the size of the abstraction.

Source Protection Zone 3 – Source catchment protection zone

Defined as the area around a source within which all groundwater recharge is presumed to be discharged at the source. In confined aquifers, the source catchment may be displaced some distance from the source. For heavily exploited aquifers, the final Source Catchment Protection Zone can be defined as the whole aquifer recharge area where the ratio of groundwater abstraction to aquifer recharge (average recharge multiplied by outcrop area) is >0.75 . There is still the need to define individual source protection areas to assist operators in catchment management.

Stakeholder

A person or organisation with an interest in or concern for a particular place; one who affects or is affected by the processes of urban change.

Statement of Community Involvement (SCI)

Sets out when, with whom and how consultation will be undertaken in connection with all documents to be prepared by the Council as part of the LDF and in the consideration of planning applications.

Statutory Listed Building

The national list of buildings of special architectural or historic interest maintained by Historic England on behalf of the government.

Supplementary Planning Documents (SPD)

Documents produced by the Council as part of its LDF. These are not subject to independent examination but provide further explanation of policies or proposals in a DPD.

Sustainable Communities

Places where people want to live and work, now and in the future; that meet the diverse needs of existing and future residents, are sensitive to their environment and contribute to a high quality life. They are safe and inclusive, well planned, built, or modified to promote sustainable living.

Sustainability/Sustainable Development

Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Sustainable development has three elements: environmental, economic and social sustainability. More generally, it is used as a benchmark for a range of economic, social, political, and environmental initiatives that contribute to the quality of life.

Sustainability Appraisal (SA)

The SA is a process of appraising DPD and SPD policies to ensure that an LDF is economically, socially and environmentally sustainable. The Council must carry out an SA process that runs alongside the formulation of all its planning documents.

Sustainable Drainage Systems (SuDS)

Drainage systems that seek to control and treat surface water run-off from a site to reduce risk of flooding and pollution by mimicking the processes performed by natural drainage systems such as wetlands

Strategic Housing Land Availability Assessment

The primary role of the SHLAA is to identify sites with potential for housing development, assess their housing potential and estimate when they are likely to be developed. Although the Assessment is an important evidence source to inform plan-making, it does not, in itself, determine whether a site should be allocated for housing development.

Transport for London (TfL)

Transport for London (TfL) is the organisation responsible for London's transport system. Its role is to implement the Mayor's Transport Strategy and manage transport services in London, for which the Mayor has ultimate responsibility.

Transport Assessments

An impartial assessment of the transport impacts of a proposed development

Travel Plan

A general term for a package of travel measures tailored to suit the needs of a business, school or other organisation at a given location or site. The aim is to promote greener, cleaner travel choices and reduced reliance on the car.

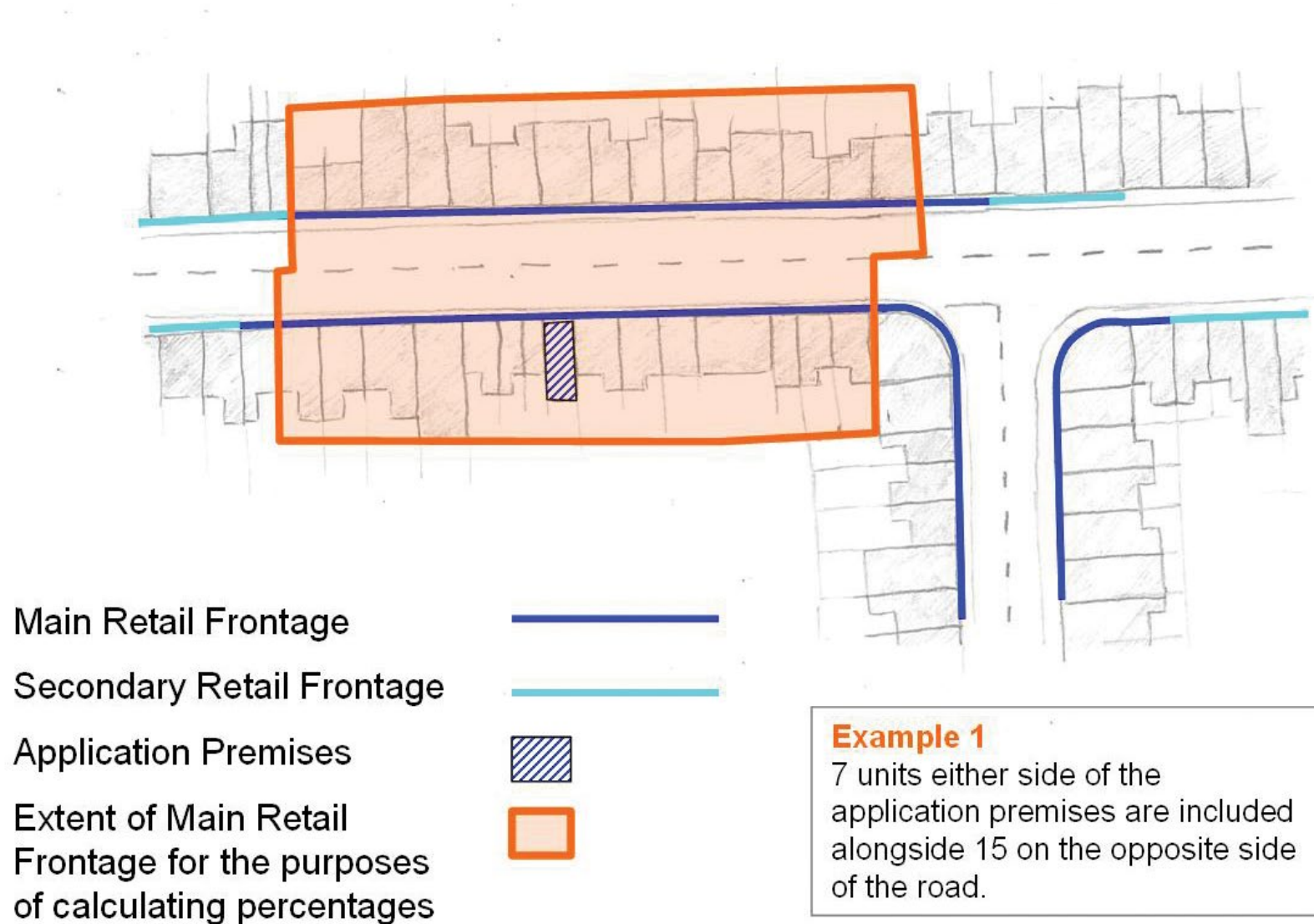
Urban Blue Corridors

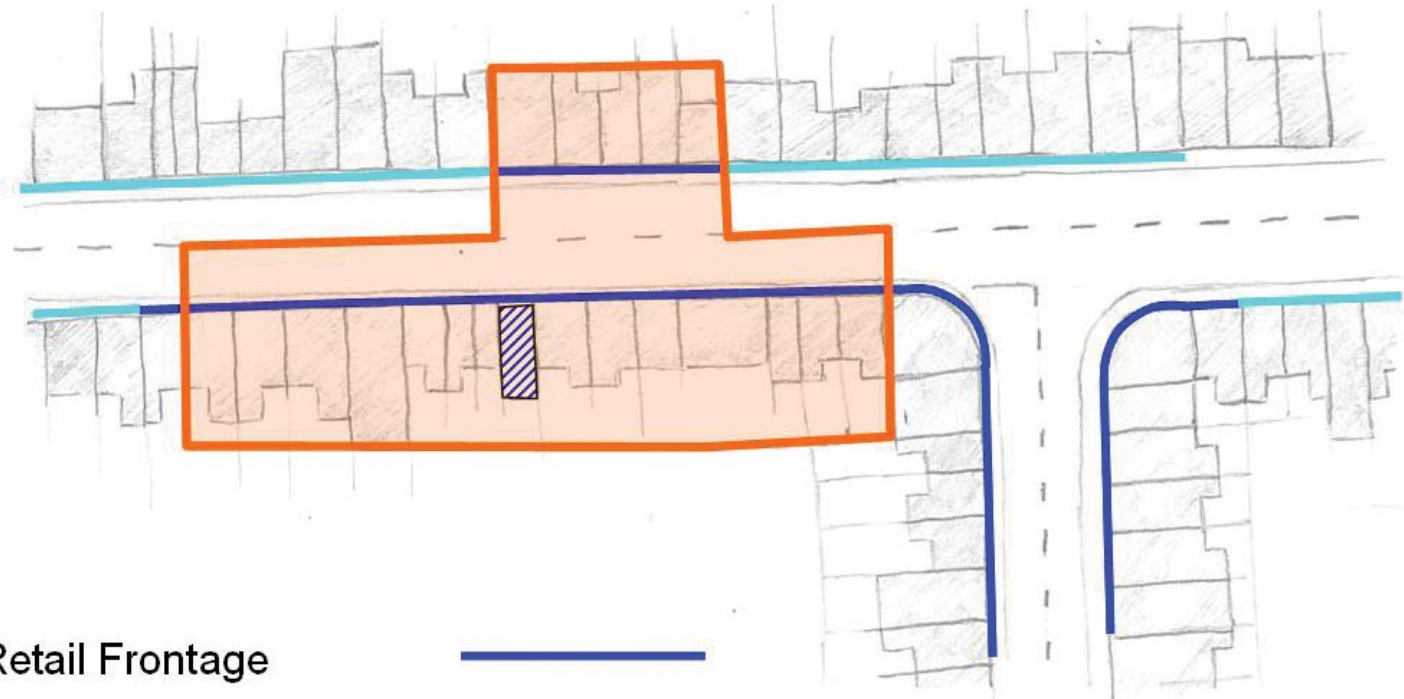
A network of multifunctional spaces and corridors that provide safe routes and storage for flood water within the urban environment.

Windfall sites

These are sites which are developed for housing or another use, which were not known to be development sites at the time the development plan was prepared and therefore were not included as allocations in a development plan.

Appendix 2 – Calculating the percentage of units within a Retail Frontage





Main Retail Frontage



Secondary Retail Frontage



Application Premises

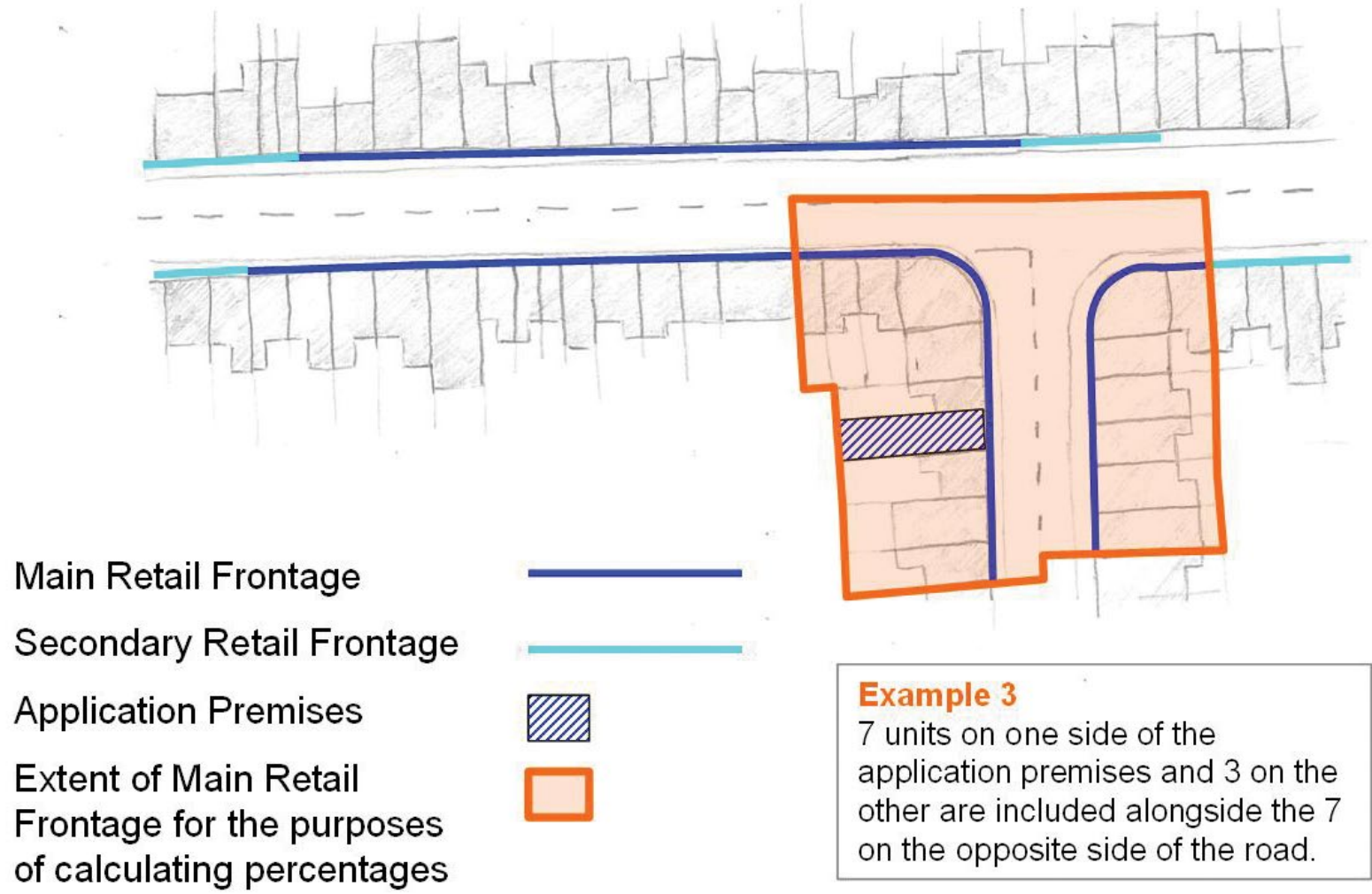


Extent of Main Retail Frontage for the purposes of calculating percentages



Example 2

7 units either side of the application premises are included. However as the Main Retail Frontage on the opposite side of the road is smaller, only 5 units are included.



Appendix 3 – Designated retail frontages

Croydon Metropolitan Centre

| Croydon Metropolitan Centre: Retail Frontage | |
|--|--|
| Whitgift Centre | Ground and first floor units, units 96 and 97, Chapel Walk |
| Centrale | Internal units |
| North End | 1-151(odd); 2-142 (even) |
| Station Road | 2-12 (even) |
| Crown Hill | Crown House; 1-17 (odd); 2-18 (even) |
| Church Street | 19-105 (odd); 26-100 (even) |
| Reeves Corner | 1-5 (odd) |
| Surrey Street | Surrey House; 5-54 (cons) |
| High Street | 1-117 (odd); 4-114 (even); Arcade adjacent to no.34 |
| St George's House | 1-51 (odd); 2-44 (even); St George's Walk frontage of 22 Park Lane |
| Park Street | 2-24 (even) |
| George Street | 3-45 & 67-95 (odd); 2-68 (even) |
| Norfolk House | 1-28 (cons) |
| Park Lane | 2 |

District Centres

| Addiscombe: Retail Frontage | |
|-----------------------------|--|
| Lower Addiscombe Road | 237-295 (odd) |
| Lower Addiscombe Road | 185-205 & 207-227 & 229-231 (odd); 1-9 Bingham Corner (cons) 297-331 (odd); 272-284 & 286-308 (even); |

| Coulsdon: Retail Frontage | |
|---------------------------|---|
| Brighton Road | 110-148 (even) |
| Chipstead Valley Road | 2-40 (even); 3-39 (odd) |
| Brighton Road | 96-108 & 150-234 (even); 29-159 & 165-185 (odd) |
| Chipstead Valley Road | 41-55 (odd); 42-48 (even) |

| Crystal Palace: Retail Frontage | |
|---------------------------------|-----------------------------------|
| Hollybush Terrace | 1-4 (cons) |
| Westow Street | 1-23 (odd); 2-64 (even) |
| Westow Hill | 2-24 (even) |
| Central Hill | 1-19 (odd) |
| Church Road | 6-48 & 52-96 (even); 99-113 (odd) |
| Westow Hill | 26-88 (even) |
| Westow Street | 25-71 (odd); 74-78 (even) |

New Addington: Retail Frontage

| | |
|----------------|--------------|
| Central Parade | 7-50 (cons) |
| Central Parade | 51-54 (cons) |

Norbury: Retail Frontage

| | |
|-------------|---|
| London Road | 1384-1434 (even) |
| London Road | 1327-1423 & 1433-1493 & 1495-1533 (odd); 1350-1374 & 1448-1468 (even) |

Purley: Retail Frontage

| | |
|----------------------|---|
| Brighton Road (A235) | 908-934 (even); 909-921 (odd) |
| High Street | 44-48 (even); 15-31 (odd) |
| Purley Parade | 1-11 (cons) |
| Brighton Road | 923b-959 (odd); 936-960 (even) |
| High Street | 2-42 (even); 1-13 (odd) (excl. 1c and 1d) |
| Purley Road | 1-7 (odd) |
| Russell Hill Parade | 1-5 (cons) |
| Russell Parade | 1-13 (cons) |
| The Exchange | 1-5 (cons) |
| Tudor Court | 4-18 (evens) |

Selsdon: Retail Frontage

| | |
|----------------|---|
| Addington Road | 182-228 (even) |
| Addington Road | 119-137 (odd); 150-180 & 230-234 (even) |

South Norwood: Retail Frontage

| | |
|---------------|----------------------------|
| High Street | 1a-10 (cons); 77-91 (cons) |
| Selhurst Road | 208-218 (even) |
| Station Road | 2-22 (even); 1-9 (odd) |
| High Street | 11-25 & 64-76 (cons) |
| Station Road | 11-21 (odd) |
| Portland Road | 1-47 (odd); 2-38 (even) |

Thornton Heath: Retail Frontage

| | |
|------------------|--|
| High Street | 2-46 (even); 97-123 (odd) |
| Brigstock Road | 32-54 (even); 3-17 (odd) |
| Ambassador House | 1-7 (cons) |
| Cotford Parade | 1-6 (cons) |
| Brigstock Road | 23-33 (odd); 66-98 (even) (excl. Nicholas House) |
| High Street | 80-86 (even); 21-96 (odd) |

Local Centres

| Beulah Road: Retail Frontage | |
|------------------------------|-----------------------------|
| Beulah Road | 52-76 (even); 82-100 (even) |
| Beulah Road | 55b-57 (odd) |
| Parchmore Road | 105-117 (odd) |

| Brighton Road (Sanderstead Road): Retail Frontage | |
|---|-------------------------------|
| Brighton Road | 244-292 (even); 285-333 (odd) |
| Brighton Road | 261-277 (odd) |

| Brighton Road (Selsdon Road): Retail Frontage | |
|---|---------------------------|
| Ruskin Parade | 1-8 (cons) |
| Selsdon Road | 2a-18c (even) |
| Brighton Road | 2-40 (even) |
| South End | 79-131 (odd) |
| Selsdon Road | 20-20e (even); 1-15 (odd) |

| Broad Green: Retail Frontage | |
|------------------------------|-------------------------------|
| London Road | 282-332 (even); 227-271 (odd) |
| St James's Road | 1-9 (odd) |
| London Road | 248-272 (even) |

Hamsey Green: Retail Frontage

| | |
|-----------------|---|
| Limpsfield Road | 324-340 (even); 335-351 (odd) |
| Limpsfield Road | 316-322 & 342-350 (even); 333a-333d (odd) |

Pollards Hill: Retail Frontage

| | |
|-------------|-----------------------------------|
| London Road | 1050-1100 (even); 1023-1107 (odd) |
|-------------|-----------------------------------|

Sanderstead: Retail Frontage

| | |
|-----------------|--------------------|
| Limpsfield Road | 25-47 (odd) |
| Limpsfield Road | 1-23 & 49-59 (odd) |

Shirley: Retail Frontage

| | |
|--------------|---|
| Wickham Road | 134-188 & 242-254 (even); 129-151 & 211-227 (odd) |
|--------------|---|

Thornton Heath Pond: Retail Frontage

| | |
|----------------------------------|--------------------------|
| London Road | 778-840 (even) |
| London Road | 722-728 & 842-892 (even) |
| Brigstock Parade, Brigstock Road | 1-8 (cons) |

Shopping Parades

| Bensham Lane | |
|--------------------------------|-------------------------------|
| Bensham Lane | 101-117 (odd); 102-128 (even) |
| Brighton Road/Biddulph Road | |
| Brighton Road | 560-572 (even) |
| Brighton Road/Kingsdown Avenue | |
| Brighton Road | 406-418 & 420-454 (even) |
| Brighton Road/Newark Road | |
| Brighton Road | 171-201 (odd) |
| Brigstock Road | |
| Brigstock Road | 216-246 (even) |
| Bywood Avenue | |
| Bywood Avenue | 4-24 (even); 13-19 (odd) |
| Calley Down Crescent | |
| Calley Down Crescent | 95-105 (odd) |
| Chapel View | |
| Chapel View | 44-60 (even) |
| Cherry Orchard Road | |
| Cherry Orchard Road | 140-168 (even) |

| Chipstead Valley Road | |
|--------------------------------|-------------------------------|
| Chipstead Valley Road | 209-227 (odd); 318-330 (even) |
| Crossways Parade | |
| Crossways Parade | 1-5 (cons) |
| Selsdon Park Road | 169-179 (odd) |
| Crown Parade | |
| Crown Parade | 1-16 (cons) |
| Beulah Hill | 413-421 (odd) |
| Elmfield Way | |
| Elmfield Way | 31-49 (odd) |
| Fiveways Corner | |
| Purley Way | 443-449 (odd) |
| Central Parade, Denning Avenue | 8-10 (cons) |
| Forestdale Centre | |
| Forestdale Centre | 1-11 (cons) |
| Godstone Road, Kenley | |
| Godstone Road | 8-30 (even) |
| Green Lane | |
| Green Lane | 2A-42 (even) |

| Grovelands | |
|----------------------------|---------------------------|
| Brighton Road | 102-122 (even) |
| Headley Drive | |
| Headley Drive | 112-122 (even) |
| Kenley Station | |
| Godstone Road | 64-84 (even) |
| Lacey Green | |
| Lacey Green Parade | 1 and 2 |
| Coulsdon Road | 217-231 (odd) |
| London Road/Fairholme Road | |
| London Road | 331-375 (odd) |
| London Road/Mead Place | |
| London Road | 51-87 (odd) |
| Mead Place | 1-6 (cons) |
| London Road/Nova Road | |
| London Road | 222-238 (even) |
| Lower Addiscombe Road | |
| Lower Addiscombe Road | 36-48 (even); 19-53 (odd) |

Lower Addiscombe Road/Davidson Road

Lower Addiscombe Road

7-17 (odd)

Lower Addiscombe Road/Warren Road

Lower Addiscombe Road

85-99 (odd)

Lower Barn Road

Lower Barn Road

100-108 (even)

Mayday

London Road

474-514 (even)

Milne Park East

Milne Park East

133-145 (odd)

Mitcham Road/Aurelia Road

Mitcham Road

550-560 (even)

The Parade

1-6 (cons)

Mitcham Road/Wentworth Road

Mitcham Road

216-244 (even)

Mitchley Avenue

71-79 (odd)

| Monks Orchard | |
|----------------------------------|-------------------------------|
| Orchard Way | 118-126 (even) |
| Norbury Road | |
| Norbury Road | 39a-45 (odd) |
| Portland Road | |
| Market Parade, Portland Road | 1-12 (cons) |
| Portland Road | 149-165 (odd) |
| Portland Road/Sandown Road | |
| Portland Road | 245-293 (odd) |
| Purley Oaks | |
| Station Approach, Purley Oaks | 1-6 (cons) |
| Purley Way | |
| Purley Way | 335-347 (odd); 352-358 (even) |
| St James's Road | |
| St James's Road | 185-197 (odd) |
| Sanderstead Station | |
| Station Parade, Sanderstead Road | 1-12 (cons) |
| Station Approach | 1-7 (cons) |

Selhurst Road

Northcote Road

76 and 78

Selhurst Road

Adj 2-22 (even); 11-17 (odd)

Sydenham Road

403-413 (odd)

Selsdon Road

Selsdon Road

106-122 (even)

Shirley Poppy

Wickham Road

572- 582 (even)

Shirley Road

Shirley Road

151-177 (odd)

Shirley Road/Bingham Road

Shirley Road

54-74 (odd)

Shrublands

Broom Road

5-19b (odd)

Southbridge Road

Southbridge Road

60-76 (even)

South Norwood Hill

South Norwood Hill

261-285 (odd)

| Stoats Nest Road | |
|---------------------------|--------------------------|
| Stoats Nest Road | 73-85 (odd) |
| Taunton Lane | |
| Taunton Lane | 13-25 (odd) |
| The Parade, Old Coulsdon | |
| The Parade, Coulsdon Road | 1-12 (cons) |
| Placehouse Lane | 1-1a (cons) |
| Thornton Road | |
| Thornton Road | 42-54 (even) |
| Waddon Road | |
| Waddon Road | 33-53 (odd) |
| Wayside, Fieldway | |
| Wayside | 1-9 (cons) |
| West Croydon | |
| London Road | 1-37 (odd); 12-42 (even) |
| Whitehorse Lane | |
| Whitehorse Lane | 15-29 (odd) |

| Whitehorse Road | |
|-----------------|--------------|
| Whitehorse Road | 35-81A (odd) |

| Whitehorse Road/Pawsons Road | |
|------------------------------|-------------------------------|
| Whitehorse Road | 295-321 (odd); 322-346 (even) |

| Wickham Road | |
|--------------|----------------|
| Wickham Road | 798-826 (even) |

| Windmill Road/St Saviour's Road | |
|---------------------------------|--------------|
| Windmill Road | 61a-73 (odd) |

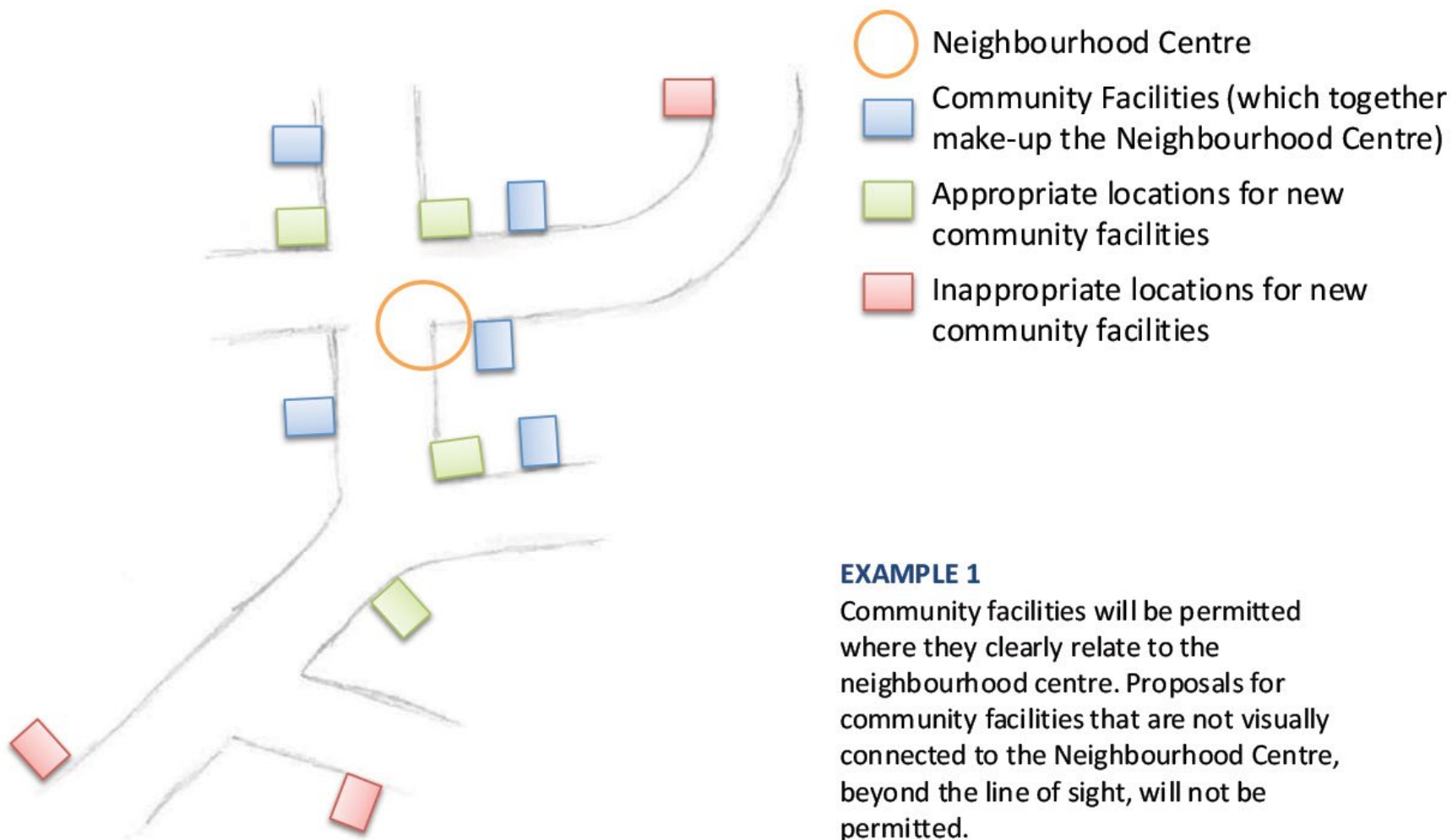
| Windmill Road/Union Road | |
|--------------------------|---------------|
| Windmill Road | 135-145 (odd) |

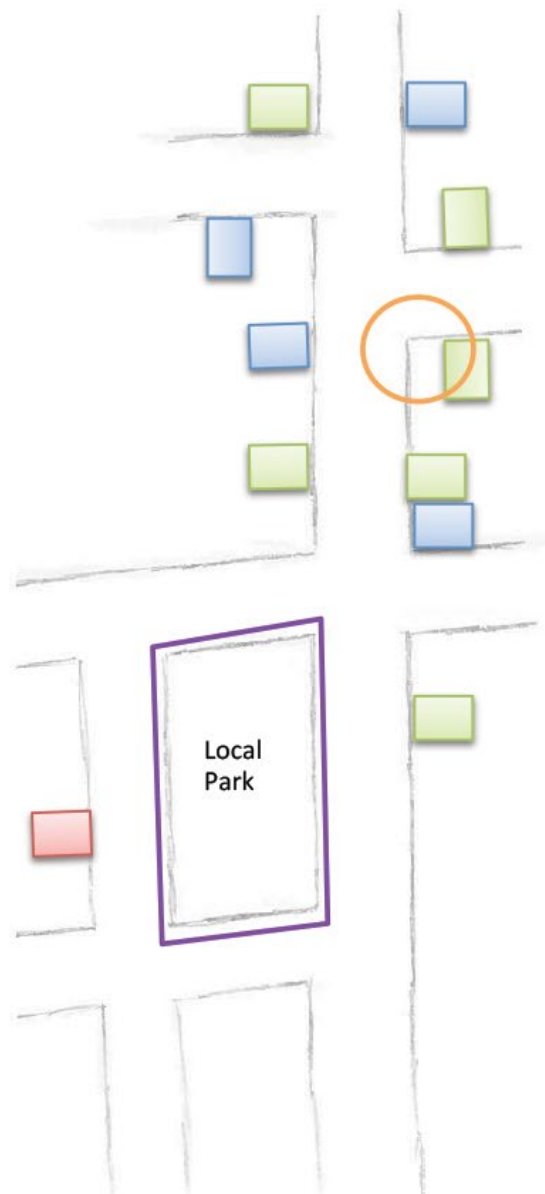
| Woodside Green | |
|----------------|-------------|
| Woodside Green | 49-59 (odd) |






Restaurant Quarter Parades

| Restaurant Quarter Parade | |
|---------------------------|-------------------------|
| South End | 1-73 (odd); 6-78 (even) |

Appendix 4 – How to assess whether proposals demonstrably relate to a Neighbourhood Centre









-  Neighbourhood Centre
-  Community Facilities (which together make-up the Neighbourhood Centre)
-  Appropriate locations for new community facilities
-  Inappropriate locations for new community facilities
-  Barriers that restrict movement

EXAMPLE 2

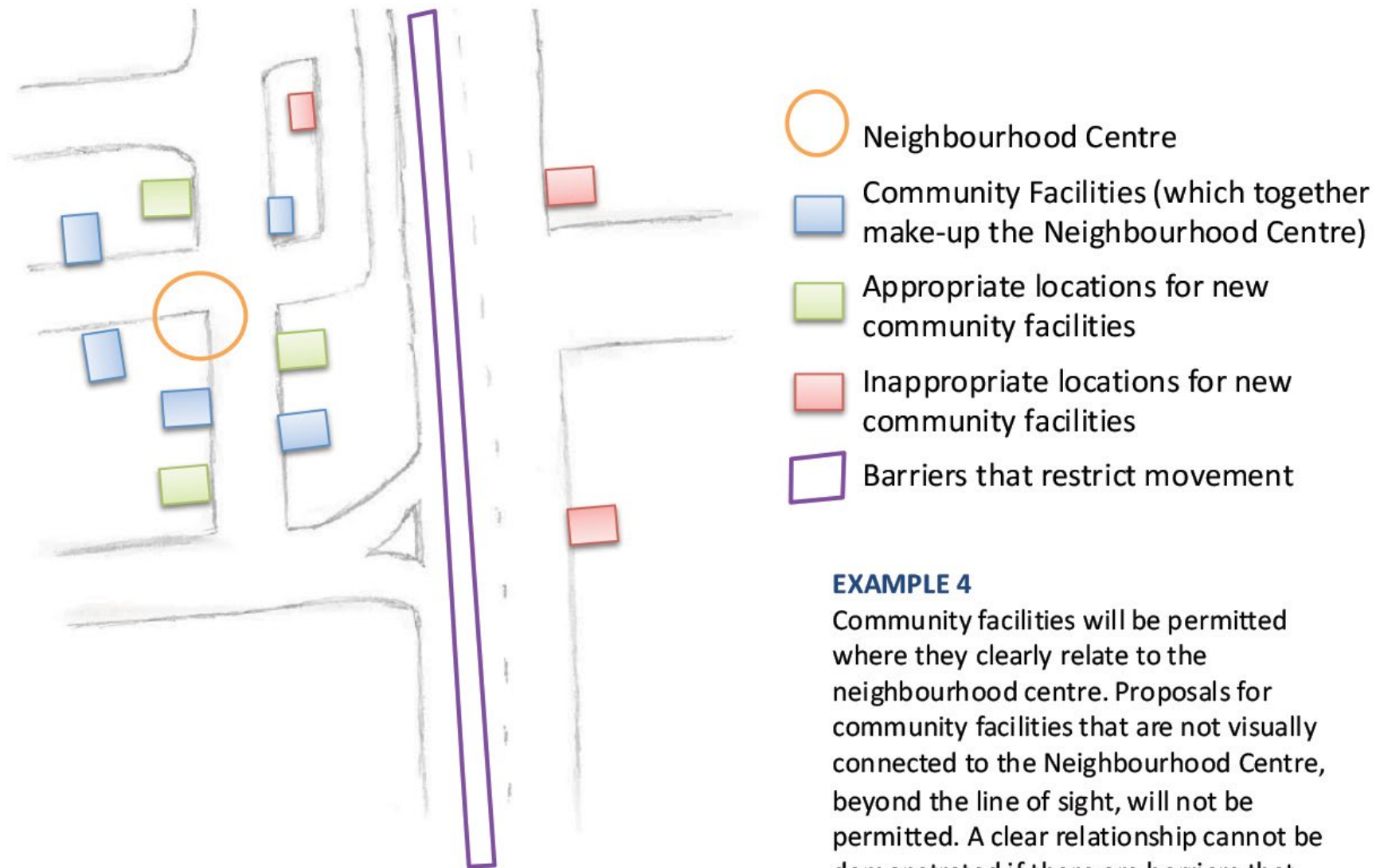
Community facilities will be permitted where they clearly relate to the neighbourhood centre. Proposals for community facilities that are not visually connected to the Neighbourhood Centre, beyond the line of sight, will not be permitted. A clear relationship cannot be demonstrated if there are barriers that restrict movement to the Neighbourhood Centre.



-  Neighbourhood Centre
-  Community Facilities (which together make-up the Neighbourhood Centre)
-  Appropriate locations for new community facilities
-  Inappropriate locations for new community facilities

EXAMPLE 3

Community facilities will be permitted where they clearly relate to the neighbourhood centre. Proposals for community facilities that are not visually connected to the Neighbourhood Centre, beyond the line of sight, will not be permitted.



EXAMPLE 4

Community facilities will be permitted where they clearly relate to the neighbourhood centre. Proposals for community facilities that are not visually connected to the Neighbourhood Centre, beyond the line of sight, will not be permitted. A clear relationship cannot be demonstrated if there are barriers that restrict movement to the Neighbourhood Centre.

Appendix 5 – Heritage assets in Croydon

It should be noted that statutory designations are subject to change at any point. Conservation areas, listed buildings and scheduled monuments can be designated at any time and any new designations would be subject to the same policies as those included here.

Conservation Areas

- Addington Village
- Beulah Hill
- Bradmore Green
- Central Croydon
- Croham Manor Road
- Croydon Minster
- Chatsworth Road
- Church Road, Upper Norwood
- Church Street, Croydon
- East India Estate
- Harold Road
- Kenley Aerodrome
- Norbury Estate
- Norwood Grove
- South Norwood
- St Bernard's
- The Waldrons
- The Webb Estate
- Upper Woodcote Village
- Upper Norwood Triangle
- Wellesley Road (North)

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)
- 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

Historic Parks and Gardens (Statutory List)

- Addington Palace
- Norwood Grove
- Promenade de Verdun Memorial Landscape

Historic Parks and Gardens (Local List)

The exact boundaries of these areas were approved by the Local Development Framework and Planning Policy Cabinet Committee on 10th December 2008 and adopted by the Council in the Croydon Local Plan: Strategic Policies in April 2013.

- | | | |
|--|--|--|
| • Addiscombe Recreation Ground | • Lloyd Park | • Upper Norwood Recreation Ground |
| • All Saints Churchyard, Sanderstead | • Millers Pond | • Virgo Fidelis School inc St. Joseph's RC Infant and Junior Schools |
| • All Saints with St Margaret's, Upper Norwood | • Mitcham Road Cemetery | • Waddon Ponds |
| • Ashburton Park | • Norbury Hall | • Wandle Park |
| • Beaulieu Heights | • Park Hill Recreation Ground | • Wettern Tree Garden |
| • Beulah Hill Pond | • Pollards Hill | • Whitehorse Road Recreation Ground |
| • Bradmore Green | • Queen's Gardens | • Whitgift Almhouses |
| • Chaldon Way Gardens | • Queen's Road Cemetery | • Woodcote Village Green |
| • Coombe Wood | • Royal Russell School | • Woodside Green |
| • Coulsdon Manor (Coulsdon Court) | • St John the Evangelist, Old Coulsdon | |
| • Coulsdon Memorial Ground | • St John's Churchyard, Shirley | |
| • Croham Hurst | • St John's Memorial Garden, Church Street | |
| • Croydon Airport, Purley Way West | • St Mary's Churchyard, Addington Village | |
| • Duppas Hill | • St Peter's Churchyard, South Croydon | |
| • Geoffrey Harris House | • Sanderstead Pond (And Green) | |
| • Grangewood Park | • Selsdon Park Hotel (and golf club) | |
| • Haling Grove | • South Norwood Lake & Gardens | |
| • Hall Grange | • South Norwood Recreation Ground | |
| • Heathfield | • The Lawns | |
| • Kenley Airfield | • Thornton Heath Recreation Ground | |
| • Kings Wood | • Thomas Moore School- (frontage) | |

Scheduled Monuments

- Croham Hurst round barrow
- Elmers End moated site, South Norwood
- Group of four WWII fighter pens at the former airfield of RAF Kenley
- Group of seven WWII fighter pens at the former airfield of RAF Kenley
- Newe (or Wide) Ditch, Riddlesdown
- Regular aggregate field system, associated trackway and Anglo-Saxon barrowfield on Farthing Down, 490m east of Hooley Farm, Coulsdon
- St John the Baptist's Church gateway, Howley Road
- Surrey Iron Railway embankment, approx. 130m south west of Lion Green Road, Coulsdon

Statutory Listed Buildings

See <https://www.croydon.gov.uk/planningandregeneration/framework/conservation/buildings>

Locally Listed Buildings

See <https://www.croydon.gov.uk/planningandregeneration/framework/conservation/buildings>

Archaeological Priority Areas

- Addington and Addington Park
- Addington Hills
- Ampere Way
- Ashburton Park
- Cane Hill
- Central Croydon
- Croham Hurst
- Croham Hurst Round Barrow
- Croydon 19th Century Cemeteries
- Croydon Downs
- Deepfield Way
- Elmers End
- Farthing Down
- Haling Grove
- Hook Hill
- 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 Designated Landmarks

- Addington Palace
- All Saints Church, Sanderstead
- Cane Hill Water Tower
- Clock Tower, High Street, Thornton Heath
- Clock Tower, Station Road, South Norwood
- Croydon Minster
- IKEA Towers, part of former power station
- No.1, Croydon, George Street
- NTL Mast, South Norwood Hill
- Park Hill Water Tower
- Shirley Windmill
- St. Andrew's Church, Woodmansterne Road, Coulsdon
- St. Peter's Church, South Croydon
- The Town Hall Clock Tower, Croydon
- Whitgift Almshouses, North End

Views – Croydon Panoramas with the description of what is considered valuable and protectable in the panorama

- From Addington Hills of Croydon Metropolitan Centre (landmarks NTL Mast, Shirley Windmill, and No.1 Croydon)
- From Beulah Hill of Croydon Metropolitan Centre (landmarks No.1 Croydon and IKEA Towers)
- From Croham Hurst looking south west of Purley and the Downs
- 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)
- From land adjacent to Parkway and North Downs Crescent of Addington Palace and Shirley Hills (landmark Addington Palace)
- From Norwood Grove of Croydon Metropolitan Centre (landmark No.1 Croydon)
- From Pollards Hill of Croydon Metropolitan Centre (landmarks No.1 Croydon, George Street and IKEA Towers)
- 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)
- From Riddlesdown of Kenley (A good viewpoint to see a unique view of Kenley)
- From Ross Road of IKEA Towers (landmark IKEA Towers)

Local Designated Views with the description of what is considered valuable and protectable in the view

- From Addiscombe Road by Sandilands Tramstop of No.1 Croydon
- From Church Street of Whitgift Almshouses and No.1 Croydon
- From Crown Hill of Croydon Minster
- From Farthing Downs of Cane Hill Water Tower
- From George Street of No.1 Croydon, George Street
- From Heathfield of Selsdon and New Addington (unique view of the collection of buildings of New Addington)
- From High Street north east, of the Clock Tower, South Norwood
- From High Street of the Clock Tower, Thornton Heath
- From High Street south west, of the Clock Tower, South Norwood
- From Limpsfield Road, near Wentworth Way of All Saints' Church
- From North End of the Town Hall Clock Tower
- From Oliver Grove of the Clock Tower, South Norwood
- From Park Hill of Croydon Metropolitan Centre (unique collection of buildings, no landmarks)
- From Roman Way north of Croydon Minster
- From Roman Way south of Croydon Minster
- From Selsdon Road of St Peter's Church
- From South Norwood Hill of the Shirley Windmill
- 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)

Appendix 6 – About the proposal sites

The Croydon Local Plan sets out Croydon Council’s proposed sites for new homes, new primary schools, new healthcare facilities, new Gypsy and Traveller pitches and Creative and Cultural Industries Enterprise Centres and also land to be safeguarded for transport improvements in the borough.

Each site was considered for different uses. As each different land use has different needs the factors that were taken into consideration are looked at in turn starting below with housing.

New homes

In assessing each site the basic criteria that were considered were as follows:

- a. Is the site big enough for 10 or more new homes;
- b. Are there any existing or proposed policy constraints that would prevent the development of the site altogether;
- c. Is the existing land use protected from development unless certain criteria are met (such as demonstrating lack of demand for an industrial premises or community use);
- d. Are there any factors that would prevent the site being developed (such as legal covenants or viability issues); and
- e. Could better use be made of the site for another use such as a new school based on the criteria in the following paragraphs?

New primary schools

There were five principal criteria when assessing whether or not a site was suitable for a new primary school. These were:

- a. The site must be big enough (with 0.25ha being the smallest site a new primary school could be built on);
- b. The site must be in an area with an identified need for new primary school classes;
- c. The existing land use is not protected;
- d. There are no policy constraints that would prevent the development of the site altogether; and
- e. There are no known factors that prevent the site being developed.

Not every area of the borough has a need for new primary school classes. Only the Centre and South West have been identified as needing more classrooms that will require the construction of a new primary school. The remaining areas of the borough either do not have any need for new classrooms or the need is small enough to be accommodated through the expansion of existing primary schools.

New secondary schools

The assessment criteria for secondary schools were similar to primary schools, the main differences being the size of the site required and that secondary school places are required across the borough. The minimum site size for a new secondary school is 1.1ha.

New healthcare facilities

The Council has worked with NHS England, the Croydon Commissioning Group, the South London and Maudsley NHS Trust, the Croydon University Hospital NHS Trust, the London Healthy Urban Development Unit and NHS Property Services to identify sites that would be suitable for new healthcare facilities and are in areas of demand.

Sites for Gypsy and Traveller pitches

Gypsy and Traveller pitches are initially considered in the same way as a site for housing as in planning terms it is the same use of land. However, new Gypsy and Traveller pitches have their own specific requirements as well which were:

- a. The site must be big enough for three pitches (with 0.15ha being the minimum site size required for three new pitches); and
- b. The site should have no existing buildings (on the grounds that it would not be viable to demolish existing buildings and replace them with Gypsy and Traveller pitches), or the existing building could be used to provide an amenity block for new pitches.

Creative and Cultural Industries Enterprise Centres

The Croydon Local Plan sets out in Policy SP3.3 that it will create a network of Creative and Cultural Industries Enterprise Centres with one each in Croydon Metropolitan Centre, Crystal Palace, Purley and South Norwood/Portland Road. Sites in these locations have been considered as potential locations for a Creative and Cultural Industries Centre where there is an existing policy designation protecting the existing use, but where the site could be realistically used to support creative and cultural industries in the borough.

Appendix 7 – Schedule of proposal sites

Sites numbered between 1 and 50

5: AIG Building, 2-8 Altyre Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|--|------------------|------------------|------------------------------------|---|----------------------------|
| Croydon Opportunity Area | CR9 2LG | 0.236ha | Office building | Central | High | Large building in an urban setting | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Redevelopment including residential and non-retail town centre use at ground floor. | | Residential development will help to meet the need for new homes in the borough. The site lies within Croydon Metropolitan Centre but outside the Primary Shopping Area so all town centre uses except retail are acceptable in this location. | | | Post 2034 | Site has no known developer interest and the Council will need to work with landowner to bring it forward | 76 |

8: Motor Village Croydon, 121 Canterbury Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|---|-------------------------|------------------|------------------------------------|---|----------------------------|
| Purley Way (Broad Green & Selhurst) | CR0 3HF | 0.36ha | Car showroom and garage | Urban | Medium | Large buildings with well-defined building line and adjacent to other buildings | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising employment ground floor use with residential above. | | Residential development will help to meet the need for new homes in the borough. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan. | | | 2024-2029 | Site is subject to developer interest | 95 |

11: Croydon Garden Centre, 89 Waddon Way

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|---|----------------------------|------------------|------------------------------------|--|----------------------------|
| Purley Way (Waddon) | CR0 4HY | 0.994ha | Garden centre and car park | Urban | Low | Compact houses on relatively small plots, Local authority built housing with public realm, Retail Estates & Business & Leisure Parks | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use with residential above. | | The site is suitable for residential development as the garden centre is not a protected use. Residential development will help to meet the need for new homes in the borough. The Sustainability Appraisal recommends public transport improvements are made as part of the development to mitigate the site's low public transport accessibility rating. The Listed Building should be positively integrated into the development. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan. | | | 2024-2029 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 152 |

13: Boyden Tiles, Mayday Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|-------------------------|----------|---|------------------------|------------------|------------------------------------|--|----------------------------|
| Broad Green & Selhurst | CR7 7GY | 0.44ha | Vacant industrial site | Urban | Medium | Industrial estates | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential development | | Residential development will help to meet the need for new homes in the borough. The employment use is a protected use and therefore need to be retained on the site. | | | 2024-2029 | Site is subject to developer interest with a planning application likely soon and subject to granting of planning permission there is nothing preventing the site from being developed | 57 |

16: Heath Clark, Stafford Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|--|------------------|------------------|------------------------------------|--|----------------------------|
| Purley Way (Waddon) | CR0 4NG | 3.24ha | Field | Urban | High | Compact houses on relatively small plots; Industrial Estates; Large buildings in an urban setting; Mixed type flats | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential development subject to access from Stafford Road | | Residential development will help to meet the need for new homes in the borough. | | | 2024-2029 | Site has planning permission | 266 |

21: Former Royal Mail Sorting Office, 1-5 Addiscombe Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|---|-----------------------------------|------------------|------------------------------------|--|----------------------------|
| Croydon Opportunity Area | CR9 6AB | 0.43ha | Former Royal Mail Delivery Office | Central | High | Large buildings in an urban setting | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| <p>Mixed use development comprising town centre uses at ground floor with hotel, office or residential above.</p> | | <p>Proximity to East Croydon Station means site is well suited to provide homes and could include either offices, hotel, leisure and/or Class A2-A5 uses as part of a mixed use scheme. The site lies within Croydon Metropolitan Centre but outside the Primary Shopping Area so all town centre uses except retail are acceptable in this location. The redevelopment of this site could help to meet the need for new homes in the borough. The site forms part of the Brighton Mainline and East Croydon station Transformation Area.</p> | | | <p>Post 2034</p> | <p>Planning permission has expired and there are a number of issues that need to be overcome before the site can be developed including consideration of the Brighton Mainline and East Croydon station upgrade works.</p> | <p>209</p> |

22: Whitehorse Road garages and parking area, Whitehorse Road Estate (Johnson Road/Cromwell Road)

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|-------------------------|----------|---|----------------------|------------------|------------------------------------|---|----------------------------|
| Broad Green & Selhurst | CR0 2JR | 0.1ha | Garages and car park | Urban | Medium | Predominantly 2-storey terraced housing | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential development | | Residential development will help to meet the need for new homes in the borough. The employment use is a protected use and therefore need to be retained on the site. | | | 2029-2034 | Site is subject to developer interest | 16 |

25a: Morrisons Supermarket, 500 Fiveways off Purley Way

| Place | Postcode | Size of site | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|--|--|------------------|------------------------------------|---|----------------------------|
| Purley Way (Waddon) | CR0 4NZ | 2.74ha | Retail warehouse site bordering Purley Way and Stafford Road | Urban | High | Detached houses on relatively large plots; Retail Estates & Business & Leisure Parks; Terraced houses and cottages | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Redevelopment of a mix of residential, retail, commercial and community uses, new green open space and health facility (if required by the NHS) to form the basis of a new residential community and part of the potential Fiveways Town Centre and environs. | | Potential for a new Local Centre in the Fiveways area is identified in the Purley Way Transformation Area and Croydon Local Plan. Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan. | | | Post 2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed. | 529 |

25b: Porcelenosa, 468-472 Purley Way

| Place | Postcode | Size of site | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|--|--|------------------|------------------------------------|--|----------------------------|
| Purley Way (Waddon) | CR0 4NZ | 0.83ha | Retail warehouse site bordering Purley Way | Urban | High | Detached houses on relatively large plots; Retail Estates & Business & Leisure Parks; Terraced houses and cottages | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Redevelopment of a mix of residential, retail, commercial and community uses, new green open space and health facility (if required by the NHS) to form the basis of a new residential community and part of the potential Fiveways Town Centre and environs. | | Potential for a new Town Centre in the Fiveways area is identified in the Purley Way Transformation Area and Croydon Local Plan. Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan. | | | Post 2034 | Site has no known developer interest and the Council will need to work with landowner to bring it forward | 233 |

25c: Fiveways Retail Park, 500 Purley Way

| Place | Postcode | Size of site | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|---|--|------------------|------------------------------------|--|----------------------------|
| Purley Way (Waddon) | CR0 4NZ | 1.84ha | Retail warehouse site bordering Stafford Way | Urban | High | Detached houses on relatively large plots; Retail Estates & Business & Leisure Parks; Terraced houses and cottages | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Redevelopment of a mix of residential, retail, commercial and community uses, new green open space and health facility (if required by the NHS) to form the basis of a new residential community and part of the potential Fiveways Town Centre and environs. | | <p>Potential for a new Local Centre in the Fiveways area is identified in the Purley Way Transformation Area and Croydon Local Plan.</p> <p>Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential, community uses and retail.</p> <p>The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan.</p> | | | Post 2034 | Site has no known developer interest and the Council will need to work with landowner to bring it forward | 272 |

28: Bowyers Yard, 20 Haynes Lane

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|---|----------------------------|------------------|------------------------------------|--|----------------------------|
| Crystal Palace & Upper Norwood | SE19 3AN | 0.02ha | Studios and Workshop Space | Urban | High | Large houses on relatively small plots, Terraced houses and cottages, Urban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Cultural and Creative Industries Enterprise Centre | | An existing recording studio that is seeking to expand their offer will provide greater support for the cultural creative sector. Accords with Croydon Local Plan Policy SP3.3 to deliver such a facility within Crystal Palace. The Sustainability Appraisal highlights the context of the Conservation Area which development proposals will need to consider | | | 2021 - 2026 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | n/a |

30: Purley Leisure Centre, car park and former Sainsbury's Supermarket, High Street

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|--|---|------------------|------------------------------------|--|----------------------------|
| Purley | CR8 2AA | 0.66ha | Swimming pool, multi-storey car park and former supermarket | Urban | High | Large buildings in an urban setting; Mixed type flats; Terraced houses and cottages; Urban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use redevelopment incorporating public car park, new leisure facilities, including a swimming pool, and other community facilities, creative and cultural industries enterprise centre, retail or residential accommodation. | | The community use of the site is protected by Policy SP5 of the Croydon Local Plan. A commitment to deliver a creative and cultural industries enterprise centre in Purley District Centre is set out in Croydon Local Plan. As it is in the Primary Shopping Area retail is an acceptable use. Residential development will help to meet the need for new homes in the borough. | | | 2029-2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 179 |

32: 4-20 Edridge Road

| Place | Postcode | Size of site | Site description | Type of location | Public Transport Accessibility of area | Local character | |
|--------------------------|----------|---|------------------|------------------|--|--|----------------------------|
| Croydon Opportunity Area | CR0 9WX | 0.23ha | Car park | Central | High | Linear Infrastructure; Tower Buildings; Urban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential development | | Residential development will help to meet the need for new homes in the borough. It is a poor location for offices as it is too far from East Croydon station and outside of the Primary Shopping Area so retail use is not acceptable or suitable. | | | 2024-2029 | Site has planning permission | 230 |

33: 26-28 Addiscombe Road (Go Ahead House)

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|----------------------------------|----------|--|------------------|------------------|------------------------------------|---|----------------------------|
| Croydon Opportunity Area | CR9 5GA | 0.13ha | Office building | Central | High | Large buildings with well-defined building line and adjacent to other buildings | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential, office and/or hotel | | Residential development will help to meet the need for new homes in the borough. The site lies within Croydon Metropolitan Centre close to East Croydon station but outside of the Primary Shopping Area is suitable for all town centre uses except retail. | | | 2029-2034 | Site is subject to developer interest | 76 |

34: Land Bounded By George St, Park Lane, Barclay Road, And Main London To Brighton Railway Line

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|--|--|------------------|------------------------------------|--|----------------------------|
| Croydon Opportunity Area | CR0 1YL | 1.61ha | Law court, cleared site and public realm | Central | High | Large buildings with surrounding space | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| 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. | | Residential development will help to meet the need for new homes in the borough. The site lies within Croydon Metropolitan Centre close to East Croydon station but outside of the Primary Shopping Area so is suitable for all town centre uses except retail | | | Post 2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 352 |

35: Purley Baptist Church, 2-12 Banstead Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|---|---|------------------|------------------------------------|---|----------------------------|
| Purley | CR8 3EA | 0.43ha | Purley Baptist Church, parking area and other various buildings | Urban | High | Large buildings in an urban setting; Planned estates of semi detached houses; Terraced houses and cottages; Urban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use redevelopment comprising new church, community facility and residential | | The redevelopment of this site could help to meet the need for new homes in the borough. The church and community facility are protected by Croydon Local Plan Policy SP5. The provision of flood prevention measures is required to improve the sustainability of the development. | | | 2029-2034 | Site has planning permission | 114 |

40: West Croydon Bus Station

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|---|------------------|------------------|------------------------------------|---|----------------------------|
| Croydon Opportunity Area | CR0 2RD | 0.32ha | Bus station | Central | High | Transport Nodes | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Retention and improvement of bus station alongside town centre uses at ground floor level with residential use above. | | Redevelopment of the bus station, retaining this facility, will help to meet the need for homes in the borough in a sustainable location. The site lies within Croydon Metropolitan Centre close to West Croydon station but outside of the Primary Shopping Area so is suitable for all town centre uses except retail. Development should ensure the setting of St Michael's and All Angels Church is preserved and enhanced. | | | Post 2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed. | 76 |

41: Direct Line House, 3 Edridge Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|---|------------------|------------------|------------------------------------|--|----------------------------|
| Croydon Opportunity Area | CR9 1AG | 0.27ha | Office building | Central | High | Large buildings with surrounding space | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential and/or office development. | | Residential development will help to meet the need for new homes in the borough. The site lies within Croydon Metropolitan Centre but outside of the Primary Shopping Area so is suitable for all town centre uses except retail. | | | 2029-2034 | Site is subject to developer interest | 158 |

42: The Lansdowne, 2 Lansdowne Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|---|------------------|------------------|------------------------------------|--|----------------------------|
| Croydon Opportunity Area | CR9 2ER | 0.25ha | Office building | Central | High | Large buildings with surrounding space | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising ground floor town centre uses and improved pedestrian environment on the Lansdowne Road frontage, with office or residential above | | Residential development will help to meet the need for new homes in the borough. The site lies within Croydon Metropolitan Centre but outside of the Primary Shopping Area so is suitable for all town centre uses except retail. | | | Post 2034 | Site is subject to developer interest | 158 |

47: 3-9 Park Street

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|--|--|------------------|------------------------------------|--|----------------------------|
| Croydon Opportunity Area | CR0 1YD | 0.07ha | Vacant building previously used as a nightclub | Central | High | Large buildings with well-defined building line and adjacent to other buildings | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use residential and ground floor town centre use | | Residential development will help to meet the need for new homes in the borough. Site lies within Croydon Town Centre and within the Primary Shopping Area which would make all town centre uses acceptable in this location. The site is within the Central Croydon Conservation Area and should preserve and enhance the character of the area. The Council's relevant Conservation Area Guidance and Management Plans will need to be adhered to. | | | 2027-2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 18 |

48: 294-330 Purley Way

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|--|---|------------------|------------------------------------|--|----------------------------|
| Purley Way (Waddon) | CR0 4XJ | 2.55ha | Retail warehouse and vacant employment land | Urban | Medium | Retail Estates & Business & Leisure Parks; Terraced houses and cottages | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use with residential above | | Potential for a new Town Centre in the Waddon Marsh area is identified in the Purley Way Transformation Area and Croydon Local Plan. Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan. As the site is within Flood Zone 3 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment. It is recommended that basements are not considered at this site. | | | 2029-2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 331 |

50: 44-60 Cherry Orchard Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | | |
|--------------------------|----------|---|-------------------------|------------------|------------------------------------|---|----------------------------|--|
| Croydon Opportunity Area | CR0 6BA | 0.3ha | Meat processing factory | Urban | High | Industrial Estates; Mixed type flats; Tower Buildings | | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes | |
| Residential development | | Residential development will help to meet the need for new homes in the borough. The site was included as an allocation in the Replacement Unitary Development Plan (2006) and as such is not protected as a Town Centre Industrial site as part of the Croydon Local Plan. The site forms part of the Brighton Mainline and East Croydon station Transformation Area. | | | 2024-29 | Site has planning permission | 120 | |

Sites numbered between 51 and 100

58: 140 & 140a Hermitage Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|--|-------------------------|------------------|------------------------------------|---|----------------------------|
| Crystal Palace & Upper Norwood | SE19 3JU | 0.43ha | Vacant former care home | Urban | Medium | Medium rise blocks with associated grounds | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential development subject to the adequate re-provision of the existing community use | | Residential development will help to meet the need for new homes in the borough. | | | Post 2034 | Site has no known developer interest and the Council will need to work with landowner to bring it forward | 22 |

61: Purley Station car park and 26-52 Whytecliffe Road South

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|-----------------------|----------|--|---|------------------|------------------------------------|--|----------------------------|
| Purley | CR8 2AW | 0.46ha | Car Park and terraced residential homes | Urban | High | Institutions with associated grounds; Mixed type flats; Planned estates of semi detached houses; Terraced houses and cottages; Transport Nodes | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential use | | The site will help to meet the need for homes and potential for public parking in the borough after 2026. A Transport Assessment will be required of redevelopment proposals for the site to consider possible impacts on local streets in the vicinity of Purley Railway station arising from any reduction in parking. | | | 2024-2029 | Site is subject to developer interest but there are a number of issues that need to be overcome before it can be developed | 139 |

64: 100, 112a and 112b Brighton Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|--|--|------------------|--------------------------------|--|-----------------|
| Purley | CR8 4DB | 0.28ha | Two vacant units at ground floor, previously used as a gym and bowling alley, with unit on first floor | Urban | Medium | Urban Shopping Areas | |
| Description of option | | Justification for option | | | Phasing of development | Evidence of deliverability | Number of homes |
| Comprehensive development for new residential | | Residential development will help to meet the need for new homes in the borough. | | | Post 2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 52 |

68: 130 Oval Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|-------------------------|----------|--|---|------------------|------------------------------------|--|----------------------------|
| Addiscombe | CR0 6BL | 0.22ha | Former warehouse/factory that has been vacant for more than five years. Hidden behind terraces of residential dwellings accessible through two alleyways. | Urban | High | Industrial Estates; Terraced houses and cottages | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential development | | As part of the Croydon Local Plan any town centre or scattered employment site that has been vacant for more than 18 months is being proposed for redevelopment if it could accommodate 10 or more new homes. Policy SP3.2 of the Croydon Local Plan requires that evidence of lack of demand for the existing premises or site for an employment use be provided before other uses can be considered. However, the need for new homes in the borough is so great that, as a plan-making process, a plan-led release of vacant town centre and scattered employment sites is proposed to help meet the need for new homes. | | | 2029-2034 | Site is subject to developer interest with a planning application likely soon and subject to granting of planning permission there is nothing preventing the site from being developed | 19 |

71: 2 Red Gables, Beech Avenue

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|-------------------------|----------|---|---|------------------|------------------------------------|--|----------------------------|
| Sanderstead | CR2 0NL | 0.63ha | Detached property and associated amenity land | Suburban | Low | Medium rise blocks with associated grounds | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential development | | Residential development will help to meet the need for new homes in the borough | | | 2024-2029 | Site is subject to developer interest with a planning application likely soon and subject to granting of planning permission there is nothing preventing the site from being developed | 34 |

78: 114-118 Whitehorse Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|---|--|------------------|------------------------------------|---------------------------------------|----------------------------|
| Broad Green & Selhurst | CR0 2JF | 0.04ha | Retail unit on ground floor & vacant offices set back from retail frontage over 2 floors | Urban | High | Urban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use with residential above | | Offices not in preferred location. Prior approval for office to residential for 8 units, there is potential for 10 units or more with potential to move the/extend the 1st storey and above to the building line of the ground floor. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development. | | | 2029-2034 | Site is subject to developer interest | 8 |

79: Waitrose, Sanderstead

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|--|-------------------------|------------------|------------------------------------|---|----------------------------|
| Sanderstead | CR2 9LE | 0.74ha | Superstore and car park | Urban | Low | Retail estates, business, leisure parks | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use with residential above | | Residential development will help to meet the need for new homes in the borough. Site is located in Sanderstead Town Centre so all town centre uses including retail are suitable at this site | | | Post 2034 | Site has no known developer interest and the Council will need to work with landowner to bring it forward | 62 |

87: Shirley Community Centre

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|---|------------------|------------------|------------------------------------|---------------------------------------|----------------------------|
| Shirley | CR0 8JA | 0.1ha | Community centre | Suburban | Medium | Institutions with associated grounds | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential development subject to the adequate re-provision of the existing community use | | Residential development will help to meet the need for new homes in the borough. Community facilities are protected by Policy SP5 of the Croydon Local Plan | | | Post 2034 | Site is subject to developer interest | 9 |

Sites numbered between 101 and 150

103: 585-603 London Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|--|---------------------------------|------------------|------------------------------------|---|----------------------------|
| Broad Green and Selhurst | CR7 6AY | 0.81ha | Hotels and associated car parks | Urban | Medium | Large buildings with well-defined building line and adjacent to other buildings | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development for residential and hotel. | | Residential development will help to meet the need for new homes in the borough. | | | 2024-2029 | Site has planning permission | 143 |

105: Strand House, Zion Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|-------------------------|----------|--|---|------------------|------------------------------------|--|----------------------------|
| Thornton Heath | CR7 8RG | 0.25ha | Former Adult Learning and Training Centre | Urban | High | Large buildings with surrounding space | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential development | | Residential development will help to meet the need for new homes in the borough. | | | 2029-2034 | In Council ownership | 22 |

106: CACFO, 40 Northwood Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|--|------------------|------------------|------------------------------------|---|----------------------------|
| Thornton Heath | CR7 8HU | 0.15ha | Community centre | Urban | Medium | Cottages, terraced houses & close knit semi-detached houses | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential development subject to the adequate reversion of the existing community use | | Residential development will help to meet the need for new homes in the borough. Community facilities are protected by Policy SP5 of the Croydon Local Plan. | | | 2029-2034 | Site is subject to developer interest | 18 |

110: Old Waddon Goods Yard, Purley Way

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|--|----------------------------|------------------|------------------------------------|---|----------------------------|
| Purley Way (Waddon) | CR0 4NX | 0.74ha | Various large retail units | Urban | Medium | Retail estates, business, leisure parks | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use with residential above and station improvements to Waddon Station. | | Potential for a new Local Centre in the Fiveways area is identified in the Purley Way Transformation Area and Croydon Local Plan. Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan. | | | Post 2034 | Site has no known developer interest and the Council will need to work with landowner to bring it forward | 168 |

114: Garage courts at 18 Bramley Hill

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|-------------------------|----------|--|--------------------------|------------------|------------------------------------|--|----------------------------|
| South Croydon | CR0 1AP | 0.09ha | Garages and amenity land | Suburban | Medium | Medium rise blocks with associated grounds | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential development | | Residential development will help to meet the need for new homes in the borough. | | | 2029-2034 | Site is subject to developer interest | 8 |

123: Prospect West and car park to the rear of, 81-85 Station Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|---|-----------------------------------|------------------|------------------------------------|--|----------------------------|
| Croydon Opportunity Area | CR0 2RD | 0.6ha | Car park at rear and office block | Central | High | Large buildings with surrounding space; Transport Nodes | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| 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. | | Existing office building is not protected from development. The site's location away from East Croydon station means it is less suited to hotel or office use and because it is outside of the Primary Shopping Area it is not suitable for retail use. Residential development will help to meet the need for new homes in the borough. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place. Acoustic measures will need to be incorporated in the design to assist sustainability of the development. | | | Post 2034 | Site is subject to developer interest | 291 |

125: Sainsburys, Trafalgar Way

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|--|--------------------------------|------------------|------------------------------------|---|----------------------------|
| Purley Way (Waddon) | CR0 4XT | 2.75ha | Large supermarket and car park | Urban | Medium | Retail Estates & Business & Leisure Parks | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use with residential above, and the creation of a new Green Space. | | Potential for a new Local Centre in the Waddon Marsh area is identified in the Purley Way Transformation Area and Croydon Local Plan. Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan. | | | 2029-2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed. | 632 |

126: Spurgeons College, 189 S Norwood Hill, South Norwood

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|---|---|------------------|------------------------------------|--|----------------------------|
| Thornton Heath | SE25 6DJ | 2.4ha | Higher education facility and associated land | Urban | Medium | Institutions with associated grounds | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential development to enable improvement of education use. | | Community facilities are protected and higher education uses supported by Policy SP5 of the Croydon Local Plan. Residential development will help to meet the need for new homes in the borough | | | 2029-2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 27 |

128: Land at, Poppy Lane

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|-------------------------|----------|--|------------------|------------------|------------------------------------|--|----------------------------|
| Shirley | CR0 8YT | 1.43ha | Cleared site | Suburban | Low | Green Infrastructure; Institutions with associated grounds; Mixed type flats | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential development | | This site does not meet the criteria for designation as Metropolitan Open Land as it does not contribute to the physical structure of London, it does not include open air facilities which serve whole or significant parts of London and it does not contain features or landscapes of national or metropolitan importance. For this reason it has been assessed by the same criteria as other non-Metropolitan Open Land sites and is considered acceptable for development. Residential development will help to meet the need for new homes in the borough. | | | 2024-2029 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 123 |

132: 550 and 550A Purley Way

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|--|----------------------------|------------------|------------------------------------|--|----------------------------|
| Purley Way (Waddon) | CR0 4RF | 0.45ha | Retail outlet and car park | Urban | Medium | Retail Estates & Business & Leisure Parks | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use with residential above | | Potential for a new Local Centre in the Fiveways area is identified in the Purley Way Transformation Area and Croydon Local Plan. Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan. | | | 2029-2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 80 |

133: Woburn and Bedford Court

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|--|---|------------------|------------------------------------|--|----------------------------|
| Croydon Opportunity Area | CR0 2AE | 0.92ha | Various low rise residential blocks and associated parking and amenity land | Central | High | Medium rise blocks with associated grounds | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Estate Renewal to increase and improve local housing stock | | Residential development will help to meet the need for new homes in the borough. | | | Post 2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 284 |

135: Hilton Hotel car park, 101 Waddon Way

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|---|------------------|------------------|------------------------------------|---|----------------------------|
| Purley Way (Waddon) | CR9 4HH | 0.99ha | Hotel car park | Urban | Low | Retail Estates & Business & Leisure Parks | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use with residential and/or hotel use above to form part of a new Waddon Way Neighbourhood Centre | | Potential for a new Town Centre in the Waddon Way area is identified in the Purley Way Transformation Area and Croydon Local Plan. Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan. | | | Post 2034 | Site has no known developer interest and the Council will need to work with landowner to bring it forward | 70 |

136: Supermarket, car park, 54 Brigstock Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|--|---|------------------|------------------------------------|---|----------------------------|
| Thornton Heath | CR7 8RX | 0.32ha | Iceland Freezer Centre store and car park and rail yard | Urban | High | Industrial Estates; Transport Nodes; Urban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use with residential above. | | The site is in a very accessible location in Thornton Heath District Centre next to the railway station. Currently it has a low density supermarket with car park. The preferred option retains some employment use (as this is protected by Policy SP3.2 of the Croydon Local Plan) whilst making more efficient use of the site by providing homes that will help meet the borough's need for housing and a replacement retail unit (as the site is in the Primary Shopping Area of the District Centre where retail is encouraged). | | | 2029-2034 | Site has no known developer interest and the Council will need to work with landowner to bring it forward | 124 |

137: Colonnades

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|---|---------------------------------------|------------------|------------------------------------|--|----------------------------|
| Purley Way (Waddon) | CR0 4RS | 3.51ha | Retail and leisure park with car park | Urban | Low | Retail Estates & Business & Leisure Parks | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Redevelopment of this area to provide a mixture of residential, retail, leisure and community uses to form the basis of a new residential community and part of a Waddon Way Neighbourhood Centre. | | Potential for a new Town Centre in the Waddon Way area is identified in the Purley Way Transformation Area and Croydon Local Plan. Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan. | | | Post 2034 | Site (owned by LBC) has no known developer interest and the Council will need to work with landowner to bring it forward | 659 |

138: Land adjacent to East Croydon Station and land at Cherry Orchard Road, Cherry Orchard Gardens

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|---|--|------------------|------------------------------------|--|----------------------------|
| Croydon Opportunity Area | CR0 6BQ | 0.76ha | Cleared site in two parts (1) between the railway line and Cherry Orchard Road and (2) on the corner of Cherry Orchard Road and Oval Road and the Sorter and Porter Public House | Central | High | Industrial Estates; Mixed type flats | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use with residential and/or office above | | Residential development will help to meet the need for new homes in the borough. The part of the site to west of Cherry Orchard Road lies within Croydon Metropolitan Centre close to East Croydon station but outside the Primary Shopping Area so all town centre uses except retail are acceptable on this part of the site. Acoustic measures will need to be incorporated in the design to assist sustainability of the development. The site forms part of the Brighton Mainline and East Croydon station Transformation Area. | | | 2024-2029 | Site has planning permission and landowner is likely to develop the site themselves | 445 |

142: 1-5 Lansdowne Road and Voyager House, 30-32 Wellesley Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|--|--|------------------|------------------------------------|--|----------------------------|
| Croydon Opportunity Area | CR0 2BX | 0.48ha | Voyager House, Lansdowne Hotel, YMCA Hostel and Marco Polo House | Central | High | Large buildings with surrounding space; Large buildings with well-defined building line and adjacent to other buildings; Linear Infrastructure | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising residential, with offices, leisure and/or hotel | | Residential development will help to meet the need for new homes in the borough. Site lies within Croydon Metropolitan Centre close to East Croydon station but outside the Primary Shopping Area so all town centre uses except retail for which sequential testing would be required, are acceptable in this location. | | | 2024-2029 | Site has planning permission but there are a number of issues that need to be overcome before the site can be developed | 794 |

143: South Croydon Ambulance Station and Youth Centre sites

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|--|--|------------------|------------------------------------|---|----------------------------|
| Purley Way (Waddon) | CR0 4RQ | 0.29ha | Ambulance station and youth centre with associated car park and amenity land | Urban | Low | Compact houses on small plots, Institutions with associated grounds | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Subject to suitable re-provision of the existing community use, mixed use development comprising main town centre ground floor use with residential above | | Potential for a new Local Centre in the Waddon Way area is identified in the Purley Way Transformation Area and Croydon Local Plan. Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan. | | | Post 2034 | Site has no known developer interest and the Council will need to work with landowner to bring it forward | 84 |

144: Sofology, 226 Purley Way

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|---|----------------------------|------------------|------------------------------------|---|----------------------------|
| Purley Way (Waddon) | CR0 4XG | 0.34ha | Retail outlet and car park | Urban | Medium | Retail Estates & Business & Leisure Parks | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use with residential above | | Potential for a new Town Centre in the Waddon Marsh area is identified in the Purley Way Transformation Area and Croydon Local Plan. Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan. | | | 2029-2034 | Site has no known developer interest and the Council will need to work with landowner to bring it forward | 74 |

146: Currys PC World (Carphone Warehouse), 12 Trojan Way

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|---|----------------------------|------------------|------------------------------------|--|----------------------------|
| Purley Way (Waddon) | CR0 4XL | 0.97ha | Retail outlet and car park | Urban | Medium | Retail Estates & Business & Leisure Parks | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use with residential above | | Potential for a new Local Centre in the Waddon Marsh area is identified in the Purley Way Transformation Area and Croydon Local Plan. Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan. As the site is within Flood Zone 3 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment. It is recommended that basements are not considered at this site. | | | Post 2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 148 |

148: Land Rear of Canterbury House

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--------------------------|----------|--|------------------|------------------|------------------------------------|--|-----------------|
| Croydon Opportunity Area | CR0 9XE | 0.38ha | Office building | Central | High | Large buildings with surrounding space | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Number of homes |
| Residential Use | | Residential development will help to meet the need for new homes in the borough. | | | 2024-2029 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 84 |

Sites numbered between 151 and 200

153: Five Ways Triangle (516-540 Purley Way & 107-113 Stafford Road)

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|--|-------------------------------------|------------------|------------------------------------|--|----------------------------|
| Purley Way | CR0 4RE | 1.1ha | Petrol station and industrial units | Urban | High | Industrial estates | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use with residential above | | Potential for a new Local Centre in the Fiveways area is identified in the Purley Way Transformation Area and Croydon Local Plan. Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan. The setting of the Listed Building should be positively integrated into the development | | | Post 2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 91 |

172: North site, Ruskin Square

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|--|---|------------------|------------------------------------|---|----------------------------|
| Croydon Opportunity Area | CRO 2EW | 0.43ha | Northern section of gateway site known as Ruskin Square redevelopment | Central | High | Industrial Estates; Large buildings with surrounding space; Large buildings with well defined building line and adjacent to other buildings; Transport Nodes | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use with residential, hotel, and/or offices above | | Proximity to East Croydon station means the site is well suited to provide homes and could include either offices, hotel and leisure uses as part of a mixed scheme. The site lies within Croydon Metropolitan Centre but outside the Primary Shopping Area so all town centre uses except retail are acceptable in this location. The redevelopment of this site could help to meet the need for new homes in the borough. The site forms part of the Brighton Mainline and East Croydon station Transformation Area. | | | 2024-2029 | Site has planning permission but there are a number of issues that need to be overcome before the site can be developed | 158 |

184: 1-19 Derby Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|--|---|------------------|------------------------------------|--|----------------------------|
| Croydon Opportunity Area | CR0 3SE | 0.31ha | Shops and Garage on triangular site beside railway line close to West Croydon station | Central | High | Terraced houses and cottages; Transport Nodes; Urban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use with residential above. | | The site lies outside Croydon Metropolitan Centre on a side street so town centre uses are not desirable in or suited to this location. Residential development will help to meet the need for new homes in the borough. New community facilities are required to improve the sustainability of the site. Accoustic measures will need to be incorporated in the design to assist sustainability of the development. | | | 2029-2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 66 |

186: Jobcentre, 17-21 Dingwall Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|---|-----------------------------------|------------------|------------------------------------|---|----------------------------|
| Croydon Opportunity Area | CR0 9XF | 0.35ha | A two storey brick built building | Central | High | Large buildings with surrounding space | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Offices and/or residential and/or hotel and/or replacement Class A2 (Finance) premises (with healthcare facility if required by the NHS) | | The site is suitable for all town centre uses except retail as it is within Croydon Metropolitan Centre close to East Croydon station but outside of the Primary Shopping Area making it particularly suited to office use. Residential development will help to meet the need for new homes in the borough. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place. Acoustic measures will need to be incorporated in the design to assist sustainability of the development. | | | 2024-2029 | Site has no known developer interest and the Council will need to work with landowner to bring it forward | 199 |

190: Leon Quarter

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|--|--|------------------|------------------------------------|---|----------------------------|
| Croydon Opportunity Area | CR0 9XT | 0.66ha | 2 storey parking area serving Leon House | Urban | High | Large buildings with surrounding space | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use with residential and/or office above | | Residential development will help to meet the need for new homes in the borough. The site lies within Croydon Town Centre but outside the Primary Shopping Area so all town centre uses except retail are acceptable in this location. | | | 2024-2029 | Site has planning permission and landowner is likely to develop the site themselves | 357 |

192: Suffolk House, George Street

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|--|---|------------------|------------------------------------|---|----------------------------|
| Croydon Opportunity Area | CR0 1PE | 0.28ha | Office building with retail units at ground level | Central | High | Large buildings with surrounding space; Linear Infrastructure; Urban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use with residential and/or offices above. | | Site lies within a proposed extension of the Primary Shopping Area which would make all town centre uses acceptable in this location. The redevelopment of this site could help to meet the need for new homes in the borough. | | | Post 2034 | Site has no known developer interest and the Council will need to work with landowner to bring it forward | 54 |

194: St George’s Walk, Katharine House and Park House

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|--|---|------------------|------------------------------------|--|----------------------------|
| Croydon Opportunity Area | CR0 1YE | 2.03ha | Cleared site with previous use of office & retail (including financial and food & drink) buildings between Katharine Street and Park Street, and listed office building | Central | High | Large buildings with well defined building line and adjacent to other buildings; Urban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| 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. | | The site lies within the Primary Shopping Area of Croydon Town Centre so it is suited to retail. It is situated at a distance from East Croydon station so it less suitable for office use. Residential development will help to meet the need for new homes in the borough. The Civic Space is a requirement of the Mid Croydon Masterplan. Many of the retail/catering units in St Georges Walk house independent businesses that provide low cost options and measures should be taken to enable these to continue in Croydon either within the development or elsewhere. As the site is partly within the Central Croydon Conservation Area and the setting of listed buildings including the Town Hall and Whitgift Almshouses, the development should respond to the character of the area, to preserve or enhance the significance of heritage assets. The Council’s relevant Conservation Area Guidance and Management Plans will need to be adhered to and proposals assessed against this. The conversion of the existing Listed Building (Segas House) on this site could help to meet the need for new homes in the borough. The existing office use is not protected. Delivery of a cultural facility on the ground floor in this location would be appropriate to meet demand with residential or office uses on upper floors. | | | 2029-34 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 820 |

196: Stonewest House, 1 Lamberts Place

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--------------------------|----------|---|-----------------------------|------------------|------------------------------------|--|----------------------------|
| Croydon Opportunity Area | CR0 2BR | 0.13ha | Office building with stores | Urban | Medium | Industrial Estates; Linear Infrastructure; Mixed type flats; Terraced houses and cottages; Tower Buildings | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential development | | Residential development will help meet the need for housing in the borough. The existing office use is not protected. | | | Post 2034 | Site has planning permission but there are a number of issues that need to be overcome before the site can be developed. | 20 |

199: 20-22 Lansdowne Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|--|---|------------------|------------------------------------|---|----------------------------|
| Croydon Opportunity Area | CR0 2BX | 0.775ha | Builders yard between Lansdowne Road and the railway line into East Croydon | Central | High | Industrial Estates; Large houses on relatively small plots | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising employment ground floor use with residential above. | | Site is a town centre employment site. Policy SP3.2 of the Croydon Local Plan requires that evidence of lack of demand for the existing premises or site for an employment use be provided before other uses can be considered. The site forms part of the Brighton Mainline and East Croydon station Transformation Area. | | | Post 2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed including consideration of the Brighton Mainline and East Croydon station. | 107 |

Sites numbered between 201 and 250

201: Lidl, Easy Gym and car park, 99-101 London Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|--|-------------------------------|------------------|------------------------------------|--|----------------------------|
| Croydon Opportunity Area | CR0 2RF | 1.16ha | Supermarket, gym and car park | Urban | High | Retail Estates & Business & Leisure Parks; Urban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Primary school with residential development on upper floors | | The site is of a suitable size for a primary school, is in an area that has a high demand for school places and can make a significant contribution to meeting this demand. The site is in a dense urban area and is suited to a mixed use development with the residential element helping to meet the need for new homes in the borough. | | | 2034 | Site is subject to developer interest | 216 |

203: West Croydon station and shops, 176 North End

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|---|---|------------------|------------------------------------|--|----------------------------|
| Croydon Opportunity Area | CR0 1UF | 1.86ha | West Croydon railway station, retail units on Station Road, London Road and North End, station car park and Network Rail yard | Central | High | Transport Nodes; Urban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Improvements to West Croydon Station, with complementary main town centre ground floor uses, with residential above. | | Existing station building is a low density development and use of the site (as identified in the West Croydon Masterplan) could be increased to include residential use. Improvements to the station as a transport interchange including a cycle hub is a policy aspiration of the Croydon Local Plan strategic policy SP8 and will assist in the sustainability of the development. Accoustic measures will need to be incorporated in the design to assist sustainability of the development and measures to alleviate surface water flooding taken, especially if current areas along train tracks are developed, reducing natural drainage capacity. | | | Post 2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 109 |

218: Lunar House, Wellesley Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|---|------------------|------------------|------------------------------------|--|----------------------------|
| Croydon Opportunity Area | CR0 9YD | 1.34ha | Office Block | Central | High | Large buildings with surrounding space; Linear Infrastructure | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Retention and conversion to main town centre use with residential, office and/or hotel above. | | In accordance with Policy SP3 of the Croydon Local Plan, office refurbishment/redevelopment and mixed use should be explored fully. The site lies within Croydon Metropolitan Centre close to East Croydon station but outside the Primary Shopping Area so all town centre uses except retail are acceptable in this location. Residential development will help to meet the need for new homes in the borough. Conversion should be considered in the redevelopment to increase sustainability of the site and due to the notable architecture of the building. | | | Post 2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 358 |

220: 9-11 Wellesley Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|---|------------------|------------------|------------------------------------|---|----------------------------|
| Croydon Opportunity Area | CR0 0XD | 0.16ha | Offices and bank | Central | High | Large buildings with surrounding space; Large buildings with well defined building line and adjacent to other buildings | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Conversion to main town centre use ground floor use, with employment or educational use above. | | Existing office building is not protected from development. Site lies within a proposed extension of the Primary Shopping Area which would make all town centre uses acceptable in this location. The redevelopment of this site could help to meet the need for new homes in the borough. The massing should be tested to ensure the settings of the Whitgift Almshouses and Electric House and the Central Croydon Conservation Area are preserved or enhanced. | | | 2029-2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed. | 76 |

234: Southern House, Wellesley Grove

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|--|--|------------------|------------------------------------|--|----------------------------|
| Croydon Opportunity Area | CR9 1TR | 0.87ha | 24-storey office building with undercroft straddling Wellesley Grove and a two-storey period property converted to an office | Central | High | Large buildings with surrounding space | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use with residential and/or office above | | In accordance with Policy SP3 of the Croydon Local Plan, office refurbishment/redevelopment and mixed use should be explored fully. The site is suitable for all town centre uses except retail as it is within Croydon Metropolitan Centre close to East Croydon station but outside of the Primary Shopping Area making it particularly suited to office use. The public realm is required to encourage connectivity with surrounding areas to make the site more sustainable. | | | Post 2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 199 |

236: Apollo House, Wellesley Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|--|------------------|------------------|------------------------------------|--|----------------------------|
| Croydon Opportunity Area | CR0 9YA | 0.58ha | Office Building | Central | High | Large buildings with surrounding space | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Retention and conversion to main town centre use with residential, office and/or hotel above. | | In accordance with Policy SP3 of Croydon Local Plan, office refurbishment/redevelopment and mixed use should be explored fully. The site is suitable for all town centre uses except retail as it is within Croydon Metropolitan Centre close to East Croydon station but outside of the Primary Shopping Area making it particularly suited to office use. Conversion should be considered in the redevelopment to increase sustainability of the site and due to the notable architecture of the building. | | | Post 2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 160 |

242: Davis House, Robert Street

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|--|---------------------------|------------------|------------------------------------|--|----------------------------|
| Croydon Opportunity Area | CR0 1QQ | 0.13ha | Office building and shops | Central | High | Large buildings with well-defined building line and adjacent to other buildings; Urban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use, with residential, education and/or hotel above | | In accordance with Policy SP3 of the Croydon Local Plan, office refurbishment/redevelopment and mixed use should be explored fully. The site is suitable for all town centre uses except retail as it is within Croydon Metropolitan Centre close to East Croydon station but outside of the Primary Shopping Area making it particularly suited to office use. The public realm is required to encourage connectivity with surrounding areas to make the site more sustainable. | | | 2024-2029 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 158 |

245: Mondial House, 102 George Street

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | | |
|--|----------|---|--------------------------|------------------|------------------------------------|--|----------------------------|--|
| Croydon Opportunity Area | CR0 1PJ | 0.22ha | 9-storey office building | Central | High | Large buildings with surrounding space; Transport Nodes | | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes | |
| Mixed use development comprising main town centre ground floor use with residential, hotel and/or office above | | The site lies within a proposed extension of the Primary Shopping Area close to East Croydon station which would make all town centre uses acceptable in this location and making it particularly suited to office use. To assist sustainability the development must incorporate accoustic measures to reduce noise impact on the development. | | | Post 2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 133 | |

248: 18-28 Thornton Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--------------------------|----------|--|------------------|------------------|------------------------------------|---|----------------------------|
| Broad Green and Selhurst | CR7 6BA | 0.20ha | Car sales site | Urban | Medium | Industrial Estates; Medium rise blocks with associated grounds; Urban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential development | | Residential development will help to meet the need for new homes in the borough. | | | Post 2034 | Site has no known developer interest and the Council will need to work with landowner to bring it forward | 11 |

Sites numbered between 251 and 300

284: Asharia House, 50 Northwood Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|---|---------------------------------|------------------|------------------------------------|---|----------------------------|
| Norbury | CR7 8HQ | 0.14ha | Offices, gymnasium and car park | Urban | Medium | Industrial Estates; Terraced houses and cottages | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential development subject to the adequate reversion of the existing community use. | | Residential development will help to meet the need for new homes in the borough. The community use of the site is protected by Policy SP5 of the Croydon Local Plan. The retention of a community facility will assist the sustainability of the site. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating. | | | Post 2034 | Site has no known developer interest and the Council will need to work with landowner to bring it forward | 18 |

294: Croydon College Annexe, Barclay Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|--|---|------------------|------------------------------------|--|----------------------------|
| Croydon Opportunity Area | CR0 1PF | 0.14ha | The former art block of Croydon College | Central | High | Large buildings with surrounding space | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising Cultural Industries Enterprises Centre ground floor use with residential and/or office above. | | This site is well suited to provide a home to the creative and cultural industries enterprise centre for Croydon Metropolitan Centre. The existing building is a community facility which is protected by Policy SP5 of the Croydon Local Plan. Residential development will help to meet the need for new homes in the borough. The Fairfield Masterplan encourages a high standard of design which will help the sustainability of the site. | | | 2024-2029 | Site is subject to developer interest and has permission | 93 |

Sites numbered between 301 and 350

306: The Good Companions Public House site, 251 Tithe Pit Shaw Lane

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|-------------------------|----------|--|------------------|------------------|------------------------------------|---|----------------------------|
| Sanderstead | CR6 9AW | 0.30ha | Cleared site | Suburban | Low | Planned estates of semi detached houses; Suburban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential development | | Residential development will help to meet the need for new homes in the borough. | | | 2024-2029 | Site is subject to developer interest | 41 |

311: Mott Macdonald House, 8 Sydenham Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|--|------------------|------------------|------------------------------------|--|----------------------------|
| Croydon Opportunity Area | CR0 2EE | 0.24ha | Office building | Central | High | Large buildings with surrounding space; Large buildings with well defined building line and adjacent to other buildings | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use with residential, hotel, and/or office above. | | In accordance with Policy SP3 of the Croydon Local Plan, office refurbishment/redevelopment and mixed use should be explored fully. The site is suitable for all town centre uses except retail as it is within Croydon Metropolitan Centre close to East Croydon Station but outside of the Primary Shopping Area. A community use could assist the sustainability of the site. | | | Post 2034 | Site has no known developer interest and the Council will need to work with landowner to bring it forward | 76 |

316: PC World, 2 Trojan Way

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|--|-------------------------------|------------------|------------------------------------|--|----------------------------|
| Purley Way (Waddon) | CR0 4XL | 1.03ha | Retail Warehouse and car park | Urban | Medium | Retail Estates & Business & Leisure Parks | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use, including a healthcare facility with residential above. | | Potential for a new Local Centre in the Waddon Marsh area is identified in the Purley Way Transformation Area and Croydon Local Plan. Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan. | | | 2029-2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 184 |

324: Purley Oaks Depot, 505-600 Brighton Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--------------------------------|----------|--|------------------|------------------|------------------------------------|---|----------------------------|
| Purley | CR8 2BG | 1.03ha | Council depot | Suburban | Medium | Industrial Estates; Large buildings with surrounding space | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| 20 Gypsy and Traveller pitches | | The site is in Council ownership and the existing employment use can be relocated to underused land in Factory Lane which is also owned by the Council. It is the only deliverable site for Gypsy and Traveller pitches that has been identified and will contribute to meeting the need for Gypsy and Traveller pitches in Croydon. | | | 2029-2034 | In Council ownership | n/a |

326: Ambassador House, 3-17 Brigstock Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|--|--|------------------|------------------------------------|--|----------------------------|
| Thornton Heath | CR7 7JG | 0.56ha | Various retail units at ground level and offices above (with some community use) | Urban | High | Large buildings with well defined building line and adjacent to other buildings; Urban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use with residential above. | | Office use is not protected in this location which is within the Primary Shopping Area (so retail is a preferred use at ground floor level). The community use in Ambassador House is protected by Policy SP5. Residential development would help to meet the need for homes in the borough. The building is built above the London to Brighton railway line and so conversion is likely to be preferable to new build because of cost of building above Network Rail infrastructure. To assist sustainability the development must incorporate acoustic measures to reduce noise impact of the development. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development. | | | 2024-2029 | Site has planning permission | 66 |

332: Superstores, Drury Crescent

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|---|--------------------------------|------------------|------------------------------------|---|----------------------------|
| Purley Way (Waddon) | CR0 4XT | 1.45ha | Retail Warehouses and car park | Urban | Medium | Large buildings with well defined building line and adjacent to other buildings; Retail Estates & Business & Leisure Parks | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use, including a healthcare facility and a primary school with residential above, to support the establishing of a new Local Centre at Waddon Marsh. | | Potential for a new Local Centre in the Waddon Marsh area is identified in the Purley Way Transformation Area and Croydon Local Plan. Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential, community uses and retail. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan. | | | 2029-2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed. | 265 |

337: Zodiac Court, 163 London Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|--|---|------------------|------------------------------------|--|----------------------------|
| Broad Green & Selhurst | CR0 2RJ | 0.71ha | Residential building with ground floor commercial units | Urban | High | Large buildings with well-defined building line and adjacent to other buildings; Urban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising community use at ground floor with residential above. | | Redevelopment provides an opportunity to intensify the use of the site. However, it is noted that there are significant issues with viability of redevelopment that will need to be overcome before this site could be developed. Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface' | | | 2024-2029 | Site has no known developer interest and the Council will need to work with landowner to bring it forward. | 45 |

347: Tesco, 8 Purley Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|---|-----------------------------------|------------------|------------------------------------|---|----------------------------|
| Purley | CR8 2HA | 3.80ha | Tesco store & associated car park | Urban | High | Retail Estates & Business & Leisure Parks | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use with residential above. | | Site has an existing retail use and has potential for intensification of use of the site with the addition of residential units which will help to meet the need for new homes in the borough. Measures to mitigate flood risk will need to be included in the development to assist sustainability. As the site is within Flood Zone 3 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment. | | | Post 2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed. | 420 |

348: Homebase & Matalan stores, 60-66 Purley Way

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|--|---------------------------------------|------------------|------------------------------------|--|----------------------------|
| Purley Way (Broad Green & Selhurst) | CR0 3JP | 2.84ha | Retail stores and associated car park | Urban | Medium | Retail Estates & Business & Leisure Parks | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use with residential above. | | Potential for a new Local Centre in the Valley Park area is identified in the Purley Way Transformation Area and Croydon Local Plan. Over the lifetime of the Croydon Local Plan, reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan. | | | 2024-2029 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 685 |

349: Harveys Furnishing Group Ltd, 230-250 Purley Way

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|---|-----------------------------|------------------|------------------------------------|--|----------------------------|
| Purley Way (Waddon) | CR0 4XG | 0.46ha | Retail stores and car parks | Urban | Medium | Industrial Estates; Retail Estates & Business & Leisure Parks | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use including a healthcare facility, with residential above. | | Potential for a new Local Centre in the Waddon Marsh area is identified in the Purley Way Transformation Area and Croydon Local Plan. Over the lifetime of the Croydon Local Plan, reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan. | | | 2029-2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 146 |

Sites numbered between 351 and 400

351: Furniture Village, 222 Purley Way

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|---|-----------------------------|------------------|------------------------------------|---|----------------------------|
| Purley Way (Waddon) | CR0 4XG | 0.71ha | Retail warehouse & car park | Urban | Medium | Industrial Estates; Retail Estates & Business & Leisure Parks | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use including a healthcare facility, with residential above. | | Potential for a new Local Centre in the Waddon Marsh area is identified in the Purley Way Transformation Area and Croydon Local Plan. Over the lifetime of the Croydon Local Plan, reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan. | | | 2029-2034 | Site has no known developer interest and the Council will need to work with landowner to bring it forward | 124 |

355: Decathlon, 2 Trafagar Way

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|--|----------------------------|------------------|------------------------------------|---|----------------------------|
| Purley Way (Waddon) | CR0 4XT | 1.30ha | Decathlon Store & car park | Urban | Medium | Retail Estates & Business & Leisure Parks | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use including a healthcare facility, with residential above. | | Potential for a new Local Centre in the Waddon Marsh area is identified in the Purley Way Transformation Area and Croydon Local Plan. Over the lifetime of the Croydon Local Plan, reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential, community uses and retail. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan. | | | 2029-2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed. | 260 |

357: Norwood Heights Shopping Centre, Westow Street

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|--|--|------------------|------------------------------------|--|----------------------------|
| Crystal Palace & Upper Norwood | SE19 3AH | 1.46ha | Sainsbury's supermarket and smaller retail units | Urban | High | Retail Estates & Business & Leisure Parks; Urban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| <p>Mixed use development comprising main town centre use with residential and/or office above subject to the adequate re-provision of the existing community use.</p> | | <p>Site is a relatively low density site within the Primary Shopping Area of Crystal Palace District Centre which has potential for redevelopment. Residential development will help to meet the need for new homes in the borough. The site is within the Upper Norwood Triangle Conservation Area and immediate setting of the listed war memorial alongside other heritage assets. The development should respond to the character of the area to preserve or enhance the significance of the heritage assets. The Council's relevant Conservation Area Guidance and Management Plans will need to be adhered to.</p> | | | <p>Post 2034</p> | <p>Site has no known developer interest and the Council will need to work with landowner to bring it forward</p> | <p>135</p> |

374: Reeves Corner former buildings, 104-112 Church Street

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|--|---|------------------|------------------------------------|--|----------------------------|
| Croydon Opportunity Area | CR0 1RD | 0.08ha | Vacant Land with designated Secondary Retail Frontage | Urban | High | Urban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use with residential above. | | Residential development will help meet the need for housing in the borough. Retail or a community use will assist in providing an active frontage to the ground floor. Previous use of the site was retail so new retail use is acceptable. The site is within the Church Street Conservation Area and the setting of a number of listed and locally listed buildings including the Grade I Listed Croydon Minster. The development should respond to the character of the area, to preserve and enhance the significance of heritage assets. The Council's relevant Conservation Area Guidance and Management Plans will need to be adhered to. | | | 2029-2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 21 |

375: Northern part of, 5 Cairo New Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|--|-----------------------------------|------------------|------------------------------------|---|----------------------------|
| Croydon Opportunity Area | CR0 1XP | 0.91ha | Church in former Factory building | Urban | High | Institutions with associated grounds; Linear Infrastructure | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential redevelopment <i>subject to the adequate reprovion of the existing community use.</i> | | Residential development will help to meet the need for new homes in the borough. The community use of the site is protected by Policy SP5 of the Croydon Local Plan. | | | <i>Post 2034</i> | Site has no known developer interest and the Council will need to work with landowner to bring it forward | <i>45</i> |

393: Whitgift Centre, North End

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|---|--|------------------|------------------------------------|--|----------------------------|
| Croydon Opportunity Area | CR0 1UB | 7.75ha | Shopping Centre, four office towers and two multi-storey car parks | Central | High | Shopping centres, precincts | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| <p>Masterplanned redevelopment to create an improved primary shopping area for Croydon Metropolitan Centre, as set out in Policy SP13.</p> | | <p>Planning permission for this site has recently expired. However, the landowners and their delivery partners are working closely with the Council and other stakeholders, to formulate a revised deliverable scheme for this strategic part of borough. This will form a comprehensive major regeneration scheme for Croydon Metropolitan Centre which will secure an improved quality and expanded shopping centre along with new homes that will help to meet the need for new homes in the borough. The Sustainability Appraisal recommends that the impact of the proposal on the conservation area is mitigated through the heritage and townscape assessment.</p> | | | 2024-2029 | <p>The planning permission has recently expired. The landowner is working with a range of stakeholder to formulate a revised scheme.</p> | 1080 |

396: Praise House, 145-149 London Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | | |
|---|----------|--|--|------------------|------------------------------------|---|----------------------------|--|
| Broad Green & Selhurst | CR0 2RG | 0.25ha | Former office building of 4 floors currently with a community use with extension at rear last used as garage. Frontage used as tyre fitters. | Urban | High | Industrial Estates; Retail Estates & Business & Leisure Parks; Terraced houses and cottages | | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes | |
| Residential development subject to the adequate re-provision of the existing community use. | | Site has an existing community use that is protected. The redevelopment of this site would help to meet the need for new homes in the borough. Currently it is not likely to be viable so development of the site is not likely to be completed before 2026. | | | 2024-2029 | Site has planning permission but there are a number of issues that need to be overcome before the site can be developed | 72 | |

Sites numbered between 401 and 450

400: **Bensham House**, 324-338 Bensham Lane

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---------------------------|----------|--|---------------------------------|------------------|------------------------------------|---|----------------------------|
| Thornton Heath | CR7 7EQ | 0.25ha | Large office / factory building | Urban | Medium | Industrial Estates; Terraced houses and cottages | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential redevelopment | | The site consists of an office building with prior approval to convert to residential use, a temporary community use and a small area of warehousing. The office and temporary community uses are not protected and the remaining area of Class B8 use is small. Residential use of this site will help to meet the need for new homes in the borough. | | | 2024-2029 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed. | 47 |

404: Vistec House, 185 London Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|-------------------------|----------|--|--|------------------|------------------------------------|--|----------------------------|
| Broad Green & Selhurst | CR0 2RJ | 0.69ha | 6 storey office building fronting London Road and 2 storey warehouse on Cavendish Road | Urban | High | Large buildings with well-defined building line and adjacent to other buildings; Urban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential development | | The redevelopment of this site could help to meet the need for new homes in the borough and as it is outside the Local Centre and Primary Shopping Area retail and other town centre uses are not preferred uses on this site. | | | 2024-2029 | Site is subject to developer interest and a planning application is likely soon with the landowner looking to develop the site themselves. | 79 |

405: Royal Oak Centre

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|-------------------------|----------|---|---|------------------|------------------------------------|---|----------------------------|
| Purley | CR8 2PG | 0.5ha | Single storey block with leisure and other uses | Urban | Medium | Industrial Estates; Large buildings with surrounding space | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential development | | <p>The redevelopment of this site could help to meet the need for new homes in the borough. The site lies outside of Purley District Centre so is not a suitable location for town centre uses including retail and offices. The Shopping Parade on the southern part of the site is proposed for de-designation as it does not have any shops in it. The current community use within the site should be included to assist sustainability in the local context. As the site is within a Flood Zone 3 it will be subject to the Exception Test as part of a Site Specific Flood Risk Assessment. Any development which involves an increase in building footprint should ensure there is no impact on the ability of the floodplain to store water. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.</p> | | | 2029-2034 | Site has no known developer interest and the Council will need to work with landowner to bring it forward | 50 |

407: 797 London Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|--|--|------------------|------------------------------------|--|----------------------------|
| Broad Green and Selhurst | CR7 6AW | 0.15ha | Six storey office building and car park at least part vacant | Urban | Medium | Large buildings with surrounding space; Urban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Conversion or redevelopment to residential use | | Office use is not protected in this location and residential use would help meet the borough’s need for new homes. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development. | | | 2024-2029 | Site has planning permission | 101 |

411: Palmerston House, 814 Brighton Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---------------------------|----------|---|------------------|------------------|------------------------------------|---|----------------------------|
| Purley | CR8 2BR | 0.07ha | Office Building | Urban | High | Large buildings with surrounding space, Medium rise blocks with associated grounds | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential redevelopment | | Site is an office in an edge of centre location where residential use is preferable. Residential development will help to meet the need for new homes in the borough. Conversion could be considered to reduce the environmental impacts of the development with flood mitigation measures. As part of the site is in Flood Zone 2 and 3 an Exception Test is required as part of a Site Specific Flood Risk Assessment. Any redevelopment of the site should seek to locate buildings in Flood Zone 1. | | | 2029-2034 | Site has no known developer interest and the Council will need to work with landowner to bring it forward | 8 |

417: Stonemead House, 95 London Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--------------------------|----------|--|------------------------|------------------|------------------------------------|---|----------------------------|
| Croydon Opportunity Area | CR0 2RF | 0.14ha | Vacant office building | Urban | High | Retail Estates & Business & Leisure Parks; Urban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential development | | The redevelopment or conversion of the building could help to meet the need for new homes. | | | Post 2034 | Site has no known developer interest and the Council will need to work with landowner to bring it forward | 11 |

Sites numbered between 451 and 500

471: Masonic Hall car park, 1- 1B Stanton Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|-------------------------|----------|---|--|------------------|------------------------------------|--|----------------------------|
| Broad Green & Selhurst | CR0 2UN | 0.15ha | Private Car Park between 1 and 1 B Stanton Road, called Masonic Hall car park. | Urban | High | Large houses on relatively small plots; Terraced houses and cottages | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential development | | Residential development will help to meet the need for new homes in the borough. Delivery will be an issue with the land in private ownership and as a car park for a hall the Community Policy SP5 must be complied with. A Contaminated Land Assessment will be required. | | | Post 2034 | Site has no known developer interest and the Council will need to work with landowner to bring it forward. | 11 |

486: The Beehive Public House, 47 Woodside Green

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--------------------------|----------|--|-------------------------|------------------|------------------------------------|---|----------------------------|
| South Norwood & Woodside | SE25 5HQ | 0.15ha | Amenity land & car park | Urban | Medium | Compact houses on houses on relatively small plots; Terraced houses and cottages; Urban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential development. | | Residential development will help to meet the need for new homes in the borough. | | | 2024-2029 | Site has no known developer interest and the Council will need to work with landowner to bring it forward | 22 |

489: Corinthian House, 17 Lansdowne Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|---|--------------------------------|------------------|------------------------------------|---|----------------------------|
| Croydon Opportunity Area | CR0 2BX | 0.21ha | Locally listed office building | Central | High | Large buildings with surrounding space | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Conversion to main town centre use with residential, office and/or hotel above. | | As a locally listed building redevelopment is not an acceptable option. In accordance with Policy SP3 of the Croydon Local Plan, office refurbishment/redevelopment and mixed use should be explored fully. The site lies within Croydon Metropolitan Centre close to East Croydon station but outside the Primary Shopping Area so all town centre uses except retail are acceptable in this location. | | | Post 2034 | Site has no known developer interest and the Council will need to work with landowner to bring it forward | 49 |

490: 95-111 Brighton Road and 1-5, 9-15 and 19 Old Lodge Lane

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|--|---|------------------|------------------------------------|--|----------------------------|
| Purley | CR8 4DA | 1.07ha | Public car park, demolished houses, retail units with residential above | Urban | Medium | Planned estates of semi detached houses; Transport Nodes; Urban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Primary school and residential development | | The site is of a suitable size for a primary school, is in an area that has a high demand for school places and can make a significant contribution to meeting this demand. Residential development will help to meet the need for new homes in the borough. | | | Post 2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 52 |

493: Pinnacle House, 8 Bedford Park

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|---|------------------|------------------|------------------------------------|--|----------------------------|
| Croydon Opportunity Area | CR0 2AP | 0.31ha | Office building | Central | High | Institutions with associated grounds; Large buildings with surrounding space | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising employment ground floor use with residential and/or office above. | | In accordance with Policy SP3 of the Croydon Local Plan, office refurbishment/redevelopment and mixed use should be explored fully. The site lies within Croydon Metropolitan Centre close to East Croydon station but outside the Primary Shopping Area so all town centre uses except retail are acceptable in this location. | | | 2029-2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 158 |

499: Croydon University Hospital Site, London Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|---|---|------------------|------------------------------------|---|----------------------------|
| Broad Green and Selhurst | CR7 7YE | 8.17ha | Various hospital and medical associated buildings along with a staff car park on Bensham Lane | Urban | Medium | Industrial Estates; Large buildings with well defined building line and adjacent to other buildings; Medium rise blocks with associated grounds; Retail Estates & Business & Leisure Parks | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential development subject to the adequate reprovision of the existing health care use. | | In order to fund improvements to the existing hospital buildings residential development on part of the site may be required. This option is dependent on their being no loss of services provided by the hospital both in terms of quantity and quality. | | | Post 2034 | Site is part of a partners' Estate Strategy | 345 |

Sites numbered between 501 and 1000

504: Stroud Green Pumping Station, 140 Primrose Lane

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|---|--|------------------|------------------------------------|--|----------------------------|
| Shirley | CR0 8YY | 0.72ha | Thames Water pumping station (which is a Locally Listed Building) and surrounding land | Suburban | Medium | Green Infrastructure; Industrial Estates; Planned estates of semi detached houses | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Conversion of pumping house for residential development. | | This site does not meet the criteria for designation as Metropolitan Open Land as it does not contribute to the physical structure of London, it does not include open air facilities which serve the whole or significant parts of London and it does not contain features or landscapes of national or metropolitan importance. For this reason it has been assessed by the same criteria as other non-Metropolitan Open Land sites and is considered acceptable for development. Residential development will help to meet the need for new homes in the borough. <i>The locally listed building should be converted in a sensitive manner that responds to its special interest. Development in the grounds would need to demonstrate that it can be accommodated in a manner that responds to the locally listed building and preserves or enhances its setting.</i> | | | Post 2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 24 |

683: Purley Back Lanes, 16-28 Pampisford Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|---|--|------------------|------------------------------------|--|----------------------------|
| Purley | CR8 2NE | 0.62ha | Single Storey Garage Engineering works at Russell Hill Place, car park and domestic garages at rear of Tudor Court, Russell Hill Parade. Two four storey detached houses in use as D1 facilities on Pampisford Road. | Urban | High | Large houses on relatively small plots; Urban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Replacement industrial floorspace, a new public car park, and residential development. | | Part of the site is currently an operational town centre employment site where there is a presumption against residential development. However, development of the site could enable the replacement of the industrial units with more modern and more accessible premises whilst providing new homes that are needed to meet the borough's need for housing. | | | Post 2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 60 |

945: Waitrose, 110-112 Brighton Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|--|----------------------|------------------|------------------------------------|---|----------------------------|
| Coulsdon | CR5 2NB | 0.27ha | Waitrose supermarket | Urban | Medium | Urban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising main town centre ground floor use with residential above. | | Residential development would help to meet the need for new homes in the borough. The site has an existing retail use. | | | Post 2029 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed. | 39 |

948: 230 Addington Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--------------------------------|----------|---|--|------------------|------------------------------------|--|----------------------------|
| Selsdon | CR2 8LL | 0.11ha | Disused art deco dance hall last used as a car repair garage | Suburban | Medium | Suburban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Residential development | | Residential development will help to meet the need for new homes in the borough. Retail development will help to re-establish the primary shopping area of the district centre given the site's Main Retail Frontage designation. | | | 2024-2029 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 26 |

950: Norfolk House, 1-28 Wellesley Road

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|---|---|------------------|------------------------------------|--|----------------------------|
| Croydon Opportunity Area | CR0 2AE | 0.68ha | Retail/commercial and hotel uses of 2 - 11 storeys. Wellesley Road elevation is within a Main Retail Frontage, and George Street elevation is within a Secondary Retail Frontage. Part of the site is locally listed. | Central | High | Urban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development comprising conversion of Norfolk House to create main town centre ground floor use with residential, hotel, and/or office above. | | The site is located in an area where mixed use development is acceptable and redevelopment of the site would rejuvenate this key site. The Locally Listed Building should be retained and converted. Development on the site should seek to respond to the special architectural and historic interest of the Locally Listed Building | | | Post 2034 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 135 |

952: 103 - 111A High Street

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|---|--|------------------|------------------------------------|--|----------------------------|
| Croydon Opportunity Area | CR0 1QG | 0.08ha | Three storey mixed use site comprising of town centre uses on ground floor (including retail) and commercial and residential on upper floors | Central | High | Town centre uses, close to tall office buildings that are being converted to residential uses, adjacent to a flyover | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use residential with commercial floor space | | Located within a highly sustainable location and high developer interest in site, who are intending to formulate and submit a mixed use scheme for site.. | | | 2022-2027 | Site is subject to developer interest | 37 |

Site New 1: Citylink, George Street

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|---|--|------------------|------------------------------------|---|----------------------------|
| Croydon Opportunity Area | CR0 5LR | 0.25ha | Office building with hotel and retail units at ground level. | Central | High | Large buildings with surrounding space, Linear Infrastructure, Urban Shopping Areas | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development with town centre ground floor use with residential and/or office above. | | In accordance with Policy SP3 of Croydon Local Plan, office refurbishment/redevelopment and mixed use should be explored fully. The site is suitable for all town centre uses except retail as it is close to East Croydon station. | | | 2024-2029 | Site has planning permission | 361 |

Site New 2: Development Site, Regina Road Housing Estate

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|--|----------|--|------------------|------------------|------------------------------------|---|----------------------------|
| South Norwood & Woodside | SE25 4TW | 2.5ha | Housing Estate | Suburban | Medium | Compact houses on relatively small plots; Terraced houses and cottages; | |
| Description of option | | Justification for option | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Estate renewal for residential development with retention of community facilities. | | Residential development will help to meet the need for new homes in the borough. | | | 2024-2029 | In Council ownership | 260 |

Site New 3: Croydon Park Hotel

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|--|--------------------|------------------|------------------------------------|--|----------------------------|
| Croydon Opportunity Area | CR9 5AA | 0.67ha | Croydon Park Hotel | Central | High | Large buildings with surrounding space | |
| Description of option | | | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Mixed use development with town centre ground floor use with residential and/or office above. | | Residential development will help to meet the need for new homes in the borough. | | | 2024-2029 | Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed | 447 |

Site New 4: Centrale

| Place | Postcode | Size | Site description | Type of location | Public Transport Accessibility | Local character | |
|---|----------|--|--|------------------|------------------------------------|---------------------------------------|----------------------------|
| Croydon Opportunity Area | CR0 1UB | 5.30 ha | Shopping Centre with adjacent residential, commercial, hotel and retail buildings. | Central | High | Shopping centres, precincts | |
| Description of option | | | | | Anticipated phasing of development | Evidence of deliverability | Indicative number of homes |
| Masterplanned redevelopment to create an improved primary shopping area for Croydon Metropolitan Centre, as set out in Policy SP13. | | This will form a comprehensive major regeneration scheme for Croydon Metropolitan Centre which will secure an improved quality and expanded shopping centre along with new homes that will help to meet the need for new homes in the borough. Proposals should seek to include and improve ecological, cycling and pedestrian networks. Proposals should include nature-led SuDS schemes. | | | Post 2034 | Site is subject to developer interest | 438 |

Appendix 8 – Delivery matrix

| Policy (Where we want to be) | What will be delivered | Who will deliver it | How it will be delivered | When it will be delivered | Where it will be delivered | What we will do if the policy is not being delivered |
|------------------------------------|---|---|---|---------------------------|--|--|
| SP1 - The Places of Croydon | New developments that contribute to an enhanced sense of place and improved local character | Croydon Council Developers Landowners Neighbourhood Forums Public bodies Neighbouring local authorities Businesses Service Providers | A range of policies to promote high quality new development through the pre-application and development management process. Future policies will be guided by the borough Character Appraisal, other place-based evidence and the LDF, including the Croydon Local Plan's Detailed Policies and Proposals and future Neighbourhood Plans. | 2019-2040 | All Places | Review Croydon Local Plan and borough Character Appraisal Provide further assistance to Neighbourhood Plans to help implement policy |
| | Growth in homes, jobs and services | Croydon Council Developers Landowners Service providers Infrastructure providers Neighbourhood Forums Registered Providers Service providers Businesses | Other policies forming part of the Local Development Framework Croydon Opportunity Area Planning Framework | 2019-2040 | Primarily in Croydon Opportunity Area, including approximately a third of the borough's residential growth, with Waddon, Purley, and Broad Green & Selhurst, and Thornton Heath and Coulsdon, accommodating medium and moderate residential growth and, to a more limited extent in the other Places | Review Croydon Local Plan Provide further assistance to Neighbourhood Plans to help implement policy Work with infrastructure providers to deliver infrastructure necessary to support Places of Croydon |

| Policy (Where we want to be) | What will be delivered | Who will deliver it | How it will be delivered | When it will be delivered | Where it will be delivered | What we will do if the policy is not being delivered |
|------------------------------|--|--|--|---------------------------|--|---|
| SP2 - Homes | A total of 34,145 new homes between 2019 and 2040 | Developers Landowners Registered providers Croydon Council GLA | Allocating land for new homes in the Croydon Local Plan's Detailed Policies and Proposals and to guide development of new homes Working with developers and landowners through the development management process to secure the best use of land in Croydon | 2019-2040 | All Places | Review policy in Croydon Local Plan Review Community Infrastructure Levy requirements Apply planning obligations requirements more flexibly |
| | 8,000 homes on allocated sites outside of Croydon Opportunity Area including preferred unit mix (tenure and size) | Croydon Council GLA Developers Landowners | Croydon Council will allocate sites for new homes in the Detailed Proposals of the Croydon Local Plan in partnership with GLA, developers and landowners | 2019-2040 | All Places except Croydon Opportunity Area | Delivered in Croydon Local Plan |
| | 14,500 homes on allocated sites inside Croydon Opportunity Area including preferred unit mix (tenure and size) | Croydon Council GLA Developers Landowners | Croydon Council will allocate sites for new homes in Croydon Local Plan's Detailed Policies and Proposals in partnership with GLA, developers and landowners | 2019-2040 | Croydon Opportunity Area | Delivered in Croydon Local Plan |

| Policy (Where we want to be) | What will be delivered | Who will deliver it | How it will be delivered | When it will be delivered | Where it will be delivered | What we will do if the policy is not being delivered |
|------------------------------|---|---|--|---------------------------|----------------------------|--|
| | 70% of all new affordable homes over the plan period to be social or affordable rented homes (with a minimum of 10,395 in total) and 30% of new affordable homes to be intermediate affordable homes for low cost shared home ownership, intermediate rent or starter homes (with a minimum of 6,237 new homes) | Developers and Croydon Council working in partnership with Registered Providers | Planning obligation agreements with developers Croydon Council New Build Programme Registered Providers build programmes | 2019-2039 | All Places | Review policy in Croydon Local Plan and in particular the requirements for on-site provision of affordable homes Apply other planning obligations requirements more flexibly Work with Registered Providers to seek other funding sources for affordable homes |
| | Mechanism for calculating commuted sums for affordable housing | Croydon Council | Non-statutory guidance on Planning Obligations and Community Infrastructure Levy | 2019-2040 | All Places | Non-statutory guidance on Planning Obligations |

| Policy (Where we want to be) | What will be delivered | Who will deliver it | How it will be delivered | When it will be delivered | Where it will be delivered | What we will do if the policy is not being delivered |
|------------------------------|---|---|--|---------------------------|----------------------------|--|
| | <p>Framework for provision of homes including approach to mix of homes across borough</p> <p>Framework for provision of homes including minimum design and amenity standards for family homes</p> | Croydon Council will set framework | Croydon Local Plan's Detailed Policies and Proposals | 2019-2040 | All Places | Delivered in Croydon Local Plan |
| | Provision of affordable homes | Developers and Croydon Council working in partnership with Registered Providers | <p>Planning obligation agreements with developers</p> <p>Croydon Council New Build Programme</p> <p>Registered Providers build programmes</p> | 2019-2040 | All Places | <p>Review policy in Croydon Local Plan</p> <p>Update Affordable Housing Viability Assessment</p> <p>Review Housing Strategy</p> |
| | 36 new pitches for Gypsy and Travellers | Croydon Council | Croydon Council allocates land for new pitches in the Croydon Local Plan's Detailed Policies and Proposals. Provision of pitches on a site dependent either on a private development or a Registered Provider. | 2019-2040 | All Places | <p>Review Croydon Local Plan</p> <p>Re-appraise availability of land in borough to identify new sites for Gypsy and Traveller pitches</p> <p>Work with Registered Providers and public sector land owners in Croydon to identify other potential for new pitches</p> |

| Policy (Where we want to be) | What will be delivered | Who will deliver it | How it will be delivered | When it will be delivered | Where it will be delivered | What we will do if the policy is not being delivered |
|------------------------------------|--|--|--|---------------------------------|---|--|
| SP3 - Employment | Innovation and investment into the borough will be increased | Croydon Council Coast to Capital Local Enterprise Partnership Developers Landowners | Croydon Council will allocate land for employment activities and Enterprise Centres in the Croydon Local Plan's Detailed Policies and Proposals Coast to Capital LEP will assist with promotion | 2019-2040 | Croydon Opportunity Area and Coulsdon | Review policy in Croydon Local Plan Review Economic Development Strategy Apply planning obligations requirements more flexibly |
| | A network of Enterprise Centres | Croydon Council Coast to Capital Local Enterprise Partnership Studio space providers Landowners | Croydon Council will allocate land Coast to Capital LEP will assist with promotion Studio space providers will provide Enterprise Centres | 2019-2040 | Croydon Opportunity Area, Purley, Crystal Palace & Upper Norwood and South Norwood/ Portland Road | Review policy in Croydon Local Plan Review Economic Development Strategy |

| Policy (Where we want to be) | What will be delivered | Who will deliver it | How it will be delivered | When it will be delivered | Where it will be delivered | What we will do if the policy is not being delivered |
|------------------------------|--|--|--|---------------------------|--|---|
| | Protection of industrial and warehousing land and premises | Croydon Council | Croydon Council will use the Development Management process to protect existing industrial and warehousing land and premises from change of use or redevelopment to non Class B uses | 2019-2040 | All Places | Review policy in Croydon Local Plan Review Economic Development Strategy Work with Croydon Council's Economic Development service to promote industrial areas |
| | Workshop/studios for Class B industrial uses in town centre locations | Croydon Council Developers Landowners Coast to Capital Local Enterprise Partnership | Policy encouraging development in these locations Coast to Capital LEP will assist with promotion | 2019-2040 | Croydon Metropolitan Centre and all District and Local Centres | Review policy in Croydon Local Plan Review Economic Development Strategy Work with the Croydon Council's Economic Development service to promote workshop space |
| | Remodelled Fairfield Halls | Croydon Council Fairfield Halls | Croydon Council Capital Programme College Green Masterplan | 2012-2020 | Fairfield Halls | Review Croydon Council Capital Programme Seek other sources of funding for remodelling |
| | Use of empty buildings and cleared sites by creative industries and cultural organisations | Croydon Council Voluntary sector partners Private sector partners Landowners Property Agents | Where Croydon Council is the land owner it will seek to ensure this happens. Where the Council is not the land owner, it will use its Development Management function to promote this activity. | 2019-2040 | All Places | Review policy in Croydon Local Plan |

| Policy (Where we want to be) | What will be delivered | Who will deliver it | How it will be delivered | When it will be delivered | Where it will be delivered | What we will do if the policy is not being delivered |
|------------------------------|---|---|---|-----------------------------------|--|--|
| | Town centre health checks | Croydon Council GLA | Undertake town centre health checks in partnership with GLA and relevant neighbouring boroughs to consider the vitality of existing town centres and in accordance with Policy 2.15 of the London Plan, also consider the case for identifying new centres. | 2019-2040 (every 3 to 5 years) | All Places except Kenley & Old Coulsdon | Review policy in Croydon Local Plan |
| | Define the boundaries of Primary Shopping Areas | Croydon Council | In the Croydon Local Plan's Detailed Policies and Proposals | 2011-2017 | Croydon Metropolitan Centre and all District and Local Centres | Delivered in Croydon Local Plan 2018 |
| | Focus town centre uses in Croydon Metropolitan Centre, District and Local Centres | Croydon Council London borough of Lambeth London borough of Bromley | | | | |

| Policy (Where we want to be) | What will be delivered | Who will deliver it | How it will be delivered | When it will be delivered | Where it will be delivered | What we will do if the policy is not being delivered |
|---|---|---|---|--|--|--|
| | Reduced levels of vacancy amongst Class A units within Croydon Metropolitan Centre and the District and Local Centres | Croydon Council Retailers Property Agents | Business Improvement Districts stimulating developer interest and promoting the centres Regular town centre 'health checks' and the Croydon Monitoring Report will instigate a boundary review if the number of vacant shops units becomes a sustained and significant issue | 2019-2040 | Croydon Metropolitan Centre and all District and Local Centres | Review policy in Croydon Local Plan |
| | Up to 30,500m ² of new and refurbished office floor space in Croydon Metropolitan Centre and up to 7,000m ² of new and refurbished office floor space in District Centres | Croydon Council GLA Developers Landowners Coast to Capital Local Enterprise Partnership | The Croydon Local Plan promotes a flexible approach to development in Croydon Metropolitan Centre with Opportunity Area Planning Framework promoting conversion of surplus office space to other uses | 2019-2040 | Croydon Metropolitan Centre | Review policy in Croydon Local Plan Review Opportunity Area Planning Framework Review Economic Development Strategy Apply planning obligations requirements more flexibly |
| Promoting refurbishment of remaining office buildings and development of new floor space Coast to Capital LEP will assist with promotion | | | 2019-2040 | Croydon Metropolitan Centre and all District Centres | Increased promotion of office space in Croydon | |

| Policy (Where we want to be) | What will be delivered | Who will deliver it | How it will be delivered | When it will be delivered | Where it will be delivered | What we will do if the policy is not being delivered |
|------------------------------------|--|--|--|---------------------------------|-------------------------------|---|
| | Healthy and vibrant Croydon Metropolitan Centre and the surrounding area | Croydon Council Retailers Businesses Landowners | Policies to promote a wide range of complementary town centre uses and bring forward the upgrading of retail and office stock. This is supplemented by the Croydon Opportunity Area Planning Framework, the relevant Masterplans, and the Croydon Local Plan's Detailed Policies and Proposals and a Public Realm Framework. | 2019-2039 | Croydon Opportunity Area | Review Croydon Local Plan |

| Policy (Where we want to be) | What will be delivered | Who will deliver it | How it will be delivered | When it will be delivered | Where it will be delivered | What we will do if the policy is not being delivered |
|------------------------------|--|--|---|---------------------------|----------------------------|--|
| SP4 - Local Character | High quality new development which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities. | Croydon Council Developers | A range of policies in the Croydon Local Plan's Detailed Policies and Proposals to promote high quality new development. This will be supplemented by the Croydon Opportunity Area Planning Framework, Public Realm framework and the relevant Masterplans. | 2019-2040 | All Places | Review policy in Croydon Local Plan |
| | Vacant buildings/sites will be utilised for temporary activities | Croydon Council Developers Voluntary sector partners Private sector partners Landowners Property agents | Where Croydon Council is the land owner it will seek to ensure this happens. Where the Council is not the land owner, it will use its Development Management function to promote this activity. | 2019-2040 | All Places | Review policy in Croydon Local Plan |

| Policy (Where we want to be) | What will be delivered | Who will deliver it | How it will be delivered | When it will be delivered | Where it will be delivered | What we will do if the policy is not being delivered |
|------------------------------|--|--|---|---------------------------|----------------------------|---|
| | Improved quality public realm | Croydon Council Developers Landowners | Croydon Local Plan's Detailed Policies and Proposals sets out a range of policies detailing the standards to which public realm improvements must adhere. This is supplemented by the Croydon Opportunity Area Planning Framework, Public Realm Framework and the relevant Masterplans. The Community Infrastructure Levy will part fund public realm improvements. | 2019-2040 | All Places | Review Croydon Local Plan Review Regulation 123 list (identifying infrastructure that Community Infrastructure Levy will fund) and consider funding public realm improvements via planning obligations instead |
| | Heritage assets will be protected and utilised | Croydon Council Landowners Developers Historic England Amenity Societies | Croydon Local Plan's Detailed Policies and Proposals includes a range of policies setting out the extent and nature of protection for Croydon's heritage assets as well as guidance on ensuring the continued use of heritage assets. This is supplemented by the Croydon Opportunity Area Planning Framework, Conservation Area Appraisals and Management Plans and the relevant Masterplans. | 2019-2040 | All Places | Review Croydon Local Plan and Development Management processes |

| Policy (Where we want to be) | What will be delivered | Who will deliver it | How it will be delivered | When it will be delivered | Where it will be delivered | What we will do if the policy is not being delivered |
|---|---|---|---|---------------------------|----------------------------|--|
| SP5 - Community Facilities and Education | Developments that provide healthy living by including walking and cycling, good housing design, sufficient open space and opportunity for recreation and sound safety standards, and the retention of existing community facilities | Croydon Council Developers | Croydon Local Plan's Detailed Policies and Proposals Planning Obligations Community Infrastructure Levy | 2019-2040 | All Places | Review policy in Croydon Local Plan |
| | New development will be expected to contribute to the provision of infrastructure needed to support growth in accordance with the priorities identified by the Infrastructure Delivery Plan | Croydon Council Developers Service providers Infrastructure providers NHS | Croydon Local Plan's Detailed Policies and Proposals Planning Obligations Community Infrastructure Levy | 2019-2040 | All Places | Review policy in Croydon Local Plan Review Infrastructure Delivery Plan (including priorities) Work with service providers to promote more co-locating of facilities |
| | Community Infrastructure Levy | Croydon Council | Collecting Community Infrastructure Levy from new development | Introduced in 2013 | All Places | Review Community Infrastructure Levy charging schedule |
| | The provision and improvement of places of worship | Local faith organisations/ groups with the support of Croydon Council | Croydon Local Plan's Detailed Policies and Proposals | 2019-2040 | All Places | Review policy in Croydon Local Plan |

| Policy (Where we want to be) | What will be delivered | Who will deliver it | How it will be delivered | When it will be delivered | Where it will be delivered | What we will do if the policy is not being delivered |
|------------------------------|---|--|--|---------------------------|--|---|
| | The temporary occupation of empty buildings for community uses | Croydon Council Landowners Developers Voluntary sector Property agents | Croydon Local Plan's Detailed Policies and Proposals | 2019-2040 | All Places | Review policy in Croydon Local Plan |
| | Sites for additional schools | Croydon Council Free Schools Academies | Croydon Local Plan's Detailed Policies and Proposals Education Estates Strategy | 2019-2040 | All Places | Review policy in Croydon Local Plan, School Estates Strategy Work with neighbouring local authorities to find school places in areas with spare capacity outside of borough |
| | Children's Centres and pre-school facilities will be enhanced and updated | Croydon Council Private Sector | Capital Funding (Public & Private) | 2019-2040 | In areas with deficiency in access to these facilities | Review policy in Croydon Local Plan Reassess School Estates Strategy |
| | Children's' Centres and pre-school facilities will be provided | | | 2019-2040 | | |

| Policy (Where we want to be) | What will be delivered | Who will deliver it | How it will be delivered | When it will be delivered | Where it will be delivered | What we will do if the policy is not being delivered |
|---|---|---|---|---------------------------|--|--|
| SP6 - Environment and Climate Change | Development of district energy networks in areas of high heat density within the borough | Croydon Council Developers Energy Providers | Croydon Local Plan's Detailed Policies and Proposals Croydon Council will work with developers through the development management process to work towards provision of district energy networks in the borough Community Infrastructure Levy could part fund development of network | 2011-2021 | Croydon Opportunity Area | Review Croydon Local Plan |
| | | | | 2019-2040 | Places with high heat density or areas where future development will increase heat density | |
| | Installation of sustainable drainage systems (SuDS) for all new development including conversions | Croydon Council Developers Freeholders of residential and commercial property Thames Water Sutton and East Surrey Water | Croydon Local Plan's Detailed Policies and Proposals Croydon Council will work with partners and developers through the development management process to work towards provision of SuDS to fulfil the requirements of the Flood Water Management Act 2010 | 2019-2040 | All Places | Review Croydon Local Plan |

| Policy (Where we want to be) | What will be delivered | Who will deliver it | How it will be delivered | When it will be delivered | Where it will be delivered | What we will do if the policy is not being delivered |
|---------------------------------|--|--|---|--|--|--|
| | Safeguarding groundwater Source Protection Zones | Croydon Council The Environment Agency Thames Water Sutton and East Surrey Water | Croydon Local Plan's Detailed Policies and Proposals Croydon Council will work with the Environment Agency through the development management process to ensure groundwater and aquifers are protected | 2019-2040 | All Places | Review Croydon Local Plan |
| | De-culvert sections of the River Wandle, Norbury Brook and Caterham Bourne | Croydon Council Developers The Environment Agency GLA Thames Water Neighbouring local authorities | Funding and planning obligations have been secured to de-culvert sections of the River Wandle within Wandle Park and the adjoining New South Quarter development. A pre-feasibility assessment has been carried out for sections of the Norbury Brook within Norbury Park, with further assessment required of the initial options. Capital funding, CIL, planning obligations and enabling development are required. | River Wandle (2011-2031), Norbury Brook and Caterham Bourne (2013-2031) | Norbury, Thornton Heath, Waddon, Croydon Opportunity Area, Purley, Kenley and Old Coulsdon | Review policy in Croydon Local Plan |
| | Enhanced access improvements for the boroughs ponds, open water and water heritage sites | Croydon Council Developers The Environment Agency GLA | Development management process and progress of the Downlands and Wandle Valley Green Grid Area Frameworks | 2019-2040 | Places with ponds and open water | Review Croydon Local Plan |

| Policy (Where we want to be) | What will be delivered | Who will deliver it | How it will be delivered | When it will be delivered | Where it will be delivered | What we will do if the policy is not being delivered |
|------------------------------|---|--|---|---|--|--|
| | Overland flow paths, surface water ponding areas, urban watercourse buffer areas and multi-use flood storage areas | Croydon Council Developers The Environment Agency GLA Thames Water Sutton and East Surrey Water Neighbouring local authorities | Development management process, progress of the London Downlands and Wandle Valley Green Grid Area Frameworks and detailed policy/ guidance within the Croydon Local Plan's Detailed Policies and Proposals to fulfil requirements of the Flood Water Management Act 2010 | 2019-2040 | All Places | Review Croydon Local Plan |
| | Preferred locations in collaboration with the neighbouring boroughs of Merton, Kingston and Sutton to maximise self-sufficiency in managing the waste generated | Croydon Council Royal borough of Kingston upon Thames London borough of Merton London borough of Sutton Developers South London Waste Partnership | Private sector delivery will be guided by the South London Waste Plan DPD Applications made outside of this process will be subject to policy in the Croydon Local Plan and South London Waste Plan DPD | (plan period for the South London Waste Plan DPD) and 2019-2040 | Broad Green and Selhurst, Waddon, South Croydon, Purley, Coulsdon, Addington | As set out in South London Waste Plan |
| | Protection and enhancement of aggregates recycling facilities | Croydon Council | The South London Waste Partnership will be guided by the South London Waste Plan DPD Applications made outside of this process will be subject to policy in the Croydon Local Plan and South London Waste Plan DPD | 2019-2040 | Purley | Review policy in Croydon Local Plan |

| Policy (Where we want to be) | What will be delivered | Who will deliver it | How it will be delivered | When it will be delivered | Where it will be delivered | What we will do if the policy is not being delivered |
|---------------------------------|--|---|--|---------------------------|----------------------------|---|
| SP7 - Green Grid | Improved access and links between and through green spaces. Deliver the All London Green Grid through development of the London Downlands and Wandle Valley Green Grid Area Frameworks Accessible open spaces. | Croydon Council GLA Other local authorities City of London Natural England South London Partnerships London Wildlife Trust Groundwork Wandle Valley Forum Wandle Valley Regional Park Trust Wandle Trust The Environment Agency National Trust Thames Water Historic England Sustrans Downland Countryside Management Project Developers Landowners | Croydon Local Plan's Detailed Policies and Proposals Croydon Council will work with partners to progress work on the Downlands and Wandle Valley Green Grid Area Frameworks Development management processes, masterplans, capital funding, planning obligations and Community Infrastructure Levy | 2019-2040 | All Places | Review Croydon Local Plan, Downlands and Wandle Valley Green Grid Area Frameworks, the Biodiversity Action Plan and internal Development Management processes |

| Policy (Where we want to be) | What will be delivered | Who will deliver it | How it will be delivered | When it will be delivered | Where it will be delivered | What we will do if the policy is not being delivered |
|------------------------------------|---|---|--|---------------------------------|-------------------------------|--|
| | Improve the quality, function and offer of open spaces across the borough | Croydon Council City of London Voluntary Sector Partners Private Sector Partners Landowners | Croydon Local Plan's Detailed Policies and Proposals Masterplans, capital funding, planning obligations and Community Infrastructure Levy | 2019-2040 | All Places | Review Croydon Local Plan |
| | Street tree planting and installation of green roofs/ walls to assist urban cooling and new publicly accessible open spaces | Croydon Council Developers Transport for London Voluntary Sector Partners Private Sector Partners Landowners | Croydon Local Plan's Detailed Policies and Proposals Requirements for BREEAM will assist the delivery of this policy Transport for London Local Implementation Plans Public Realm Framework | 2019-2040 | All Places | Review Croydon Local Plan Review Design/ Landscape Guidance |

| Policy (Where we want to be) | What will be delivered | Who will deliver it | How it will be delivered | When it will be delivered | Where it will be delivered | What we will do if the policy is not being delivered |
|---------------------------------|---|---|--|---------------------------|----------------------------|--|
| | <p>Protection and enhancement of sites of biological and geological diversity.</p> <p>Improved quality of current sites through habitat management.</p> <p>Increase in size of wildlife areas of existing sites.</p> <p>The creation of new areas for wildlife.</p> <p>Reduction in the pressure on sensitive wildlife sites by improving the buffer areas around sites and the naturalisation of landscapes.</p> | <p>Croydon Council</p> <p>GLA</p> <p>City of London</p> <p>Natural England</p> <p>South London Partnerships</p> <p>London Wildlife Trust</p> <p>Groundwork</p> <p>Wandle Valley Forum</p> <p>Wandle Valley Regional Park Trust</p> <p>Wandle Trust</p> <p>The Environment Agency</p> <p>National Trust</p> <p>Thames Water</p> <p>Historic England</p> <p>Downland Countryside Management Project</p> <p>Developers</p> <p>Landowners</p> <p>'Friends of' Group</p> <p>British Trust of Conservation Volunteers</p> | <p>Croydon Local Plan's Detailed Policies and Proposals</p> <p>Development management processes, masterplans, capital funding, planning obligations, Community Infrastructure Levy and projects within the emerging Biodiversity Action Plan</p> | 2019-2040 | All Places | <p>Review Croydon Local Plan, Downlands and Wandle Valley Green Grid Area Frameworks, the Biodiversity Action Plan and internal Development Management processes</p> |

| Policy (Where we want to be) | What will be delivered | Who will deliver it | How it will be delivered | When it will be delivered | Where it will be delivered | What we will do if the policy is not being delivered |
|------------------------------------|---|--|---|---------------------------------|-------------------------------|--|
| | <p>Protection and enhancement of allotments, community gardens, green spaces, and woodland.</p> <p>Food growing, tree planting and forestry including the temporary utilisation of cleared sites.</p> <p>Incorporation of growing spaces at multiple floor levels, including edible planting in residential schemes.</p> <p>Flexible landscaping so that spaces may be adapted for growing opportunities.</p> | <p>Croydon Council GLA City of London Natural England South London Partnerships London Wildlife Trust Groundwork Wandle Valley Forum Wandle Valley Regional Park Trust Wandle Trust The Environment Agency National Trust Downland Countryside Management Project Developers Landowners 'Friends of' Groups British Trust of Conservation Volunteers Allotment Societies</p> | <p>Croydon Local Plan's Detailed Policies and Proposals</p> <p>Capital Growth initiative, capital funded projects, Community Infrastructure Levy, the development management process, masterplans and projects within the emerging Biodiversity Action Plan</p> | 2019-2040 | All Places | <p>Review Croydon Local Plan, Downlands and Wandle Valley Green Grid Area Frameworks, the Biodiversity Action Plan and internal Development Management processes</p> |

| Policy (Where we want to be) | What will be delivered | Who will deliver it | How it will be delivered | When it will be delivered | Where it will be delivered | What we will do if the policy is not being delivered |
|--|---|---|--|---------------------------|----------------------------|---|
| SP8 - Transport and Communication | Enhancement of the borough's sub-regional transport role | Croydon Council Developers Transport for London Network Rail Landowners Developers Neighbouring local authorities | Croydon Opportunity Area Planning Framework Croydon Local Plan's Detailed Policies and Proposals Local Implementation Plan Capital Funded Projects Masterplans Planning Obligations Community Infrastructure Levy Influencing national rail policy Input into Rail Utilisation Study | 2019-2040 | All Places | Review Croydon Local Plan and Opportunity Area Planning Framework |
| | Management of urban growth in areas with good transport links and co-locating facilities in order to reduce the need to travel | Croydon Council Transport for London Landowners Developers Neighbouring local authorities | Croydon Opportunity Area Planning Framework Croydon Local Plan's Detailed Policies and Proposals | 2019-2040 | All Places | Review Croydon Local Plan |

| Policy (Where we want to be) | What will be delivered | Who will deliver it | How it will be delivered | When it will be delivered | Where it will be delivered | What we will do if the policy is not being delivered |
|------------------------------|---|---|---|---------------------------|----------------------------|---|
| | Improvement in the borough's Wi-Fi, fibre optic broadband and mobile broadband | Croydon Council Tele-communications Suppliers Utilities Providers Landowners Developers | In partnership with private investors, utilities providers and tele-communication partners | 2019-2040 | All Places | Review Croydon Local Plan and Opportunity Area Planning Framework |
| | Improved permeability, connectivity and way finding with enhanced crossings, footpaths, strategic walking routes and links through green spaces | Croydon Council Developers Transport for London Neighbouring local authorities | Croydon Opportunity Area Planning Framework Croydon Local Plan's Detailed Policies and Proposals Masterplans Local Implementation Plan Capital Funded Projects Planning Obligations Community Infrastructure Levy | 2019-2040 | All Places | Review Croydon Local Plan and Opportunity Area Planning Framework |

| Policy (Where we want to be) | What will be delivered | Who will deliver it | How it will be delivered | When it will be delivered | Where it will be delivered | What we will do if the policy is not being delivered |
|------------------------------|---|--|---|---------------------------|----------------------------|--|
| | Accessible, safe, and convenient direct routes to transport interchanges, schools and community facilities | Croydon Council Developers Landowners Transport for London Network Rail Neighbouring local authorities | Croydon Opportunity Area Planning Framework Croydon Local Plan's Detailed Policies and Proposals Masterplans Local Implementation Plan Capital Funded Projects Planning Obligations Community Infrastructure Levy | 2019-2040 | All Places | Review Croydon Local Plan and Opportunity Area Planning Framework |
| | Enhanced and expanded cycle network with new routes through development sites Segregated/ priority cycle lanes | Croydon Council Transport for London Sustrans Developers Network Rail GLA Neighbouring local authorities | All London Green Grid Area Frameworks including Green Grid projects London Plan Opportunity Area Planning Framework Croydon Local Plan's Detailed Policies and Proposals Local Implementation Plan Capital Funded Projects Planning Obligations Community Infrastructure Levy | 2019-2040 | All Places | Review Croydon Local Plan and Opportunity Area Planning Framework, East/West Croydon Masterplans, and Downlands and Wandle Valley Green Grid Area Frameworks |

| Policy (Where we want to be) | What will be delivered | Who will deliver it | How it will be delivered | When it will be delivered | Where it will be delivered | What we will do if the policy is not being delivered |
|------------------------------|---|---|---|---------------------------|----------------------------|--|
| | <p>Cycle alighting and parking at public transport interchanges including cycle hubs at East and West Croydon stations</p> <p>Improved cycle facilities at the borough's schools, colleges and railway stations</p> | <p>GLA</p> <p>Croydon Council</p> <p>Transport for London</p> <p>Developers</p> <p>Landowners</p> <p>Network Rail</p> | <p>Croydon Local Plan's Detailed Policies and Proposals</p> <p>London Plan</p> <p>Local Implementation Plan</p> <p>Opportunity Area Planning Framework</p> <p>Capital Funded Projects</p> | 2019-2040 | All Places | Review Croydon Local Plan |
| | <p>Extra capacity on the Tram network and reduced congestion</p> <p>Promotion of extensions of Tramlink</p> | <p>Croydon Council</p> <p>GLA</p> <p>Transport for London</p> <p>Neighbouring local authorities</p> | <p>Relieving bottlenecks on the network and increased frequencies of tram services</p> <p>Extra carriage in each tram</p> <p>Working with Transport for London to facilitate extension of tram network including safeguarding of land</p> <p>Additional funding from Planning Obligations and Community Infrastructure Levy</p> | 2019-2040 | All Places | Review Croydon Local Plan and Opportunity Area Planning Framework |
| | <p>Improved interchange facilities, pedestrian links and increased capacity at East and West Croydon railways stations and to East Croydon and the area north for Brighton Main Line Railway</p> <p>Access and movement improvements in areas next to rail stations</p> | <p>Croydon Council</p> <p>Transport for London</p> <p>Developers</p> <p>Landowners</p> <p>Network Rail</p> | <p>Opportunity Area Planning Framework</p> <p>Croydon Local Plan's Detailed Policies and Proposals</p> <p>Local Implementation Plan</p> <p>Capital Funded Projects</p> <p>Planning Obligations</p> <p>Community Infrastructure Levy</p> | 2019-2040 | All Places | Review Croydon Local Plan and Opportunity Area Planning Framework, and East/West Croydon Masterplans |

| Policy (Where we want to be) | What will be delivered | Who will deliver it | How it will be delivered | When it will be delivered | Where it will be delivered | What we will do if the policy is not being delivered |
|------------------------------|--|---|---|---------------------------|----------------------------|---|
| | New bus stops/standing at West Croydon Improvements to orbital bus routes Improved bus interchange in the Croydon Opportunity Area and improvements to bus stops and stands across the borough | Croydon Council Transport for London Network Rail | Croydon Opportunity Area Planning Framework Croydon Local Plan's Detailed Policies and Proposals Masterplans Local Implementation Plan Capital Funded Projects Planning Obligations Community Infrastructure Levy | 2019-2040 | All Places | Review Croydon Local Plan and Opportunity Area Planning Framework, and East/ West Croydon Masterplans |
| | Electric Vehicle infrastructure | Croydon Council Transport for London Neighbouring local authorities | Croydon Local Plan's Detailed Policies and Proposals Croydon Capital Funded Projects Planning Obligations Community Infrastructure Levy | 2019-2040 | All Places | Review Croydon Local Plan |
| | Improved taxi ranks/ waiting and coach parking interchanges at East and West Croydon | Network Rail Developers Landowners Croydon Council | Croydon Opportunity Area Planning Framework Masterplans Planning Obligations | 2019-2040 | All Places | Review Croydon Local Plan Review Opportunity Area Planning Framework |

| Policy (Where we want to be) | What will be delivered | Who will deliver it | How it will be delivered | When it will be delivered | Where it will be delivered | What we will do if the policy is not being delivered |
|------------------------------|---|--|---|---------------------------|---|--|
| | Improved conditions for pedestrians, cyclists, public transport and freight at pressure points in the street network, including key junctions | Croydon Council Transport for London Sustrans Network Rail Neighbouring boroughs | Croydon Opportunity Area Planning Framework Croydon Local Plan's Detailed Policies and Proposals Masterplans Local Implementation Plan Capital Funded Projects Planning Obligations Community Infrastructure Levy | 2019-2040 | All Places | Review Croydon Local Plan |
| BML SP1 | Transformed East Croydon Station and Brighton Main line corridor improvements | Croydon Council Network Rail Transport for London | A range of policies in the Croydon Local Plan's Detailed Policies and Proposals to direct and promote high quality development. This will be supplemented by the Croydon Opportunity Area Planning Framework, Public Realm framework and the relevant Masterplans | 2025-2040 | Brighton Main Line transformation area Croydon Place | Review policy in Croydon Local Plan |
| NEQ SP1 | Transformed North End Quarter | Croydon Council Developers Transport for London | A range of policies in the Croydon Local Plan's Detailed Policies and Proposals to direct and promote high quality development. This will be supplemented by the Croydon Opportunity Area Planning Framework, Public Realm framework and the relevant Masterplans | 2025-2040 | North End Quarter and Croydon Place | Review policy in Croydon Local Plan |
| PW SP1 | Transformed Purley Way corridor and industrial area | Croydon Council Transport for London | A range of policies in the Croydon Local Plan's Detailed Policies and Proposals to direct and promote high quality development. This will be supplemented by the Purley Way masterplan SPD | 2025-2040 | Broad Green and Waddon | Review policy in Croydon Local Plan |

Appendix 9 – Monitoring framework

| Policy (Where we want to be) | The outcomes that we want | The indicators we will use to monitor the desired outcomes | The targets for the outcomes | The Places that the targets relate to |
|--|--|---|--|---------------------------------------|
| SP1.0 | To deliver the strategy in accordance with SP1.0 | Indicators as below for topic areas | 34,145 homes, 10,500 jobs | All Places |
| SP1 - The Places of Croydon | New development in the borough to contribute to enhancing a sense of place and improving the character of the area | The percentage of approved applications for major developments in the borough where Policy SP1.2 is cited as a reason for granting permission | 100% | All Places |
| | Growth in homes, jobs and services will be 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 | Net additional development (either unit or floor space) by use class and by Place | There should be a higher proportion of growth in Croydon Opportunity Area, including approximately a third of the borough's residential growth with Waddon, Purley, Broad Green & Selhurst, Thornton Heath and Coulsdon accommodating medium and moderate residential growth | |

| Policy (Where we want to be) | The outcomes that we want | The indicators we will use to monitor the desired outcomes | The targets for the outcomes | The Places that the targets relate to |
|---------------------------------|---|--|--|---------------------------------------|
| SP2 - Homes | 34,145 new homes | The number of new homes completed in the borough | Annual average of 2,079 homes between 2019 and 2029. Annual average of 1,214 homes between 2030 and 2040. | All Places |
| | | Completion of the Croydon Local Plan's Detailed Policies and Proposals | Completion of the Croydon Local Plan's Detailed Policies and Proposals allocating land for at least 8,000 homes outside of Croydon Opportunity Area and 14,500 homes within the Opportunity Area | All Places |
| | A choice of homes being built in the borough to address the borough's need for affordable homes | The number of new homes completed in the borough by tenure | 70% of all new affordable homes developed in the borough over the plan period will be low-cost rented homes. With the percentage broken down as; a minimum of 40% delivered as Social Rent with the remaining 30% delivered as London Affordable Rent. | All Places |
| | | | 30% of all new affordable homes in the borough developed over the plan period to be intermediate affordable housing. | All Places |
| | | Amount of money from commuted sums received and number of affordable homes provided from this income | The total sum of affordable homes provided on site, on donor sites and via commuted sums should result in the equivalent of the borough-wide minimum provision on all sites with 10 or more new homes | All Places |
| | A choice of homes being built in the borough to address the borough's need for homes of different sizes | The number of new homes completed in the borough by size of home | 30% of new homes to have 3 or more bedrooms | All Places |

| Policy (Where we want to be) | The outcomes that we want | The indicators we will use to monitor the desired outcomes | The targets for the outcomes | The Places that the targets relate to |
|---------------------------------|--|--|---|--|
| | New homes meet the needs of the residents over a lifetime | The percentage of homes achieving the minimum standards set out in the Mayor's Housing Supplementary Planning Guidance and National Technical Standards (2015) (or equivalent) | 100% | All Places |
| | | The percentage of wheelchair homes completed in the borough | 10% | All Places |
| | Meeting the need for gypsy and traveller pitches | The number of authorised pitches for Gypsies and Travellers in the borough | 36 authorised pitches for Gypsies and Travellers by 2033 | All Places |
| SP3 - Employment | Innovation and investment will be encouraged | The number of Innovation (based on Standard Industrial Classification (SIC) code with exact definition to be developed), jobs in the borough | An increase of 10% by 2031 from the 2012 baseline | All Places |
| | Strong protection for the borough's stock of industrial/warehousing premises | The amount of floor space in industrial/warehousing use in Tiers 1 to 4 Locations | No net loss of floor space for industrial and warehousing activity across the 4 tiers – greater flexibility in Tier 4 and Tier 2 will lead to loss of industrial/warehousing floor space. This should be offset by Tier 3 additions and by intensification in Tier 1. | All Places |
| | Growth and expansion of the creative and cultural industries sector in Croydon | The number of Creative & Cultural Industries (detailed SIC code definition to be developed) jobs in the borough | An increase of 10% by 2031 from the 2012 baseline | All Places |
| | | Delivery of the Creative & Cultural Industries and Enterprise Centres | All 4 Enterprise Centres to be delivered by 2021 to enable growth needed to reach 2031 target | Croydon Opportunity Area, Crystal Palace & Upper Norwood, Purley, South Norwood & Woodside |

| Policy (Where we want to be) | The outcomes that we want | The indicators we will use to monitor the desired outcomes | The targets for the outcomes | The Places that the targets relate to |
|---------------------------------|---|--|---|---|
| | Development of new and refurbished office floor space in Croydon Metropolitan Centre and District Centres | Amount of vacant Class B1 floor space within Croydon Opportunity Area and the District Centres | Vacancy level no greater than 8% by 2031 and thereafter | Croydon Opportunity Area, Addington, Addiscombe, Coulsdon, Crystal Palace & Upper Norwood, Norbury, Purley, Selsdon, South Norwood & Woodside, and Thornton Heath |
| | | Net increase in office floor space by 2031 | Up to 92,000m ² by 2031 new and refurbished floor space in Croydon Metropolitan Centre and 7,000m ² new and refurbished floor space in District Centres | |
| | Retail vitality and viability of Croydon Metropolitan Centre, District and Local Centres | Amount of vacant Class E floor space within District and Local Centres | Vacancy level no greater than 8% by 2031 and thereafter | All Places except Kenley & Old Coulsdon and Waddon |

| Policy (Where we want to be) | The outcomes that we want | The indicators we will use to monitor the desired outcomes | The targets for the outcomes | The Places that the targets relate to |
|---|---|--|--|---------------------------------------|
| SP4 - Local Character | Development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities | The percentage of approved applications for major developments in the borough where Policy SP4.1 or Policy SP4.2 are cited as a reason for granting permission | 100% | All Places |
| | | The percentage of approved applications for major developments in the Croydon Opportunity Area where Policy SP4.4 is cited as a reason for granting permission | 100% | Croydon Opportunity Area |
| | Tall buildings to take account of local area | The percentage of approved applications for tall buildings in the borough where Policies SP4.5 and SP4.6 are cited as a reason for granting permission | 100% | All Places |
| | Resist the loss of, strengthen the protection of and promote improvements to heritage assets and their settings | Changes to designation of heritage assets Change in number of heritage assets at risk in borough | No net loss No increase in number of heritage assets at risk in borough | |
| SP5 - Community Facilities and Education | Provision for sufficient places for children's education in the borough | Capacity of pre-school, primary and secondary schools/centres compared to the need for places for children's education | A 5% excess of capacity over need at all times | All Places |
| | The temporary occupation of a number of empty buildings and cleared sites by community organisations | The percentage of empty buildings in new developments or changes of use of cleared sites used by community organisations in the borough | Net increase in percentage of empty buildings in use for community organisations | All Places |

| Policy (Where we want to be) | The outcomes that we want | The indicators we will use to monitor the desired outcomes | The targets for the outcomes | The Places that the targets relate to |
|---|---|--|---|---|
| SP6 - Environment and Climate Change | Reduction in CO ₂ emissions | Development of a district heating network | Development of a district heating network in Croydon Metropolitan Centre | Croydon Opportunity Area |
| | | % of major developments incorporating a site-wide communal heating system and network connection | 100% | All Places |
| | High standards of sustainable design and construction | Percentage of dwellings and commercial buildings meeting the new National Technical Standards and London Plan requirements (or equivalent) or BREEAM 'Excellent' | 100% of new development to achieve the new National Technical Standards and London Plan requirements (or equivalent) or BREEAM 'Excellent' | All Places |
| | Sustainable drainage systems (SuDS) for all development | Percentage of new dwellings and commercial buildings meeting the requirement for SuDS to be installed | 100% of new dwellings and commercial buildings to meet the requirement for SuDS to be installed | All Places |
| | Clean aquifers and groundwater | Number of developments granted permission against Environment Agency advice per year | All new development to comply with Environment Agency Source Protection Zone policy | All Places |
| | Reestablishment of waterways | Metres of de-culverted waterways per year | Net increase in de-culverted waterways | Norbury, Thornton Heath, Waddon, Croydon Opportunity Area, Kenley & Old Coulsdon and Purley |
| | Improved adaptation to flood events | Number of flood storage schemes and highways improvement schemes implemented per year | Establishment of safe corridors and flood storage space in the borough's Critical Drainage Areas (as identified in the Surface Water Management Plan) | All Places |

| Policy (Where we want to be) | The outcomes that we want | The indicators we will use to monitor the desired outcomes | The targets for the outcomes | The Places that the targets relate to |
|---|---|---|---|---------------------------------------|
| | Moving towards self-sufficiency in managing waste | Diversion of biodegradable waste from landfill | Working towards the Mayor's zero municipal waste to landfill target by 2025 | All Places |
| | Increased recycling rates | Recycling and composting of household waste and recovery of municipal waste | Working towards the Mayor's zero waste to landfill target by 2031 Recycling targets will be reviewed for the period 2020-2031 to be in conformity with local, regional and national targets | All Places |
| SP7 - Green Grid | Improved pedestrian, cycle and equestrian access between and through green spaces | Number of new Green Grid links established per year | Net gain each year | All Places |
| | Urban greening (including green roofs and walls) to ameliorate the urban heat island effect | Number of new street trees planted in the public highway in Croydon, Square metres of new green roofs/walls installed per year | Reduction in the urban Heat Island Effect by meeting Mayoral targets: Increase tree cover by 5% by 2025 from 2009 levels | All Places |
| | Enhanced biodiversity and geological diversity Expanded and improved wildlife areas and the creation of new wildlife areas | Percentage of borough designated as deficient in access to nature | Maintain baseline populations/coverage whilst seeking increases | All Places |
| | | Populations of selected species/ Biodiversity Action Plan priority species | | |
| Plant diversity/Biodiversity Action Plan priority habitats – Total extent and condition | | | | |
| Protected areas - Total extent of protected areas and condition of Sites of Special Scientific Interest | | | | |

| Policy (Where we want to be) | The outcomes that we want | The indicators we will use to monitor the desired outcomes | The targets for the outcomes | The Places that the targets relate to |
|--|--|--|---|---------------------------------------|
| | Enhanced allotments, community gardens, and woodland | New growing spaces provided per year (including new allotment plots and growing areas provided in new development) | All residents to be within 15 minute walk time of good quality provision (Minimum site sizes: 0.4ha or 0.025ha per plot) | All Places |
| Increases in local food growing, tree planting and forestry | Total of 198.65ha required over the plan period | | | |
| Growing areas, edible planting and flexible landscaping designed into new developments to increase food production | | | | |

| Policy (Where we want to be) | The outcomes that we want | The indicators we will use to monitor the desired outcomes | The targets for the outcomes | The Places that the targets relate to | |
|--|--|--|---|---|--|
| SP8 - Transport and Communication | Reduction in travel by car and increase in travel by public transport, cycling and walking through development concentrated in high PTAL areas | Proportion of new development by use class and floor space or unit numbers by PTAL area | Majority of new development to be located in PTALs 4, 5, 6a or 6b | All Places | |
| | Fast and reliable Wi-Fi, fibre optic broadband and mobile broadband | Bandwidth of broadband in Croydon Metropolitan Centre and District Centres | Bandwidth comparable to the City, Canary Wharf and Stratford | Croydon Opportunity Area, Addington, Addiscombe, Coulsdon, Crystal Palace & Upper Norwood, Norbury, Purley, Selsdon, South Norwood & Woodside, and Thornton Heath | |
| | Improved conditions for walking and enhanced pedestrian experience | Mode share (main mode of trip) by borough of residence (% of residents' trips by main mode) | | Top 10 of the 33 London boroughs | All Places |
| | | Number of improved crossings in Croydon Opportunity Area, District Centres and around schools | | An increase year on year | |
| | | Number of pedestrian streets created from underused side streets and delivery lanes in Croydon Opportunity Area and District Centres | | An increase year on year | Croydon Opportunity Area, Addington, Addiscombe, Coulsdon, Crystal Palace & Upper Norwood, Norbury, Purley, Selsdon, South Norwood & Woodside and Thornton Heath |

| Policy (Where we want to be) | The outcomes that we want | The indicators we will use to monitor the desired outcomes | The targets for the outcomes | The Places that the targets relate to |
|---------------------------------|---|---|---|---------------------------------------|
| | New and improved cycle infrastructure | Cycling trips as percentage of all London residents' trips by borough origin | London Mayor's objective of an increase in cycle journeys | All Places |
| | | Mode share (main mode of trip) by borough of residence (% of residents' trips by main mode) | | |
| | | Establishment of cycle hubs at East and West Croydon stations | New cycle hubs at East and West Croydon stations | |
| | Extra capacity on Tram network | Tram capacity improvement projects per year | Increase in tram capacity per year | Tram routes and tram depots |
| | | Tram extensions | Opening of extension | |
| | | Mode share (main mode of trip) by borough of residence (% of residents' trips by main mode) | Top 10 of the 33 London boroughs | |
| | Improvements to bus services in Croydon | New bus stand and stopping facilities at West Croydon | Introduction of new bus stand and stopping facilities | Croydon Opportunity Area |
| | | Estimated total annual vehicle delay on Transport for London's network of interest | Year on year reduction and top 10 of the 33 London boroughs | All Places |
| | | Mode share (main mode of trip) by borough of residence (% of residents' trips by main mode) | Top 10 of the 33 London boroughs | |

| Policy (Where we want to be) | The outcomes that we want | The indicators we will use to monitor the desired outcomes | The targets for the outcomes | The Places that the targets relate to |
|---------------------------------|---|--|--|--|
| | Improve air quality and decarbonise private transport | Number of electric vehicle charging points available in the borough | Increase in electric charging points each year | All Places |
| | | Greenhouse gas emissions for transport, showing principal sources and per capita emissions for resident population | London Mayor's emissions reduction | |
| | Improved conditions for all modes at pressure points in the street network and at key junctions | Average vehicle speeds (flow-weighted) during the weekday peaks on locally managed 'A' roads by local authority | Top 10 of the 33 London boroughs | All Places |
| BML SP1 | Transformed East Croydon Station and Brighton Main line corridor improvements | A new station and surroundings, improved Brighton main line train route. | A new station | 6,300 new homes alongside a substantially reconfigured set of local centres and an improved set of green spaces and active travel options. Croydon Place |
| NEQ SP1 | Transformed North End Quarter | Redeveloped North End Quarter delivering homes, jobs and associated infrastructure and facilities. | 1,250 new homes, town centre uses, including retail floorspace focussed along North End and commensurate to a Metropolitan Centre. | Croydon Place |
| PW SP1 | Transformed Purley Way corridor and industrial area | Redeveloped Purley Way delivering homes, jobs and associated infrastructure and facilities. | 6,300 new homes, one neighbourhood centre and three local centres. | Broad Green and Waddon |

Appendix 10 removed

Appendix 11 – Housing Trajectory

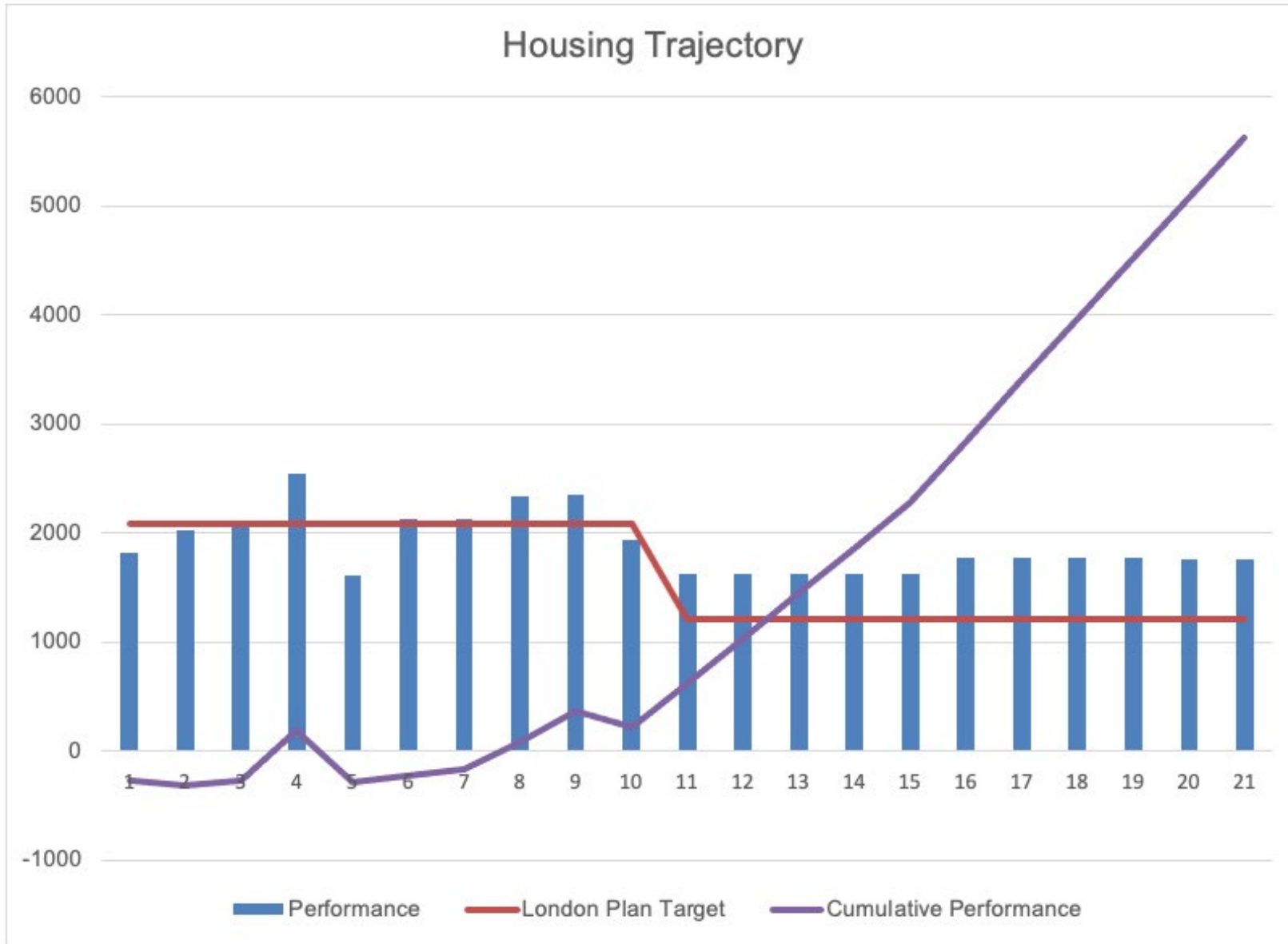
Housing Supply (To be factually updated at submission)

| | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 Yr 1 | 2025/26 Yr 2 | 2026/27 Yr 3 | 2027/28 Yr 4 | 2028/29 Yr 5 | 2029/30 Yr 6 | 2030/31 Yr 7 | 2031/32 Yr 8 | 2032/33 Yr 9 | 2033/34 Yr 10 | 2034/35 Yr 11 | 2035/36 Yr 12 | 2036/37 Yr 13 | 2037/38 Yr 14 | 2038/39 Yr 15 | 2039/40 Yr 16 | Total | |
|---------------------------------|---------|---------|---------|---------|---------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------|-------|
| London Plan Target | 2079 | 2079 | 2079 | 2079 | 2079 | 2079 | 2079 | 2079 | 2079 | 2079 | 1214 | 1214 | 1214 | 1214 | 1214 | 1214 | 1214 | 1214 | 1214 | 1214 | 1215 | 34145 | |
| Completions | 1815 | 2029 | 2121 | 2540 | | | | | | | | | | | | | | | | | | | 8505 |
| Allocations | | | | | 764 | 1291 | 1290 | 1291 | 1296 | 1290 | 987 | 987 | 986 | 981 | 983 | 1138 | 1137 | 1137 | 1130 | 1124 | 1120 | | 18932 |
| Unallocated, Extant Permissions | | | | | 844 | 844 | 844 | | | | | | | | | | | | | | | | 2532 |
| Windfall | | | | | | | | 1051 | 1051 | 641 | 641 | 641 | 641 | 641 | 641 | 641 | 641 | 641 | 641 | 641 | 641 | 641 | 9794 |
| Performance | 1815 | 2029 | 2121 | 2540 | 1608 | 2135 | 2134 | 2342 | 2347 | 1931 | 1628 | 1628 | 1627 | 1622 | 1624 | 1779 | 1778 | 1778 | 1771 | 1765 | 1761 | | |
| Performance V Target | -264 | -50 | 42 | 461 | -471 | 56 | 55 | 263 | 268 | -148 | 414 | 414 | 413 | 408 | 410 | 565 | 564 | 564 | 557 | 551 | 546 | | |
| Cumulative Performance | -264 | -314 | -272 | 189 | -282 | -226 | -171 | 92 | 360 | 212 | 626 | 1040 | 1453 | 1861 | 2271 | 2836 | 3400 | 3964 | 4521 | 5072 | 5618 | | |

Footnotes

1. Unallocated extant permission has incurred a 5% discount for non-implementation, in line with our 5YHLS note. Total quantum has been split evenly over 3 years.
2. Windfalls- This was based on a London Plan Policy H2 small sites target of 641 (*17 years) dwellings per annum . This is not based on past trends of windfall completions on sites below 0.25ha, which indicatively suggest a supply of 750 per annum.
3. No assumptions have been applied to take account of potential windfall sites above 0.25ha.

Housing Trajectory – Plan monitor manage



Croydon Local Plan

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