

The Places of Croydon

This section of the consultation document provides a summary of the key issues and the growth scenario for the strategic options for each of the Places of Croydon:

- **Addington;**
- **Addiscombe;**
- **Broad Green and Selhurst;**
- **Coulsdon;**
- **Central Croydon;**
- **Crystal Palace and Upper Norwood;**
- **Kenley and Old Coulsdon;**
- **Norbury;**
- **Purley;**
- **Sanderstead;**
- **Selsdon;**
- **Shirley;**
- **South Croydon;**
- **South Norwood and Woodside;**
- **Thornton Heath; and**
- **Waddon.**



Allocating land for development:

Site Allocations are identified for future housing and other development, such as schools, health facilities and community facilities, for each Place. For each site, the proposed use and indicative number of homes (if applicable) is provided.

Local Green Spaces

National planning policy says that local communities should be able to identify for special protection green areas of particular importance to them by seeking their designation as Local Green Spaces in Local Plans. By such designations, local communities will be able to rule out new development other than in very special circumstances. Local Green Space is a designation under the planning system that can only be awarded to certain green spaces should they demonstrate meeting the following nationally set criteria:

- Be local in size and not an expansive tract of land;
- Be in close proximity to the community it serves; and
- Be demonstrably special and have a particular significance to the community it serves.

In 2016, as part of the preparation of the Croydon Local Plan 2018, the council tried to gain this extra layer of protection for all of Croydon's parks and green spaces that met the above mentioned criteria. All identified sites were put forward to be designated, however, none of them were granted the Local Green Space designation as the Planning Inspector, appointed by the Secretary of State to review of Local Plan, felt there was not enough local evidence to prove how these spaces were special/important to local communities, or that they hold any particular local significance. In particular he said that *"many of [the characteristics identified by the council], such as a community garden, children's play area, natural open space, playing field or recreation ground seem rather commonplace with the consequence that, even where three of these co-exist, the criterion of 'demonstrably special' or of 'particular' significance within the terms of [national planning policy] is not met."*

In preparation for the Local Plan review, between 4th June 2019 to 22nd July 2019 the council asked local residents to tell us which green spaces were special to them and why. The responses received have been reviewed by the council. In reviewing the responses the council has had in mind the following comments made by the Planning Inspector who examined the current Croydon Local Plan 2018 in which he said:

"A large number of [representations made to the council about designating particular spaces as Local Green Space] argue for the general benefits of open space to recreation and health. These are undisputed but, by definition, general benefits do not amount to the special justification needed to support Local Green Space designation on a specific site. Others argue for the historic interest of particular places or pointed to their ecological or nature conservation interest. These too cannot be disputed but... the [Croydon Local Plan 2018] already contains policies to protect land with these characteristics. Other [representations] provide pointers to the kind of criteria that the council may wish to use in the [Local Plan] Review which I recommend... The concept of Local Green Space is not simply about maintaining a quantitative standard of open space or facilities, important though that is; it is concerned with boundaries which are capable of enduring beyond the end of the plan period, i.e., not just ensuring that a sufficient quantity of open space is provided or retained in an area but that it be provided or retained on the particular site in question because its location has particular importance to the local community, possibly as the result of an event on the site or as the result of a campaign of acquisition or gift in relation to the site."

Where responses have indicated that there is a feature or use of a green space that is beyond a general benefit; and it is not a feature protected by another Local Plan policy; then they are proposed in this Issues and Options consultation as a possible Local Green Space. The possible Local Green Spaces are set out under each Place, and include the reason why they might be demonstrably special. However, for each and every possible Local Green Space the council will require more detailed evidence. The council will contact all relevant individuals, residents' association and 'friends of' groups asking for further information about the 'demonstrably special' feature of the green space.

Other green spaces to be protected through the Local Plan review

Just because a green space has not been put forward as a proposed Local Green Space, it does not mean that it is a development site. All green spaces are important; even more so in the context of a need for 46,040 homes by 2039. These new homes will require access to green spaces. Therefore, other green spaces will be protected in the Local Plan review under an 'other green spaces' policy. Many of them will also be part of the Green Grid network of open spaces proposed in the Green Grid section of this Issues and Options consultation document.

Those spaces that are proposed to be protected through an 'other green space' designation because they are not Green Belt or Metropolitan Open Land and are not demonstrably special enough to be Local Green Space include the following types of space:

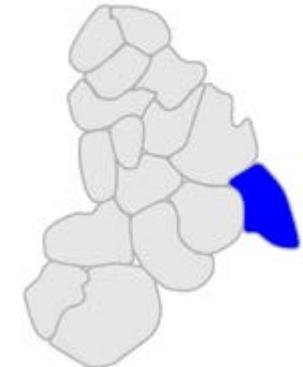
- **Town parks and natural open spaces** – These are large areas of open space that provide a landscape setting with a variety of natural features. They provide a wide range of activities, including outdoor sports facilities and playing fields, children's play for different age groups and informal recreation pursuits. The category also includes larger areas of natural open space. They will usually provide recreation for an entire Place and can be up to 20ha in size.
- **Local parks and natural open spaces** – These provide for court games, children's play, sitting out areas and nature conservation areas; or they are slightly larger areas of natural open space. They serve more than the neighbourhood in which they are located, but won't serve an entire Place. Usually they will be under 2ha in size.
- **Neighbourhood parks and natural open spaces** – These also only serve the neighbourhood in which they are located but will be more formal green spaces. They include public gardens, sitting out areas, children's play spaces or other areas of a specialist nature, including nature conservation areas. Generally they are under 1ha in size.
- **Informal green spaces** – These are small areas of informal open space that provide natural surfaces and shaded areas for informal play and passive recreation that sometimes have seating and small amounts of play equipment. Typically they will serve only the neighbourhood in which they are located, and are generally under 0.4ha in size.
- **Linear open spaces** – These are paths, disused railways, nature conservation areas and other routes that provide opportunities for informal recreation. They can often be characterised by elements that are not public open space but that contribute to the enjoyment of the space.

Under each Place in the following parts of this consultation document, each of the known Town, Local and Neighbourhood parks and natural open spaces are listed. Informal green spaces and linear open spaces are also proposed to be protected, but they are too numerous to list individually in the Local Plan review. These include many spaces suggested to the council earlier in 2019.

Addington



- | Existing | Proposed |
|---|-------------------------------------|
| Built Environment | Proposed Green Grid and connections |
| Existing Green Grid and connections | Public Realm Improvements |
| Metropolitan Green Belt | Proposed Road Junction Improvement |
| Metropolitan Open Land | Potential School Site |
| Non designated green space | |
| Locally listed Historic Parks and Gardens | |
| Registered Historic Park and Gardens | |
| Conservation Areas | |
| Croydon Panorama | |
| Tier 1 Integrated Industrial Location | |
| Industrial Area | |
| Tramway | |
| Roads | |
| Schools (Primary and Secondary) | |
| District Centre | |
| Neighbourhood Centre | |
| Local Landmarks (Numbered)
1. Addington Palace | |



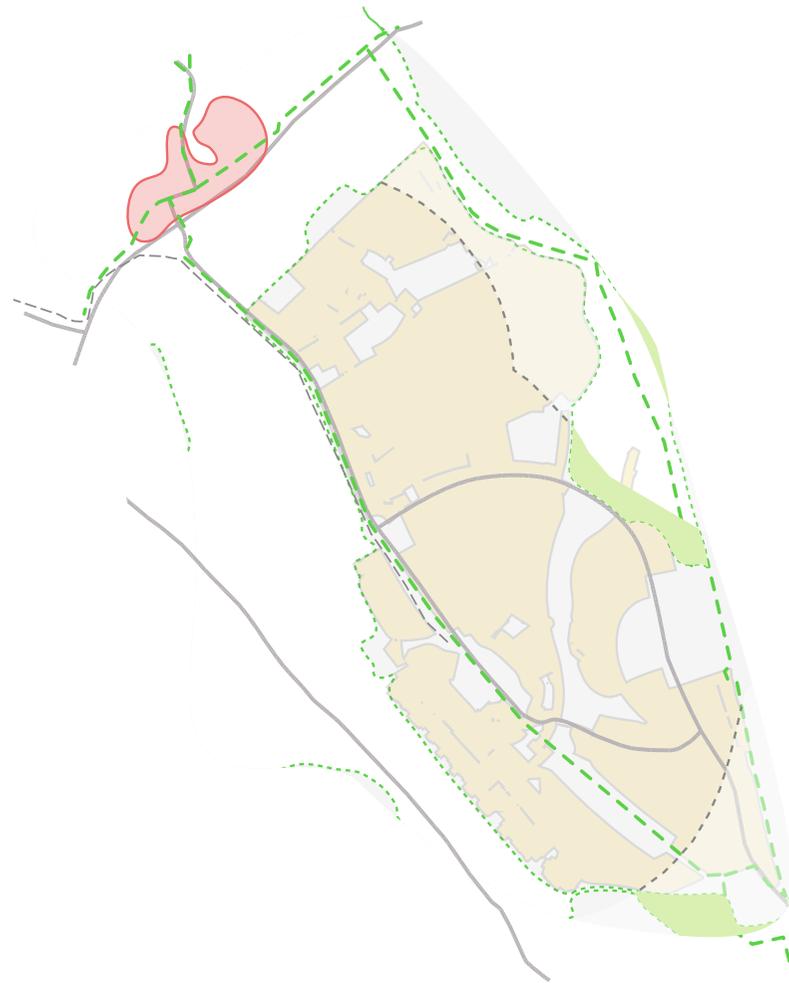
Where we want to be

A self-contained community, Addington, will be a location for limited growth. It will capitalise on good links to and from central Croydon, and its strategic position between Croydon Town Centre and Biggin Hill Airport, along with their concentration of supporting infrastructure. As such, it will see its community of residents, workers and visitors gradually expand/grow and diversify. It will continue to comprise interwar and late 20th century housing surrounded by Green Belt, something that is typical of its local character and new developments will respond to and enhance. The Place will be enhanced with infill development that sensitively responds to its heritage and local character, and a rejuvenated Town Centre with a mixture of homes, health, community and cultural facilities and a range of commercial facilities, services and retailing, including many independent shops. The ancient village at Addington will retain its rural village character.

Opportunities, constraints and change up to 2039

- With good supporting infrastructure provision opportunities for new development will be mainly infilling and increasing in density as land is physically constrained by the Green Belt. Croydon's Suburban Design Guide, along with wider policies, will need to guide this evolution. Under Strategic Option 3 there is potential for an urban extension on Green Belt land along Lodge Lane and North Downs Crescent.
- There is potential for an urban extension on Green Belt land across the tram line from Lodge Lane and North Downs Crescent.
- There will be continued protection for industry and warehousing in the Vulcan Way industrial area.
- The Town Centre will maintain its support of the local community, providing retailing, some employment and services.
- New development will respect and enhance the existing local character and local distinctiveness, referring to the Borough Character Appraisal to inform design quality and growth/development guidelines. Public realm improvements will focus on the Town Centre to assist in the regeneration of the area with the designated Village Green placed at the centre, active frontages. They will be high quality, inclusive and accessible, and be guided by the Croydon Public Realm Design Guide whilst encouraging shopfront improvements and development of the local economy/ commercial and retail offer.
- Walking and cycle links to local schools, the Town Centre, Vulcan Way industrial area and surrounding open space will be improved where possible. These will connect to the ancient Roman road on the borough boundary with Bromley.
- The tram, with improved services and a potentially extended tram route, will continue to provide a valued link to Croydon Town Centre and connections to Central London and Gatwick Airport. An extension of the tram further into New Addington from its current terminus to New Addington south will be investigated by the council. The community will enjoy better quality, more frequent and reliable bus services connecting with Central Croydon. Travel plans will look to ease congestion at peak times by encouraging walking, cycling or use of public transport, which may also need to diversify in types of services provided.

Addington Growth Scenarios



Strategic option 1 –
All residential growth to take place in the existing urban area.

Homes already under construction

26

Number of homes in Addington in 20 years (the proposed Place target)

280 to 350

Description of the option

About two-thirds of growth will take place in the form of windfall development. Those areas within 800m of New Addington Town Centre or a tram stop will see some evolution of their existing character (apart from in Addington Village Conservation Area, which will see little change). Elsewhere there will be less change. The council will seek a tram extension further into New Addington from its current terminus on Central Parade to New Addington south.

Less More

- Suburban Evolution through Infill
- Proposed Green Grid and Connections
- Conservation Areas
- Potential Tram Extension
- Tramway
- Existing Green Grid and Connections
- Local Heritage Areas
- Non-residential Built Environment
- Strategic Industrial Area
- Green space (e.g. MOL)
- Area of Focussed Intensification
- Purley Way Urban Evolution
- Potential Green Belt Release



Strategic option 2 – Major redevelopment of the Purley Way area to reduce some pressure off residential growth in the existing urban area.

Homes already under construction

26

Number of homes in Addington in 20 years (the proposed Place target)

190 to 230

Description of the option

About half of all growth will take place in the form of windfall development. Outside of New Addington Town Centre, there will be less change to the existing character of the area. The council will seek a tram extension further into New Addington from its current terminus on Central Parade to New Addington south.

Less More

- Suburban Evolution through Infill
- Proposed Green Grid and Connections
- Existing Green Grid and Connections
- Potential Tram Extension
- Tramway
- Conservation Areas
- Local Heritage Areas
- Non-residential Built Environment
- Strategic Industrial Area
- Green space (e.g. MOL)
- Area of Focussed Intensification
- Purley Way Urban Evolution
- Potential Green Belt Release

Strategic option 3 – Limited release of Green Belt land for residential development to reduce some pressure off residential growth in the existing urban area.

Homes already under construction

26

Number of homes in Addington in 20 years (the proposed Place target)

190 to 230

(plus 2,560 to 3,030 new homes on an urban extension on Green Belt land along Lodge Lane and North Downs Crescent)

Description of the option

Within the existing urban area of New Addington, half of all growth will take place in the form of windfall development. Outside of New Addington Town Centre, there will be less change to the existing character of the area. This is because some pressure is taken away from existing residential areas because of limited release of Green Belt land for development, including an urban extension to New Addington taking part of the golf course adjacent to the tram tracks/Lodge Lane, and continuing south around part of North Downs Crescent. The council will seek a tram extension further into New Addington from its current terminus on Central Parade to New Addington south.



Proposed Site Allocations

Site Allocations are identified for future housing and other development, such as schools, health facilities and community facilities. For each site, the location, the proposed use and indicative number of homes (if applicable) is provided.

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018)
1	Land Fronting North Downs Road and Overbury Crescent	Residential development	18 to 64	✓
44	Central Parade West, Central Parade	Mixed development including residential, community, healthcare facility, leisure, retail and open space	To be confirmed	
120	Timebridge Community Centre, Field Way	Secondary school buildings	n/a	

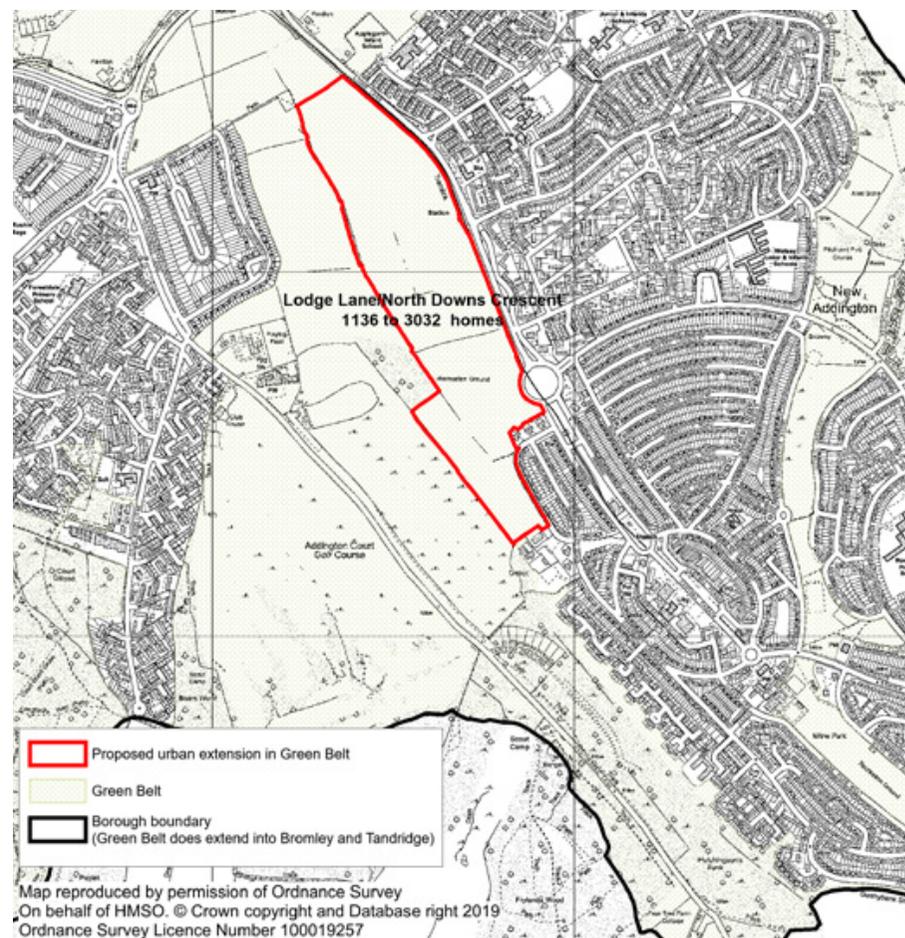
Proposed urban extension on Green Belt land

The urban extension proposed in Strategic Spatial Option 3 is adjacent to the tram line with Fieldway and King Henry's Drive tram stops being adjacent to the site. It lies opposite to the New Addington branch of Lidl, and 8 to 20 minutes walk from New Addington Town Centre. There are also no other designations that preclude development, so is one of the most sustainable Green Belt sites in Croydon, were Green Belt sites to be released for development. Paragraph

138 of the National Planning Policy Framework says that 'where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport.

At this stage no detailed work has been done on what development on the site would look like. If an urban extension on Green Belt land becomes part of the preferred option for development in the next draft of the Local Plan review, then further work would need to be done on how the site would be developed.

A map of the site is shown below.



Other green areas to be protected by the Local Plan review

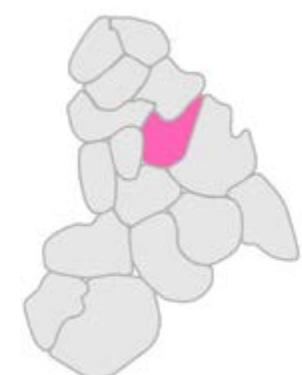
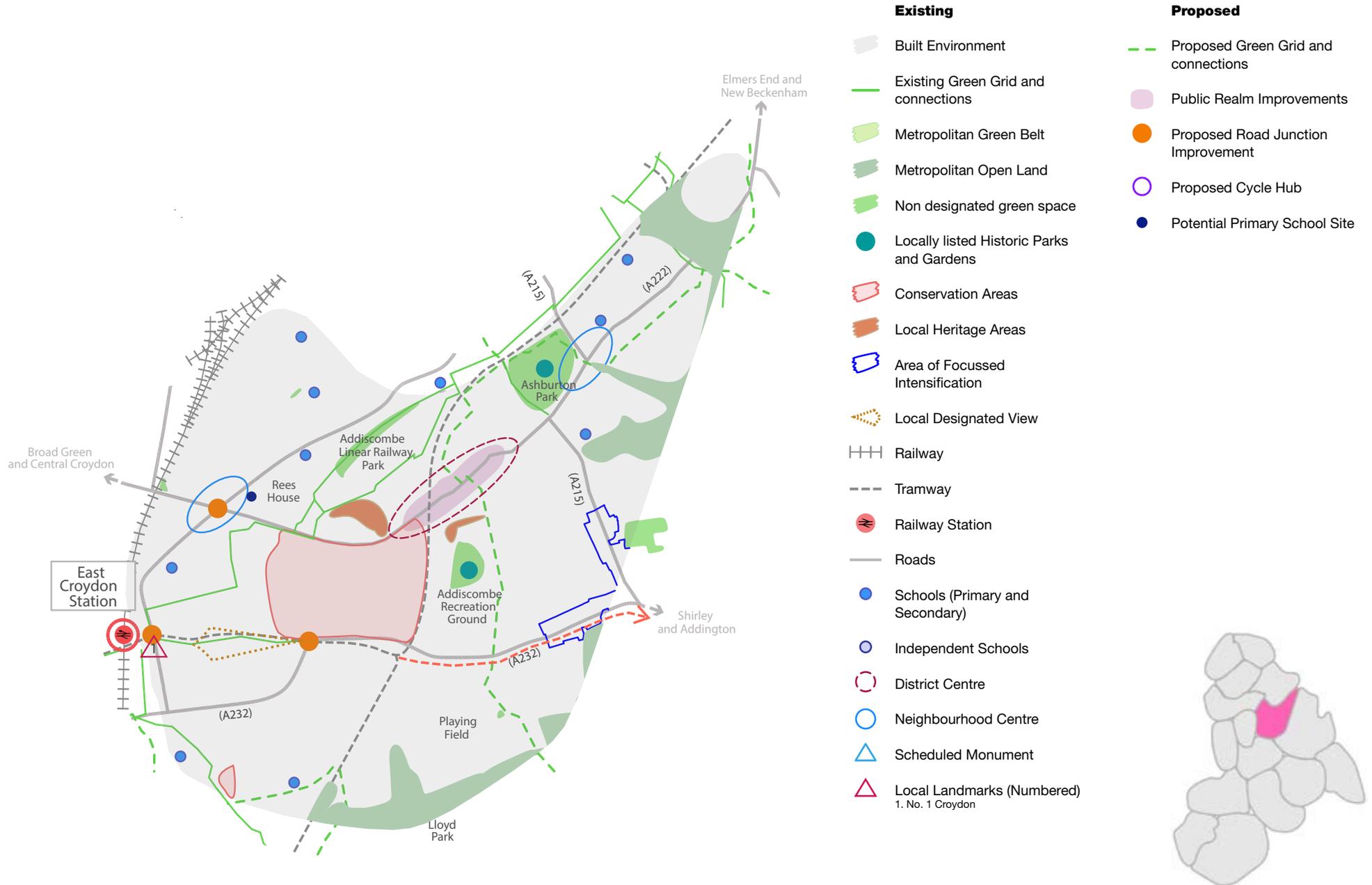
A number of green spaces, which have not met the Local Green Space designation criteria, will be protected in the Croydon Local Plan under the 'other green spaces' policy. Informal green spaces and linear open spaces are not listed below, but would still be protected by the Local Plan review.

Other green area to be protected by Local Plan review	Type of other green space
Castle Hill Avenue Playground	Neighbourhood parks and play spaces.

Help shape the future of the Place of Addington

- AN1. How should Addington change to help meet the need for homes and infrastructure in the borough?
- AN2. What other potential development sites in Addington should the Local Plan review allocate for development?
- AN3. Do you think any proposed sites in Addington should be removed from the Local Plan review? If so, which one(s)? Please explain why.
- AN4. What community facilities in Addington are important to you?
- AN5. What new community facilities are required in Addington?
- AN6. Are there any green spaces in Addington that should be protected as Local Green Spaces? Please provide evidence as to why they are irreplaceable for you.
- AN7. Are there any other green areas in Addington (that are not informal green spaces, linear open spaces or Green Belt) that should be protected? Please explain why.

Addiscombe



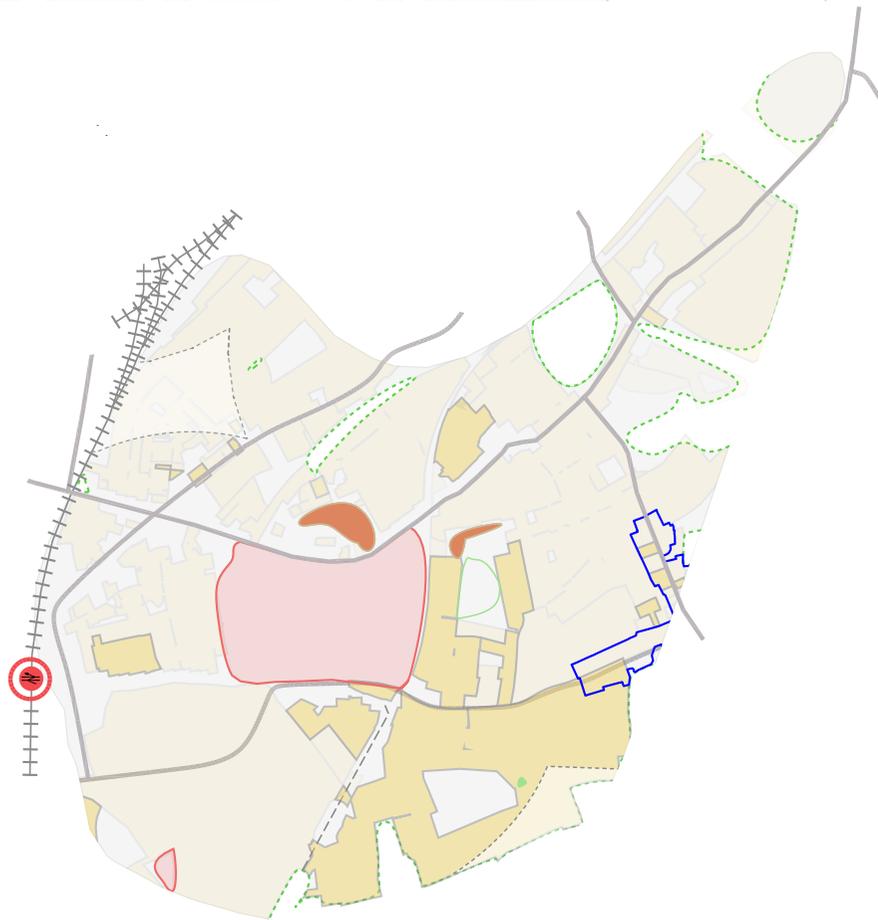
Where we want to be

Addiscombe will continue to be centred on the vibrant Town Centre with an historic Conservation Area, a mixture of homes, civic, community and cultural facilities and a range of retail and commercial offer and services including many independent shops. Ashburton Park and Lower Addiscombe Road/Cherry Orchard Road Neighbourhood Centres will support the existing and future community with services and facilities beyond a retail function.

Opportunities, constraints and change up to 2039

- Sustainable growth of the suburbs across most of Addiscombe including some opportunity for windfall sites, and limited infilling with new homes that respect and enhance existing heritage, residential character and local distinctiveness. In the south east of the Place there is potential for more intense development in areas where the homes are on larger plots of land.
- East India Estate Conservation Area is defined by a concentration of high quality historic buildings, spaciousness and a strong 'ladder' structure of roads. Whilst retaining those buildings that contribute to the character of the area (with potential for some sensitive conversion), there is opportunity for sensitive development that follows the strong spatial qualities and formal layout of the area. Reinforcement of street trees would enhance the character of the area.
- Addiscombe's Town Centre will continue to provide its vital retail function, key commercial activity and services. Inclusive and accessible community facilities for all demographics will be encouraged to locate in close proximity to the Town Centre.
- Opportunities for public realm improvements will focus on the Town Centre with building and conversion works of a high standard of design to ensure the character of the Centre and Conservation Area are respected and enhanced.
- There will also be a focus on the public realm in the west of Addiscombe to ensure a better environment for pedestrians and cyclists.
- High quality improvements to, and expansion of the Green Grid will be sought to promote strategic east-west and north-south links through Addiscombe Linear Railway and Ashburton Parks. These will connect with Central Croydon, Wandle Valley Regional Park, Lloyd Park and South Norwood Country Park facilitating a walking and cycling network and starting to foster a biodiversity network with further guidance to follow.
- Addiscombe will continue to be a highly accessible Place with its six tram stops and connections to East Croydon, Beckenham Junction and Elmers End railway stations. It will benefit from improved tram services, from investment in tram stock and more frequent services. Travel plans will look to ease congestion at peak times by encouraging walking, cycling or public transport especially for school journeys.
- The council will consider investigating the feasibility of potential future rapid transit route/tram extension towards Hayes.

Addiscombe Growth Scenarios



Strategic option 1 – All residential growth to take place in the existing urban area.

Homes already under construction

149

Number of homes in Addiscombe in 20 years (the proposed Place target)

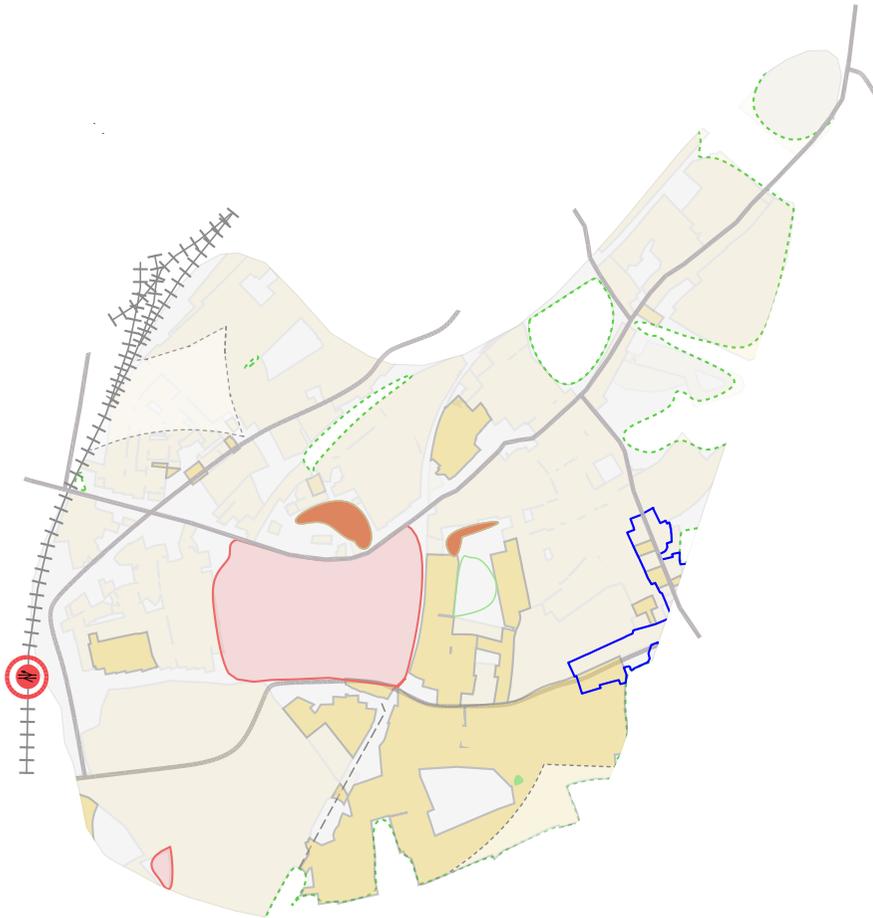
1,480 to 1,880

Description of the option

Most growth will be in the form of windfall development. Outside of Conservation Areas, some areas in the south east of Addiscombe, where homes are typically on larger plots and are in the most accessible locations²⁹ will see some focused intensification, resulting in a gradual change in character to denser forms of development. Elsewhere, areas with homes on larger plots will see some moderate intensification, resulting in a denser form of development that still relates to the existing character of the area. In other parts of Addiscombe, outside of the Town Centre, there will be some evolution within the existing character of the area. Throughout Addiscombe, Conservation Areas will see little change.

²⁹ Locations which have a PTAL of 3 or above or are within 800m of a train station, tram stop or Addiscombe Town Centre





Strategic option 2 – Major redevelopment of the Purley Way area to reduce some pressure off residential growth in the existing urban area.

Homes already under construction

149

Number of homes in Addiscombe in 20 years (the proposed Place target)

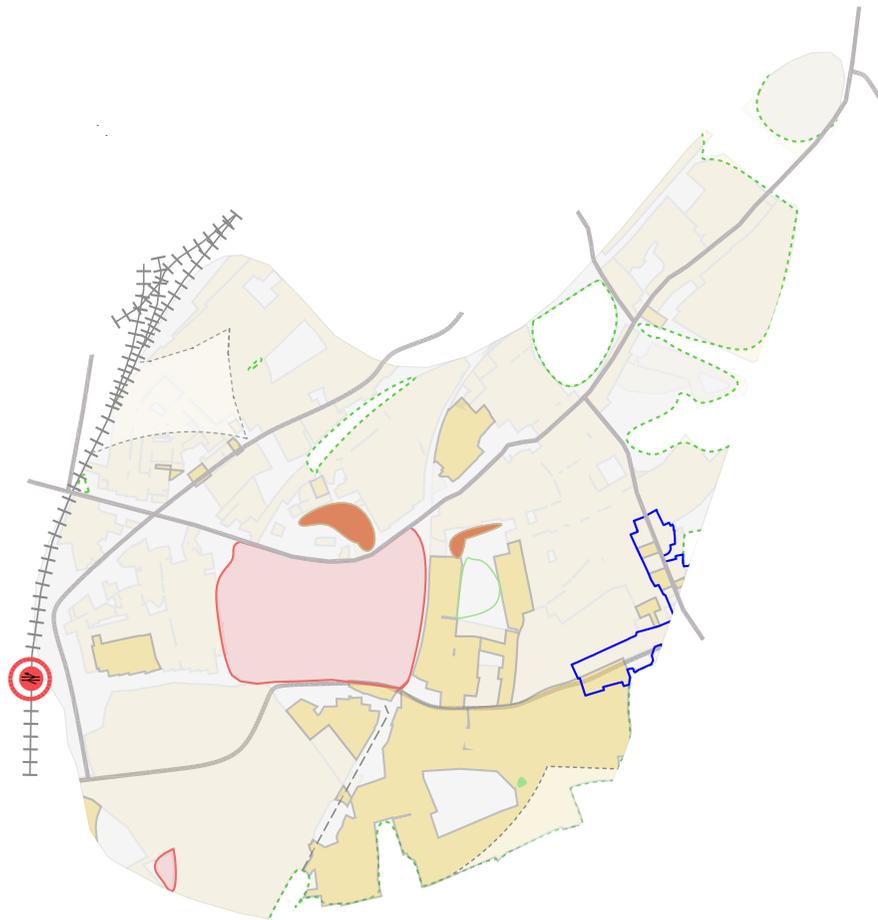
1,030 to 1,310

Description of the option

Most growth will be in the form of windfall development. Outside of Conservation Areas, some areas in the south east of Addiscombe, where homes are typically on larger plots and are in the most accessible locations³⁰, will see some moderate intensification, resulting in a denser form of development that still relates to the existing character of the area. Elsewhere in Addiscombe, outside of the Town Centre, there will be less change. Throughout Addiscombe, Conservation Areas will see little change.

³⁰ Locations which have a PTAL of 3 or above or are within 800m of a train station, tram stop or Addiscombe Town Centre





Strategic option 3 – Limited release of Green Belt land for residential development to reduce some pressure off residential growth in the existing urban area.

Homes already under construction

149

Number of homes in Addiscombe in 20 years (the proposed Place target)

1,030 to 1,310

Description of the option

Most growth will be in the form of windfall development. Outside of Conservation Areas, some areas in the south east of Addiscombe, where homes are typically on larger plots and are in the most accessible locations³¹, will see some moderate intensification, resulting in a denser form of development that still relates to the existing character of the area. Elsewhere in Addiscombe, outside of the Town Centre, there will be less change. Throughout Addiscombe, Conservation Areas will see little change.

³¹ Locations which have a PTAL of 3 or above or are within 800m of a train station, tram stop or Addiscombe Town Centre



Proposed Site Allocations

Site Allocations are identified for future housing and other development, such as schools, health facilities and community facilities. For each site, the location, the proposed use and indicative number of homes (if applicable) is provided.

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018)
2	Blackhorse Lane Station	Residential development (over station)	18 to 104	✓
3	Bupa Nursing Home	Residential development within the existing footprint of this listed building	25 to 77	✓
68	130 Oval Road	Residential development	10 to 57	

Possible Local Green Spaces

Within Addiscombe the following green spaces have been identified as being demonstrably special and of particular significance to the local community. However, for each and every possible Local Green Space the council will require more detailed evidence. The council will contact all relevant individuals, residents' association and 'friends of' groups, asking for further information about the 'demonstrably special' feature of the green space.

Possible Local Green Spaces	Reasons why the space may be demonstrably special and of particular significance to the community it serves
Addiscombe Railway Park	This space is actively cared for by the Friends of Addiscombe Railway Park (set up in 2011), who have established a Community Orchard, a Community garden, regular gardening and conservation afternoons and evenings and hold many events in the Park (such as Apple Day in September, Wassail in January, Halloween events for kids). It has become a focal point for many in this area. The Park Friends have been active in increasing the biodiversity in the Park and extending tree cover, planting many trees of diverse native species. In addition there is a strong sense of connection to the railway history of the park.
Addiscombe Recreation Ground	The local residents association (ASPRA) maintain a flower bedded area and the netted areas for ball games and tennis are well used, as is the play area. The scouts and cubs often use it in the summer.
Ashburton Park	Annual Christmas Market. Hosts fairgrounds.

Other green areas to be protected by the Local Plan review

A number of green spaces, which have not met the Local Green Space designation criteria, will be protected in the Croydon Local Plan under the 'other green spaces' policy. Informal green spaces and linear open spaces are not listed below, but would still be protected by the Local Plan review.

Other green areas to be protected by Local Plan review	Type of other green space
Dartnell Road Recreation Ground	Neighbourhood parks and play spaces
Little Road Playground	Neighbourhood parks and play spaces
Whitgift Pond	Neighbourhood natural open space

Help shape the future of the Place of Addiscombe

- AE1. How should Addiscombe change to help meet the need for homes and infrastructure in the borough?
- AE2. What other potential development sites in Addiscombe should the Local Plan review allocate for development?
- AE3. Do you think any proposed sites in Addiscombe should be removed from the Local Plan review? If so, which one(s)? Please explain why.
- AE4. What community facilities in Addiscombe are important to you?
- AE5. What new community facilities are required in Addiscombe?
- AE6. Are there any green spaces in Addiscombe that should be protected as Local Green Spaces? Please provide evidence as to why they are irreplaceable for you.
- AE7. Are there any other green areas in Addiscombe (that are not informal green spaces, linear open spaces, Metropolitan Open Land or Green Belt) that should be protected? Please explain why.

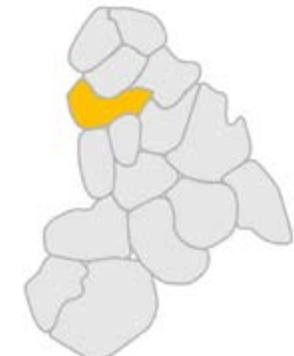
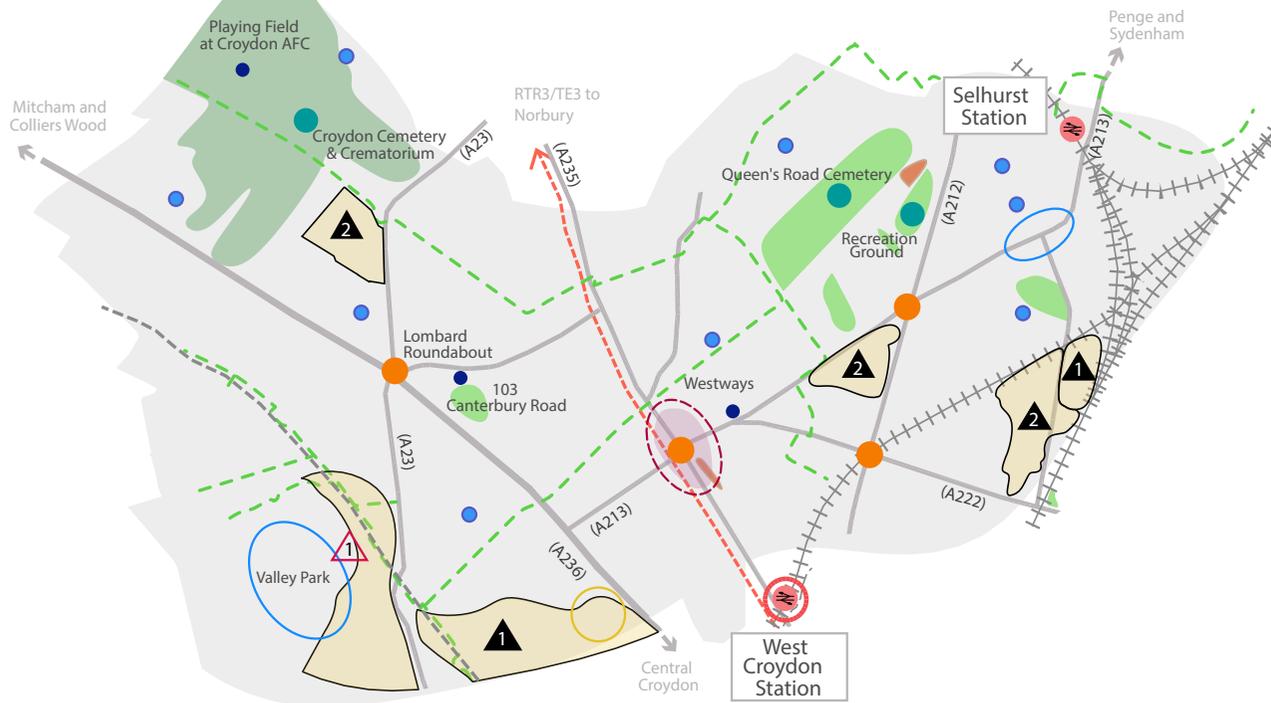
Broad Green and Selhurst

Existing

- Built Environment
- Existing Green Grid and connections
- Metropolitan Green Belt
- Metropolitan Open Land
- Non designated green space
- Locally listed Historic Parks and Gardens
- Conservation Areas
- Local Heritage Areas
- Local Designated View
- Enterprise Centre
- Tier 1 Strategic Industrial Location
- Tier 2 Integrated Industrial Location
- Industrial Area
- Railway
- Tramway
- Railway Station

Proposed

- Roads
- Schools (Primary and Secondary)
- Independent Schools
- District Centre
- Neighbourhood Centre
- Local Landmarks (Numbered)
1. Ikea Towers
- Proposed Green Grid and connections
- Public Realm Improvements
- Proposed Road Junction Improvement
- Proposed Cycle Hub
- Potential Primary School Site



Where we want to be

As a broad location, growing residential areas will be interspersed within a network of busy streets with improved connectivity to open spaces and the expanded Green Grid network of the borough. Selhurst Road and Sumner Road/London Road Neighbourhood Centres will support the existing and future community with services and facilities beyond a retail function. The diversity of employment activity and cultures will enliven the area just north of Central Croydon, as well as being part of the borough's principal industrial location; the Place will have a share in the borough's improving prosperity.

Opportunities, constraints and change up to 2039

- New residential growth, with opportunities for renewal, will focus on London Road and the Purley Way transformation area. Residential development will respect the existing residential character and local distinctiveness.
- Purley Way, a Strategic Industrial Location³² and industrial heartland of the borough, will remain a preferred area for industrial and warehousing activity, whilst evolving to enable the co-location of residential uses. This will be supported by policies, allocations and a concept masterplan as explained in the Purley Way section of this document.
- A thriving day time and evening economy will be centred on the regenerated London Road running from West Croydon to the re-built Local Centre at Broad Green, which will be the centre of public realm improvements.
- New Green Grid links will be sought to improve connectivity with the green space of Wandle Park, just south of Broad Green, with Croydon Cemetery and Mitcham Common all linking to the Wandle Valley Regional Park.
- To encourage walking and cycling, high quality connections within an attractive environment will be pursued. The tram system in Croydon will be further supported by investigating the feasibility of a potential new rapid transit route/tram extension to Thornton Heath, Norbury via London Road towards Streatham, Tooting and Brixton.

³² Strategic Industrial Locations are the most important industrial areas in London as identified by the Mayor of London in the London Plan. There should be strong protection for industrial and warehousing uses in Strategic Industrial Locations.

Broad Green and Selhurst Growth Scenarios



Strategic option 1 –
All residential growth to take place in the existing urban area.

Homes already under construction

712

Number of homes in Broad Green and Selhurst in 20 years (the proposed Place target)

880 to 1,070

(plus 790 to 1,210 homes in the Purley Way Transformation Area)

Description of the option

Throughout Broad Green and Selhurst, Conservation Areas will see little change. Away from the London Road corridor and the Purley Way Regeneration Area there will be some evolution of existing residential areas, respecting the existing character, although many areas will see little change. Along the London Road there will be some moderate intensification of development resulting in a denser form of development. In the Purley Way Regeneration Area, the retail parks will be redeveloped into a new neighbourhood, mixing retail, leisure and new homes. The council will seek tram extensions along the London Road towards Norbury, and south from Ampere Way down the Purley Way.



Strategic option 2 – Major redevelopment of the Purley Way area to reduce some pressure off residential growth in the existing urban area.

Homes already under construction

712

Number of homes in Broad Green and Selhurst in 20 years (the proposed Place target)

820 to 1,000

(plus 2,560 – 3,260 homes in the Purley Way Transformation Area)

Description of the option

Away from the London Road corridor and the Purley Way Regeneration Area there will be less change, with all Conservation Areas seeing little change. Along the London Road there will be some moderate intensification of development resulting in a denser form of development. In the Purley Way Regeneration Area the retail parks will be redeveloped into a new neighbourhood, mixing retail, leisure and new homes. The council will seek tram extensions along the London Road towards Norbury, and south from Ampere Way down the Purley Way.



Strategic option 3 – Limited release of Green Belt land for residential development to reduce some pressure off residential growth in the existing urban area.



Homes already under construction

712

Number of homes in Broad Green and Selhurst in 20 years (the proposed Place target)

820 to 1,000

(plus 790 to 1,210 homes in the Purley Way Transformation Area)

Description of the option

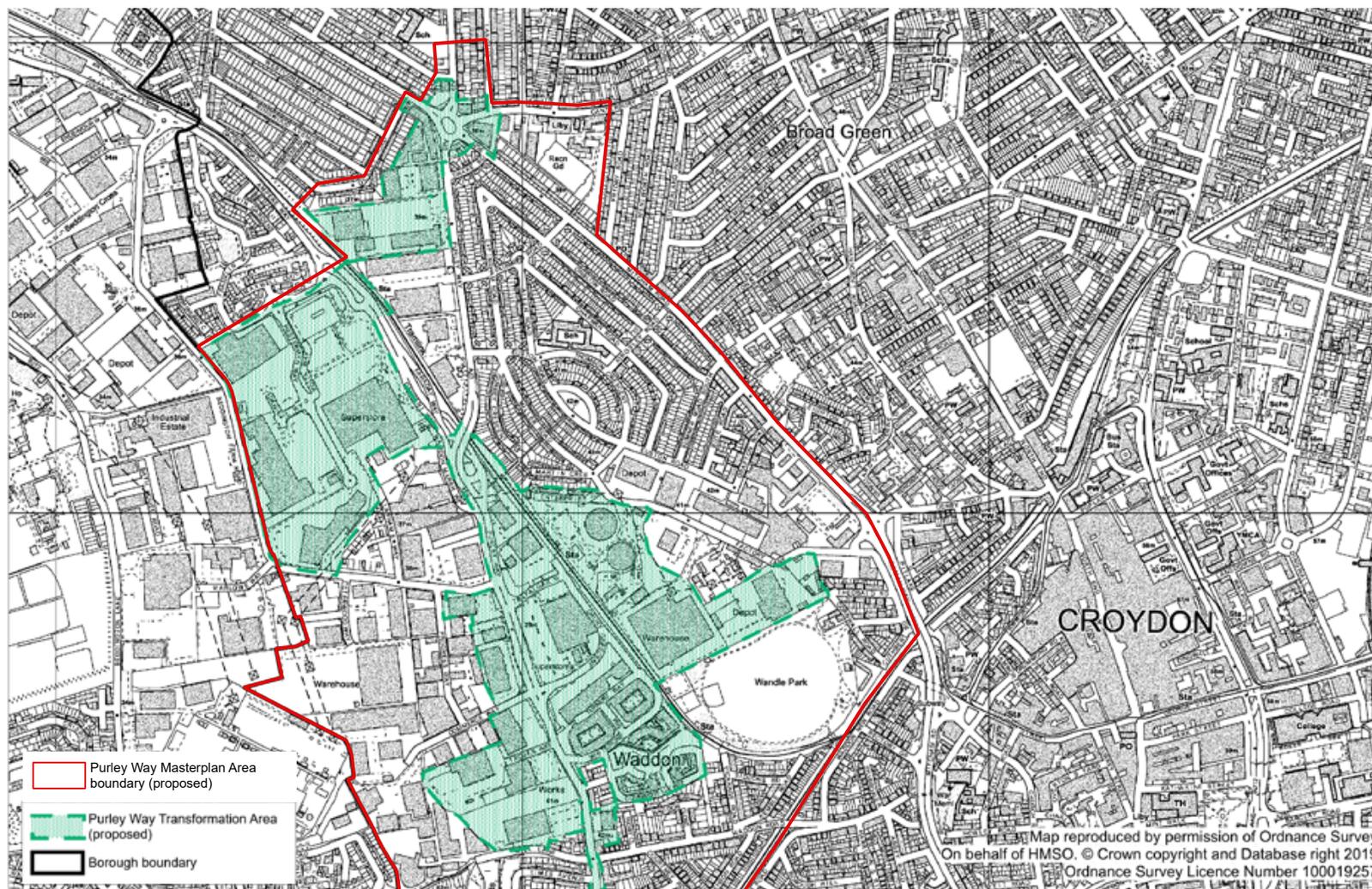
Away from the London Road corridor and the Purley Way Regeneration Area there will be less change, with all Conservation Areas seeing little change. Along the London Road there will be some moderate intensification of development resulting in a denser form of development. In the Purley Way Regeneration Area the retail parks will be redeveloped into a major new neighbourhood consisting of very high density developments that mix retail, leisure and new homes. The council will seek tram extensions along the London Road towards Norbury, and south from Ampere Way down the Purley Way.



Purley Way Transformation Area

Part of the Purley Way Masterplan Area and proposed Purley Way Transformation lies within Broad Green and Selhurst. The Council is proposing to prepare a masterplan for the area with landowners, developers, local residents, Transport for London, the Mayor of London and other interested parties. This will guide the transformation of the Purley Way area into a mix of new homes, shops, and industry and help to create a new neighbourhood in Croydon.

In total up to 12,000 new homes will be predominately focussed in the Transformation Area across the Places of Broad Green & Selhurst and Waddon (under Strategic Spatial Option 2). As much of the Purley Way area is home to industrial and warehousing uses that need to be protected, new homes are proposed only on sites within the Transformation Area shown on the map below.



Proposed Site Allocations

Site Allocations are identified for future housing and other development, such as schools, health facilities and community facilities. For each site, the location, the proposed use and indicative number of homes (if applicable) is provided.

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018)
8	Motor Village Croydon, 121 Canterbury Road	Residential development (possibly with replacement car showroom)	13 to 33	✓
13	Boyden Tiles, Mayday Road	Mixed use residential and industrial/ warehousing development, subject to impact on designated views	20 to 74	
20	98 – 100 Lodge Road and 1 – 3 Frederick Gardens	Residential	5 to 20	
22	Whitehorse Road garages and parking area, Whitehorse Road estate (Johnson Road/Cromwell Road)	Residential	5 to 25	

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018)
78	114-118 Whitehorse Road	Residential conversion and extension	7 to 8	
314	Valley Park (B&Q and Units A-G Daniell Way), Hesterman Way <i>(a site within the Purley Way transformation area)</i>	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS), community and leisure to form the basis of a new residential community and local centre.	237 to 641	
334	Valley Leisure Park, Hesterman Way <i>(a site within the Purley Way transformation area)</i>	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS), community and leisure to form the basis of a new residential community and local centre.	34 to 90	

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018)
348	Homebase & Matalan stores, 60-66 Purley Way <i>(a site within the Purley Way transformation area)</i>	Mixed use residential and retail development	128 to 482	
396	Praise House, 145-149 London Road	Redevelopment for mixed use residential and community use	9 to 52	
416	Challenge House, 618 Mitcham Road	Residential redevelopment or conversion. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development.	36 to 136	
471	Masonic Hall car park, 1- 1B Stanton Road	Residential development	7 to 39	

Possible Local Green Spaces

Within Broad Green and Selhurst the following green space has been identified as being demonstrably special and of particular significance to the local community. However, for each and every possible Local Green Space the council will require more detailed evidence. The council will contact all relevant individuals, residents' association and 'friends of' groups, asking for further information about the 'demonstrably special' feature of the green space.

Possible Local Green Spaces	Reasons why the space may be demonstrably special and of particular significance to the community it serves
Whitehorse Road Recreation Ground	A community garden has been created in part of Whitehorse Road Recreation Ground.

Other green areas to be protected by the Local Plan review

A number of green spaces, which have not met the Local Green Space designation criteria, will be protected in the Croydon Local Plan under the 'other green spaces' policy. Informal green spaces and linear open spaces are not listed below, but would still be protected by the Local Plan review.

Other green areas to be protected by Local Plan review	Type of other green space
Boulogne Road Playground	Neighbourhood parks and play spaces
Canterbury Road Recreation Ground	Local park and open space
King George's Field	Local park and open space
Queen's Road Cemetery	Cemetery or church yard
Wilford Road Playground	Local park and open space

Help shape the future of the Place of Broad Green and Selhurst

- BGS1.** How should Broad Green and Selhurst change to help meet the need for homes and infrastructure in the borough?
- BGS2.** What other potential development sites in Broad Green and Selhurst should the Local Plan review allocate for development?
- BGS3.** Do you think any proposed sites in Broad Green and Selhurst should be removed from the Local Plan review? If so, which one(s)? Please explain why.
- BGS4.** What community facilities in Broad Green and Selhurst are important to you?
- BGS5.** What new community facilities are required in Broad Green and Selhurst?
- BGS6.** Are there any green spaces in Broad Green and Selhurst that should be protected as Local Green Spaces? Please provide evidence as to why they are irreplaceable for you.
- BGS7.** Are there any other green areas in Broad Green and Selhurst (that are not informal green spaces, linear open spaces or Metropolitan Open Land that should be protected? Please explain why.

Coulsdon



- | Existing | | Proposed | |
|----------|---|----------|-------------------------------------|
| | Built Environment | | Proposed Green Grid and connections |
| | Existing Green Grid and connections | | Public Realm Improvements |
| | Metropolitan Green Belt | | Proposed Cycle Hub |
| | Metropolitan Open Land | | Potential Secondary School Site |
| | Non designated green space | | |
| | Locally listed Historic Parks and Gardens | | |
| | Local Heritage Areas | | |
| | Local Designated View | | |
| | Industrial Area | | |
| | Tier 1 Strategic Industrial Location | | |
| | Railway | | |
| | Railway Station | | |
| | Roads | | |
| | Schools (Primary and Secondary) | | |
| | Neighbourhood Centre | | |
| | Scheduled Monument
1. Surrey Iron Railway Embankment | | |
| | Local Landmarks (Numbered)
1. Cane Hill Water Tower
2. St Andrew Church | | |



Where we want to be

Croydon's southern-most Town Centre, with a mixture of homes, community and cultural facilities, and a range of retailing including many independent shops, will revive its day and evening economy with the support of the new residential community and facilities on the Cane Hill site, and retained Strategic Industrial Land³³ at Marlpit Lane.

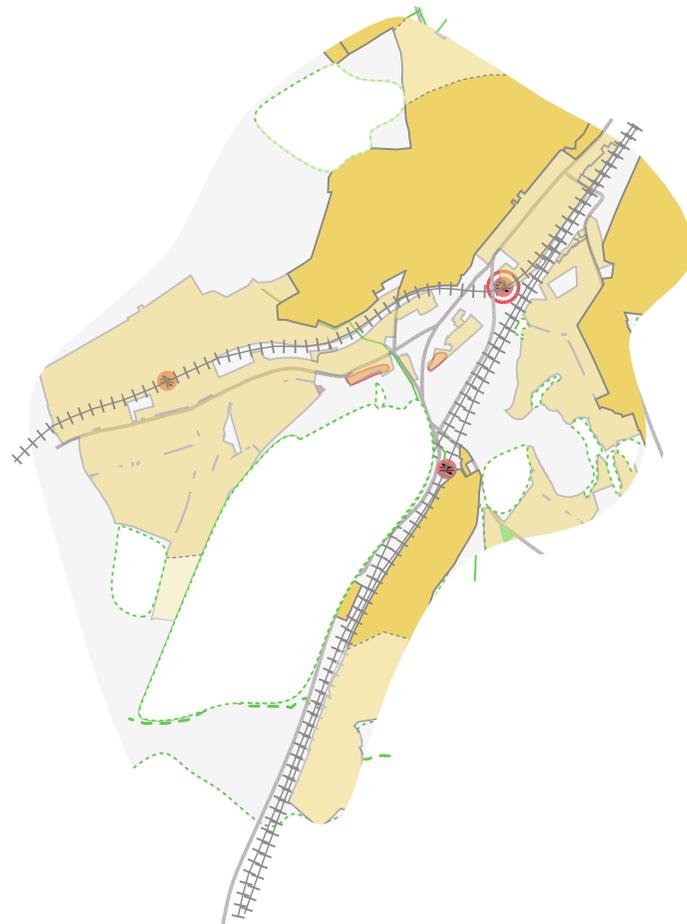
Opportunities, constraints and change up to 2039

- An area of moderate residential growth based on available land. Residential development will generally respect the existing character and local distinctiveness, although there is potential for more intense forms of development in those parts of Coulsdon where homes are located on larger plots of land.
- Marlpit Lane, with its close proximity to the M25 and good separation from surrounding residential areas, will remain an important location for employment growth for Croydon and London retaining strong protection (as a Strategic Industrial Location).
- The Town Centre will continue to support the local community, providing retailing, employment and services with further opportunities for skilled employment where possible, within the Coulsdon area including Cane Hill. Community facilities will be encouraged to locate in close proximity to the Town Centre.
- Coulsdon will remain mainly residential with tree-lined streets becoming more urban in character towards the Town Centre. New development will respect the existing local character and distinctiveness of Coulsdon.

- Opportunities for public realm improvements will continue to focus on enhancements to the Town Centre.
- There will be new walking and cycling links to the Green Grid, as well as improved bus links to Croydon Town Centre.
- The Council will work on the feasibility of a rapid transit route/tram extension from Croydon Town Centre to Coulsdon via Purley (via Brighton Road), in discussion with Transport for London to support housing growth, improve air quality and connectivity, as well as enhance quality of life for all.

33 Strategic Industrial Locations are the most important industrial areas in London as identified by the Mayor of London in the London Plan. There should be strong protection for industrial and warehousing uses in Strategic Industrial Locations.

Coulsdon Growth Scenarios



Strategic option 1 –
All residential growth to take place in the existing urban area.

Homes already under construction

263

Number of homes in Coulsdon in 20 years (the proposed Place target)

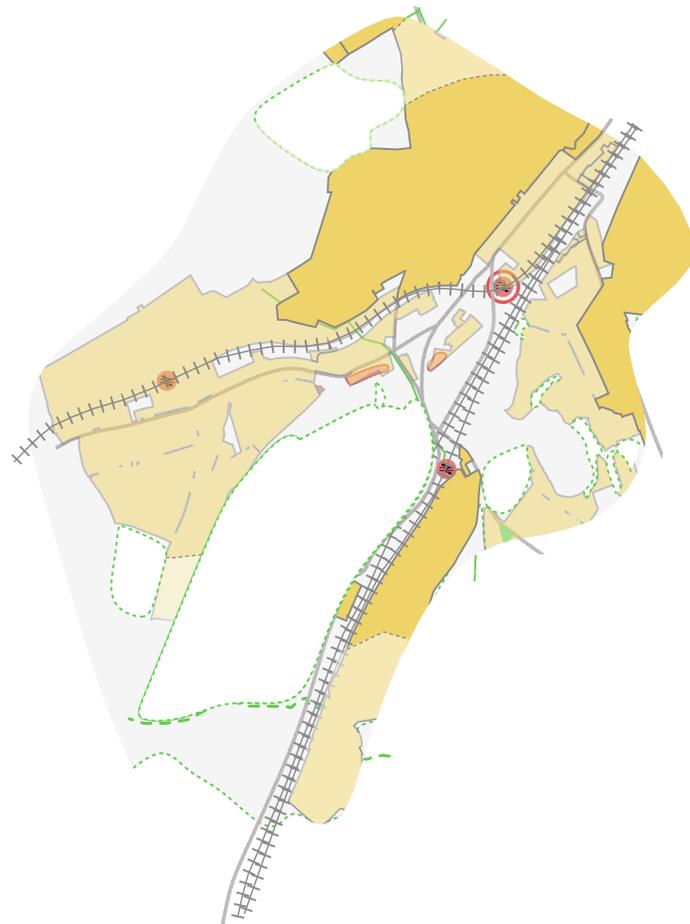
2,050 to 2,490

Description of the option

Most growth in Coulsdon will be on windfall sites. Some areas in the north and east of Coulsdon, where homes are typically on larger plots and are in the most accessible locations³⁴, will see some focussed intensification, resulting in a gradual change in character to denser forms of development. Elsewhere, areas with homes on larger plots will see some moderate intensification, resulting in a denser form of development that still relates to the existing character of the area. Within Conservation Areas there will be little change. In other parts of Coulsdon there will be some evolution within the existing character of the area. The council will seek a tram extension to Coulsdon.

³⁴ Locations which have a PTAL of 3 or above or are within 800m of a train station, or Coulsdon Town Centre





Strategic option 2 – Major redevelopment of the Purley Way area to reduce some pressure off residential growth in the existing urban area.

Homes already under construction

263

Number of homes in Coulsdon in 20 years (the proposed Place target)

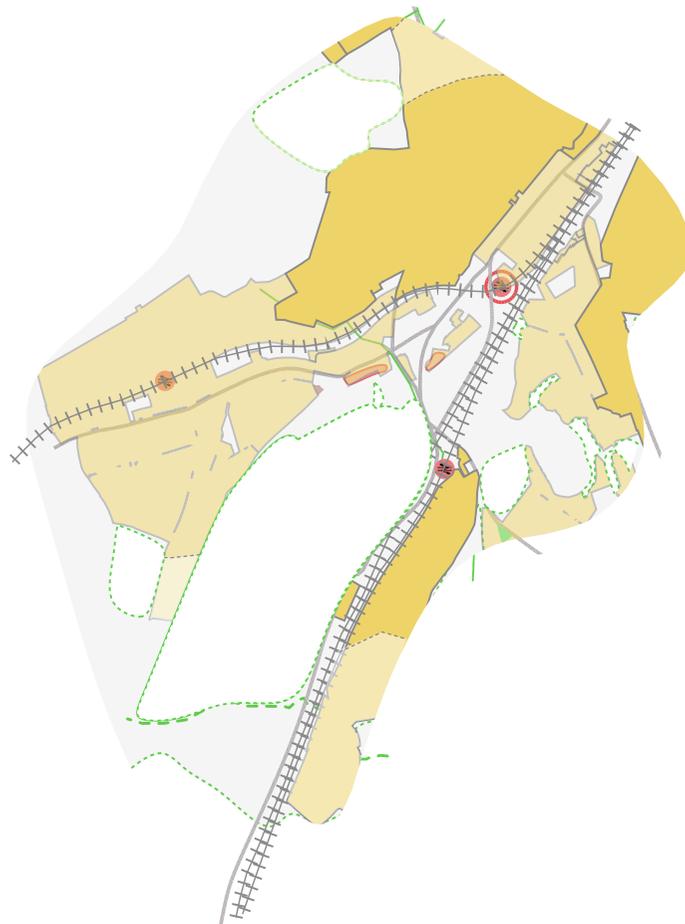
1,460 to 1,760

Description of the option

Most growth in Coulsdon will be on windfall sites. Some areas in the north and east of Coulsdon, where homes are typically on larger plots and are in the most accessible locations³⁵, will see some moderate intensification, resulting in a denser form of development that still relates to the existing character of the area. Elsewhere, areas with homes on larger plots will see some evolution within the existing character of the area. In other parts of Coulsdon, including Conservation Areas, there will be less change. The council will seek a tram extension to Coulsdon.

³⁵ Locations which have a PTAL of 3 or above or are within 800m of a train station, or Coulsdon Town Centre





Strategic option 3 – Limited release of Green Belt land for residential development to reduce some pressure off residential growth in the existing urban area

Homes already under construction

263

Number of homes in Coulsdon in 20 years (the proposed Place target)

1,460 to 1,760

Description of the option

Most growth in Coulsdon will be on windfall sites. Some areas in the north and east of Coulsdon, where homes are typically on larger plots and are in the most accessible locations³⁶, will see some moderate intensification, resulting in a denser form of development that still relates to the existing character of the area. Elsewhere, areas with homes on larger plots will see some evolution within the existing character of the area. In other parts of Coulsdon, including Conservation Areas, there will be less change. The council will seek a tram extension to Coulsdon.

³⁶ Locations which have a PTAL of 3 or above or are within 800m of a train station, or Coulsdon Town Centre

Less More

- Suburban Evolution through Infill
- Proposed Green Grid and Connections
- Potential Tram Extension
- Tramway
- Existing Green Grid and Connections
- Conservation Areas
- Local Heritage Areas
- Non-residential Built Environment
- Strategic Industrial Area
- Green space (e.g. MOL)
- Area of Focussed Intensification
- Purley Way Urban Evolution
- Potential Green Belt Release

Proposed Site Allocations

Site Allocations are identified for future housing and other development, such as schools, health facilities and community facilities. For each site, the location, the proposed use and indicative number of homes (if applicable) is provided.

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018)
372	Car park, Lion Green Road	Residential development	157	<i>Proposed use has changed</i>
945	Waitrose, 110-112 Brighton Road	Residential, retail, car parking (and healthcare facility if required by the NHS)	55 to 90	

Possible Local Green Spaces

Within Coulsdon the following green spaces have been identified as being demonstrably special and of particular significance to the local community.

Possible Local Green Spaces	Reasons why the space is demonstrably special and is of particular significance to the community it serves
Coulsdon Coppice	This space is used by a local primary school as part of their curriculum. It is used to provide learning about nature and the environment on an at least weekly basis.
Coulsdon Memorial Ground	Also known as Marlpit Lane Memorial Ground. Annual memorial service at the War Memorial. The greens have historical importance, operating from the 1930s. This year the greens have welcomed hundreds of kids from youth groups (e.g. Cubs, guides).

Other green areas to be protected by the Local Plan review

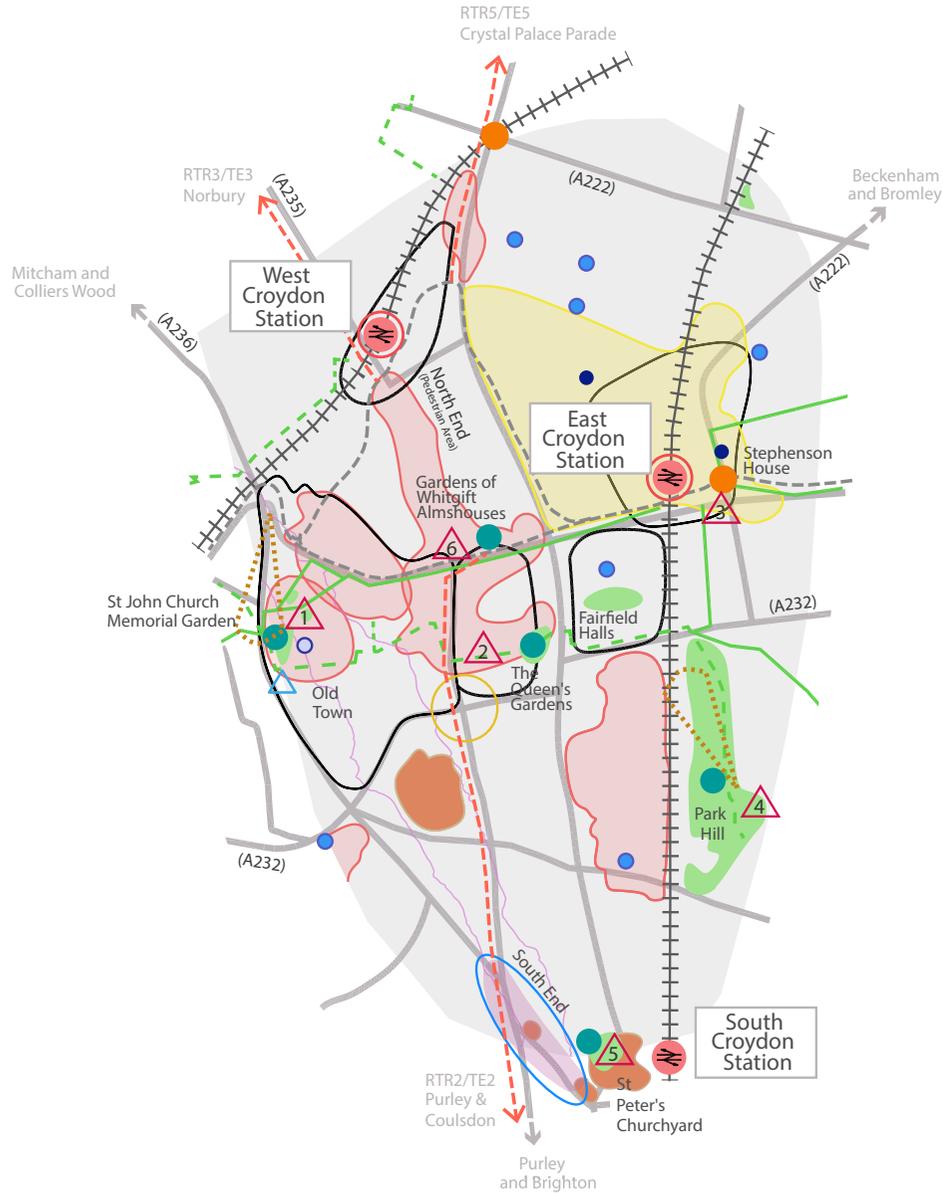
A number of green spaces, which have not met the Local Green Space designation criteria, will be protected in the Croydon Local Plan under the 'other green spaces' policy. Informal green spaces and linear open spaces are not listed below, but would still be protected by the Local Plan review.

Other green areas to be protected by Local Plan review	Type of other green space
Chaldon Way Gardens	Neighbourhood parks and play spaces
Land rear of Hilliards Heath Road	Neighbourhood parks and play spaces
Scrub Shaw	Neighbourhood parks and play spaces

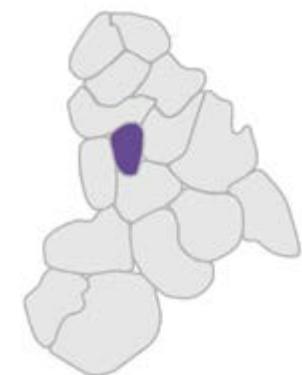
Help shape the future of the Place of Coulsdon

- C1. How should Coulsdon change to help meet the need for homes and infrastructure in the borough?
- C2. What other potential development sites in Coulsdon should the Local Plan review allocate for development?
- C3. Do you think any proposed sites in Coulsdon should be removed from the Local Plan review? If so, which one(s)? Please explain why.
- C4. What community facilities in Coulsdon are important to you?
- C5. What new community facilities are required in Coulsdon?
- C6. Are there any green spaces in Coulsdon that should be protected as Local Green Spaces? Please provide evidence as to why they are irreplaceable for you.
- C7. Are there any other green areas in Coulsdon (that are not informal green spaces, linear open spaces or Green Belt) that should be protected? Please explain why.

Central Croydon



- | Existing | Proposed |
|---|-------------------------------------|
| Built Environment | Proposed Green Grid and connections |
| Existing Green Grid and connections | Public Realm Improvements |
| Metropolitan Green Belt | Proposed Road Junction Improvement |
| Metropolitan Open Land | Proposed Cycle Hub |
| Non designated green space | Potential Primary School Site |
| Locally listed Historic Parks and Gardens | |
| Conservation Areas | |
| Local Heritage Areas | |
| Local Designated View | |
| Office Retention Zone | |
| Central Croydon Masterplan | |
| Enterprise Centre | |
| Railway | |
| Tramway | |
| Railway Station | |
| Roads | |
| Schools (Primary and Secondary) | |
| Independent Schools | |
| Neighbourhood Centre | |
| Scheduled Monument | |
| Local Landmarks (Numbered) | |
| | 1. Croydon Minster |
| | 2. The Town Hall Clock Tower |
| | 3. No.1 Croydon |
| | 4. Park Hill Water Tower |
| | 5. St. Peter's Church |
| | 6. Whitgift Almshouses |
| Area at potential risk of flooding | |



Where we want to be

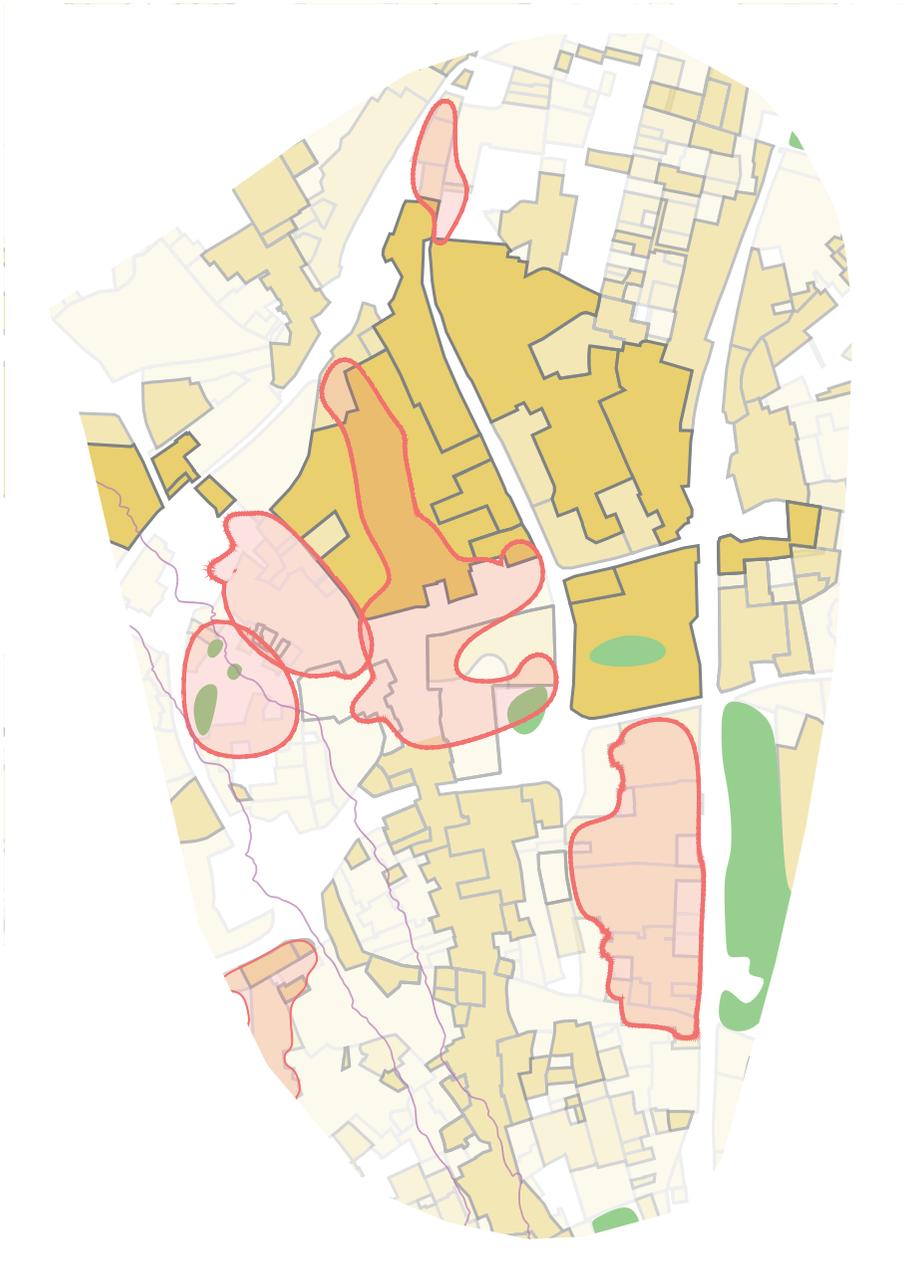
Central Croydon has the greatest potential for positive change and will be a focus for growth through flexible and pragmatic planning, with a redeveloped retail core, improved infrastructure, public realm and open space delivered through a series of developments, masterplans and the Growth Zone³⁷ contributing to the centre's economic prosperity and vitality.

Opportunities, constraints and change up to 2039

- Residential growth will provide approximately one third of new homes required in the borough. This will be in the form of traditional flatted developments as well as other, newer types of accommodation including build to rent flats and co-living accommodation.
- It will be a major office and residential location in London and the South East retaining its status as a Strategic Office Location reinforced, as well as a varied evening economy focussed on the new Fairfield Halls, Cultural Quarter and Restaurant Quarter.
- Central Croydon will continue to be a major retail destination for South London, focussed on a retail core bounded by Tamworth Road, Poplar Walk, Wellesley Road and George Street, with North End at its heart.
- Fairfield Halls, reopened on the 16th September 2019, re-established as a major regional arts facility. The council is now seeking to refurbish and upgrade the Clocktower complex (in particular the Musuem of Croydon and the Central Library), following the successful relaunch of Fairfield Halls.
- A new creative industry 'Creative Enterprise Zone' will support Croydon's local arts scene and Croydon will look to expand upon its existing higher and further education facilities.
- Through the Growth Zone and masterplanning process opportunities to improve the public realm of Central Croydon will continue to be sought, retaining the best of the existing built environment.
- Proposed improvements to Wellesley Road and improved east-west links will provide more access to the three major parks on the outskirts of Central Croydon, (Wandle Park, Park Hill and Duppas Hill), other Local Historic Parks and Gardens, and the wider Green Grid.
- In the Old Town area of Central Croydon, new development should preserve, enhance and reveal the heritage assets and historic environment of Old Town in accordance with the Masterplan and Conservation Area Appraisals & Management Plans, with high profile heritage assets used as catalysts for the area's success.
- Croydon will remain a major interchange on both the National Rail network and London Overground. East Croydon Station will be regenerated by the Brighton Mainline project. This Local Plan, and the masterplans at East and West Croydon will seek to further improve the good access and transport connections to London and beyond and will include major redevelopments of the stations themselves and adjacent development sites.
- The council will investigate the feasibility of new rapid transit routes/tram extensions to/from Central Croydon, with Transport for London, to support housing growth as well as improve connectivity and air quality to enhance quality of life for all.

³⁷ In 2014, Croydon's Town Centre was designated only the second Growth Zone nationally. This released over £500M to finance and deliver a major regeneration programme to unlock further growth in the centre and beyond. a PTAL of 3 or above or are within 800m of a train station, or Coulsdon Town Centre

Central Croydon Growth Scenario



All Strategic Options

Homes already under construction

2,443

Number of homes in Central Croydon in 20 years (the proposed Place target)

11,540 to 12,980 for all options

Description of the option

Central Croydon will continue to be a major focus of growth in the borough. As part of the works on the Brighton Mainline it is expected that land around the railway line will see significant levels of development. Land around West Croydon station will also see development, albeit on a smaller scale. The council will investigate the feasibility of new rapid transit routes/tram extensions to/from Central Croydon with Transport for London.

Proposed Site Allocations

Site Allocations are identified for future housing and other development, such as schools, health facilities and community facilities. For each site, the location, the proposed use and indicative number of homes (if applicable) is provided.

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018)
5	AIG Building, 2-8 Altyre Road	Residential development (possibly with other non-retail town centre uses)	19 to 59	✓
21	Former Royal Mail site, 1-5 Addiscombe Road	Residential led mixed use development incorporating either hotel, office, leisure and/or class A2-A5 uses.	74 to 201	
31	Croydon College car park, College Road	Co-living and affordable housing	159	Amended use
33	20-28 Addiscombe Road (Go Ahead House & Easy Hotel)	Residential, office and/or hotel	37 to 105	✓

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018)
34	Land Bounded By George St, Park Lane, Barclay Road, And Main London To Brighton Railway Line	Mixed use development incorporating residential use on land behind the Fairfield Halls.	814 to 2098	✓
37	45 Lansdowne Road	Residential development	37 to 117	✓
40	West Croydon Bus Station	Redevelopment over the bus station to incorporate residential uses and town centre uses (office, leisure, food & drink or hotel). The bus station is to be retained as part of any redevelopment.	45 to 142	✓
41	Direct Line House, 3 Edridge Road	Residential and/or office development, subject to impact on designated views	40 to 126	✓
42	The Lansdowne Building, 2 Lansdowne Road	Mixed use development of office and residential, subject to impact on the heritage of the area	35 to 101	✓

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018)
45	East Croydon Station	Mixed use development including redevelopment of the existing railway station	To be confirmed	✓
46	Southern Motor Group, 22 Lansdowne Road	Mixed use development of residential and light industrial	111 to 319	✓
47	3-7 Park Street	Mixed use residential and ground floor town centre use	13 to 50 (subject to impact on the heritage of the area)	✓
50	44-60 Cherry Orchard Road	Residential development subject to the relocation of the existing business to another site in the borough	120	
123	Prospect West and car park to the rear of, 81-85 Station Road	Residential (with healthcare facility if required by NHS)	40 to 288	

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018)
138	Cherry Orchard Gardens and site between railway line and Cherry Orchard Road, Cherry Orchard Road	Mixed use development of residential with offices, restaurant/ café, hotel and/or community facilities	445	
142	1 Lansdowne Road	Mixed use development comprising residential, with offices, leisure and/or hotel	794	
148	Canterbury House, Sydenham Road	Comprehensive mixed-use redevelopment including residential (but not including retail)	54 to 153	✓
174	30-38 Addiscombe Road	Residential development	49 to 141	
175	Stephenson House, Cherry Orchard Road and Knolly House, Addiscombe Road	Residential and/or office	132 to 380	

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018)
182	St Matthews House, 98 George Street	Redevelopment for residential and/or offices and/or retail (on George Street frontage)	7 to 20	
184	1-19 Derby Road	Residential development above, community uses on lower floors	48 to 137	
186	Jobcentre, 17-21 Dingwall Road	Residential-led mixed use development	181	
187	28 Dingwall Road	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	16 to 44	
190	Car park to the rear of Leon House, 22-24 Edridge Road	Residential development	56 to 162	
192	Suffolk House, George Street	Mixed use redevelopment with offices or residential dwellings above retail units at ground level	35 to 101	

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018)
194	St George's Walk, Katharine House and Park House, Park Street	Residential with new civic space and a combination of retail, other Class A uses, leisure and office use.	88 to 504	
199	20 Lansdowne Road	Residential development with light industrial workshops and studio spaces	109 to 313	
200	Multi-storey car park, Lansdowne Road	Mixed use, public car park and residential.	133 to 384	
201	Lidl, Easy Gym and car park, 99-101 London Road	Primary school with residential development on upper floors	51 to 293	
203	West Croydon station and shops, 176 North End	Remodelling of station and redevelopment to provide an improved transport interchange, cycle hub, retail & office units with residential development above	79 to 455	

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018)
211	Poplar Walk car park and, 16-44 Station Road	A more intensive use of the site with retail on the ground floor and residential use on other floors subject to the replacement of the car park which provides disabled car parking spaces for the Town Centre	50 to 141	
218	Lunar House, Wellesley Road	Office and residential and/or hotel (with healthcare facility if required by the NHS)	188 to 542	
220	9-11 Wellesley Road	Residential and/or hotel and/or retail and/or finance	21 to 60	
222	Multi-storey car park, 1 Whitgift Street	Residential with community facilities commensurate in size and functionality to that currently on the site	95 to 193	

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018)
231	Segas House, Park Lane	Residential conversion with cultural uses if required (with town centres uses considered if there is no interest in delivery of cultural uses).	40	
234	Southern House, Wellesley Grove	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	82 to 234	
236	Apollo House, Wellesley Road	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	82 to 234	
245	Mondial House, 102 George Street	Mixed use development with office, residential development and retail (on George Street frontage)	220	

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018)
294	Croydon College Annexe, Barclay Road	Residential redevelopment with community uses and Creative and Cultural Industries Enterprise Centre	20 to 56	
311	Mott Macdonald House, 8 Sydenham Road	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	34 to 97	
374	Reeves Corner former buildings, 104-112 Church Street	Mixed use with residential to upper storeys and retail on ground floor	23 to 64	
393	Whitgift Centre, North End	Expansion of shopping centre, town centre uses and residential development	400 to 1000	
417	Stonemead House, 95 London Road	Residential	23 to 64	

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018)
489	Corinthian House, 17 Lansdowne Road	retention of offices, with residential conversion, and/or hotel (with healthcare facility if required by the NHS) A locally listed building	30 to 85	
493	Pinnacle House, 8 Bedford Park	Mixed use of residential with offices (or a healthcare facility if required by the NHS) on the ground floor	44 to 125	
950	Norfolk House, 1-28 Wellesley Road	Mixed use development to include retail, residential, office and hotel uses.	125 to 255	

Possible Local Green Spaces

Within Central Croydon the following green spaces have been identified as being demonstrably special and of particular significance to the local community. However, for each and every possible Local Green Space the council will require more detailed evidence. The council will contact all relevant individuals, residents' association and 'friends of' groups, asking for further information about the 'demonstrably special' feature of the green space.

Possible Local Green Spaces	Reasons why the space may be demonstrably special and of particular significance to the community it serves
Park Hill Recreation Ground	The land was gifted to the borough for the enjoyment of the general public. The walled garden within Park Hill Recreation Ground is maintained by the community as a community garden and a "Friends Of" group manages the space.
Wandle Park	Hosts Croydon Pride, and Music/drama events at the bandstand. It has a Friends group who organise events.

Other green areas to be protected by the Local Plan review

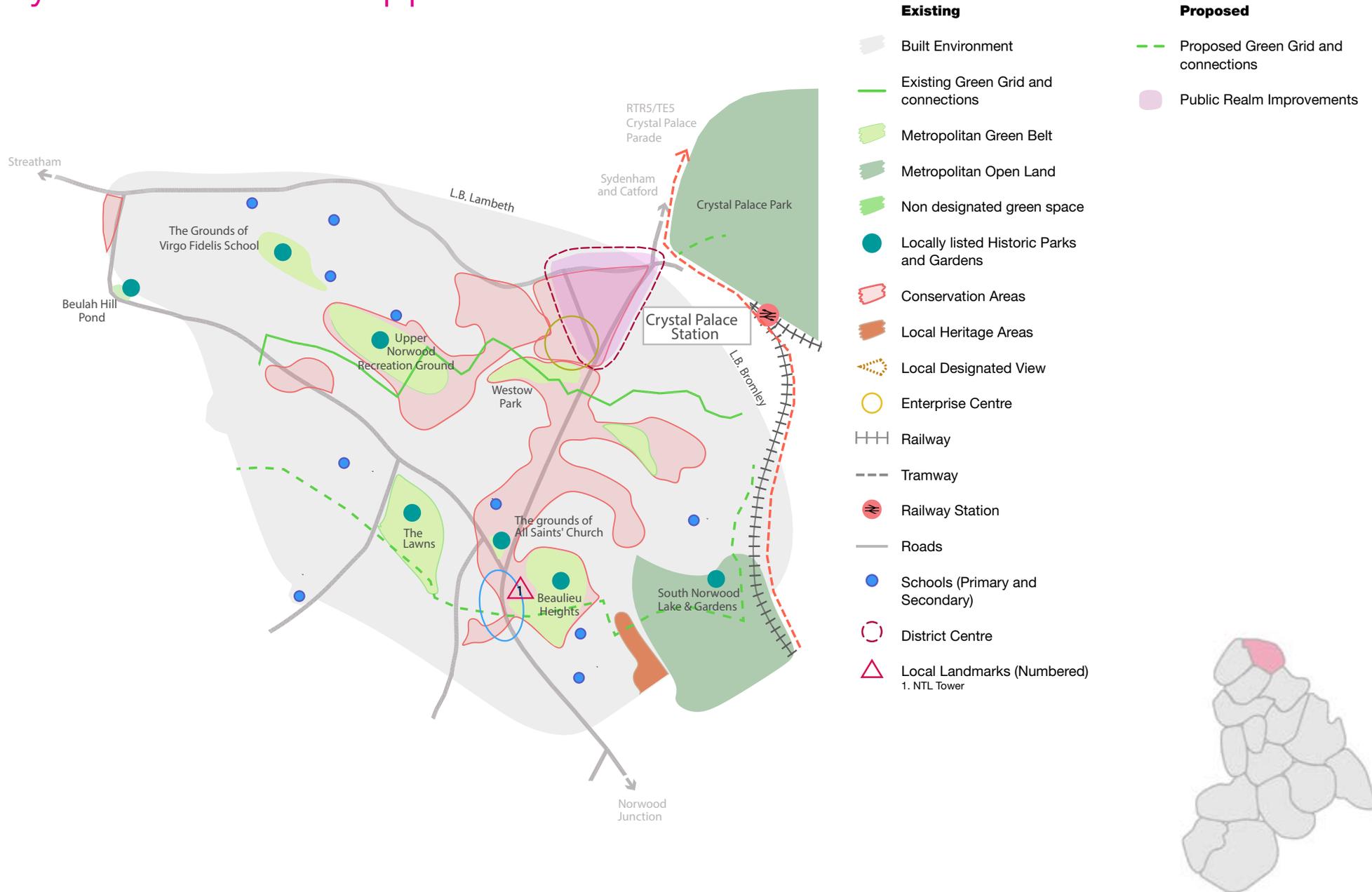
A number of green spaces, which have not met the Local Green Space designation criteria, will be protected in the Croydon Local Plan under the 'other green spaces' policy. Informal green spaces and linear open spaces are not listed below, but would still be protected by the Local Plan review.

Other green areas to be protected by Local Plan review	Type of other green space
St James' Church Garden	Neighbourhood parks and play spaces
St John's Church Memorial Garden	Cemetery or church yard
The Queen's Gardens	Neighbourhood parks and play spaces

Help shape the future of the Place of Central Croydon

- CC1. How should Central Croydon change to help meet the need for homes and infrastructure in the borough?
- CC2. What other potential development sites in Central Croydon should the Local Plan review allocate for development?
- CC3. Do you think any proposed sites in Central Croydon should be removed from the Local Plan review? If so, which one(s)? Please explain why.
- CC4. What community facilities in Central Croydon are important to you?
- CC5. What new community facilities are required in Central Croydon
- CC6. Are there any green spaces in Central Croydon that should be protected as Local Green Spaces? Please provide evidence as to why they are irreplaceable for you.
- CC7. Are there any other green areas in Central Croydon (that are not informal green spaces or linear open spaces) that should be protected? Please explain why.

Crystal Palace and Upper Norwood



Where we want to be

The vibrant historic centre, sitting at the apex of four London boroughs, will offer a mixture of homes, community, cultural and leisure facilities; a range of retailing including many independent shops; an employment hub with a thriving arts and enterprise scene will be supported and strengthened by a Creative Arts and Enterprise centre. Sustainable suburban intensification will come through small scale suburban infill development.

Opportunities, constraints and change up to 2039

- Sustainable growth of the suburbs with some opportunity for windfall sites, and limited infilling. New homes will respect existing residential character and local distinctiveness.
- The area contains a number of conservation areas each with a distinct history and character. Development will respond to the specific characters and identities of these areas in order to preserve and enhance the conservation areas in line with respective conservation area appraisals and management plans.
- Alongside the Town Centre's retail offer and evening economy, the potential for small scale employment will be realised. The established art scene will be strengthened by a dedicated Creative Enterprise Centre. Cross borough working will ensure links to Crystal Palace Park are made development is planned across the borough boundaries in order to foster a strong sense of place and potential employment opportunities, including tourism and related visitor accommodation, are captured.
- Opportunities for public realm improvements will primarily focus on the Town Centre.
- Opportunities for new planting will be sought to enhance the character of the wooded hillside, and to consolidate surviving remnants of the Great North Wood.
- Working with neighbouring boroughs, connectivity to Crystal Palace Park, the railway station, and in turn the Triangle, will be improved where possible.
- Improvements will be sought to create an environment more pleasant to walk and cycle through, with better connections and permeability for cyclists and pedestrians alike. The community will enjoy better quality, more frequent and more reliable bus services connecting with Central Croydon. The tram system in Croydon will be further supported by promoting a new link to Crystal Palace to improve connectivity and air quality to enhance quality of life for all.

Crystal Palace and Upper Norwood Growth Scenarios



Strategic option 1 – All residential growth to take place in the existing urban area.

Homes already under construction

162

Number of homes in Crystal Palace and Upper Norwood in 20 years (the proposed Place target)

480 to 670

Description of the option

Much of Crystal Palace and Upper Norwood consists of Conservation Areas where little change will happen. Outside of the Conservation Areas, those areas that are more accessible³⁸ will see some evolution within the existing character of the area. Elsewhere there will be less change. The council will promote an extension of the tram to Crystal Palace.

38 Those areas with a PTAL of 3 or above, or within 800m of a train station or Crystal Palace Town Centre.



Strategic option 2 – Major redevelopment of the Purley Way area to reduce some pressure off residential growth in the existing urban area.

Homes already under construction

162

Number of homes in Crystal Palace and Upper Norwood in 20 years (the proposed Place target)

420 to 600

Description of the option

There will be relatively little change across the whole of Crystal Palace apart from a small number of development sites set out in the proposed site allocations below. The council will promote an extension of the tram to Crystal Palace.



- | | | | | | |
|------|------|-------------------------------------|-----------------------------------|-------------------------------------|----------------------------------|
| Less | More | | | | |
| | | Suburban Evolution through Infill | | Existing Green Grid and Connections | |
| | | Proposed Green Grid and Connections | Conservation Areas | | Strategic Industrial Area |
| | | Potential Tram Extension | Local Heritage Areas | | Green space (e.g. MOL) |
| | | Tramway | Non-residential Built Environment | | Area of Focussed Intensification |
| | | | | | Purley Way Urban Evolution |
| | | | | | |
| | | | | | Potential Green Belt Release |

Strategic option 3 – Limited release of Green Belt land for residential development to reduce some pressure off residential growth in the existing urban area.

Homes already under construction

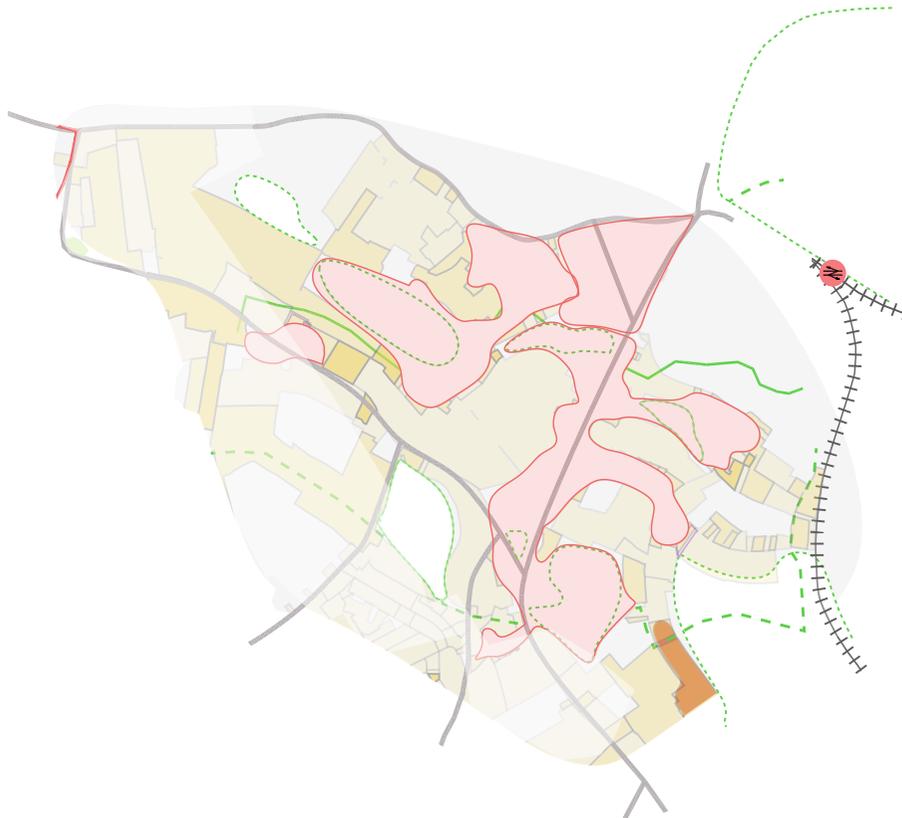
162

Number of homes in Crystal Palace and Upper Norwood in 20 years (the proposed Place target)

420 to 600

Description of the option

There will be relatively little change across the whole of Crystal Palace apart from a small number of development sites set out in the proposed site allocations below. The council will promote an extension of the tram to Crystal Palace.



Proposed Site Allocations

Site Allocations are identified for future housing and other development, such as schools, health facilities and community facilities. For each site, the location, the proposed use and indicative number of homes (if applicable) is provided.

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018) applicable)
28	Bowyers Yard, Bedwardine Road	Cultural and Creative Industries Enterprise Centre	n/a	
58	140 & 140a Hermitage Road	Residential development, subject to impact on the heritage of the area	20 to 73	✓
357	Norwood Heights Shopping Centre, Westow Street	Retail, replacement community use and residential	39 to 223	
59	Garages at rear of 96 College Green and land at Westow Park, Upper Norwood	Residential development, subject to impact on the heritage of the area	10 to 50	✓

Possible Local Green Spaces

Within Crystal Palace and Upper Norwood the following green spaces have been identified as being demonstrably special and of particular significance to the local community. However, for each and every possible Local Green Space the council will require more detailed evidence. The council will contact all relevant individuals, residents' association and 'friends of' groups, asking for further information about the 'demonstrably special' feature of the green space.

Possible Local Green Spaces	Reasons why the space may be demonstrably special and of particular significance to the community it serves
Stambourne Woodland Walk	<p>The Friends of Stambourne Woods arrange community events. The Conservation group also regularly put on events for local people - educational, recreational. The Conservation group regularly attend to the Woods to stop it overgrowing, and maintain access for all those who use it. Scouts and Beavers groups also regularly use the space as a valuable teaching resource.</p> <p>Stambourne Woodland Walk recently won an award from the forestry commission as the best community woodland in London.</p>
The Lawns	<p>The Friends Group for this woods regularly has work days with both the London Wildlife Trust and The Conservation Volunteers to maintain the space and have worked with school children on occasion. They have litter picking days too.</p> <p>The Great North Woods held their annual Festival there this year and the Friends group were heavily involved in its planning.</p>

Possible Local Green Spaces	Reasons why the space may be demonstrably special and of particular significance to the community it serves
Westow Park	<p>The Friends of Westow Park organise community workdays here, run free community sports events & helped organise the Crystal Palace Festival here for 3 years.</p> <p>The edible garden is a volunteer community project. Locals meet up on Saturdays to help out and share the produce.</p>

Other green areas to be protected by the Local Plan review

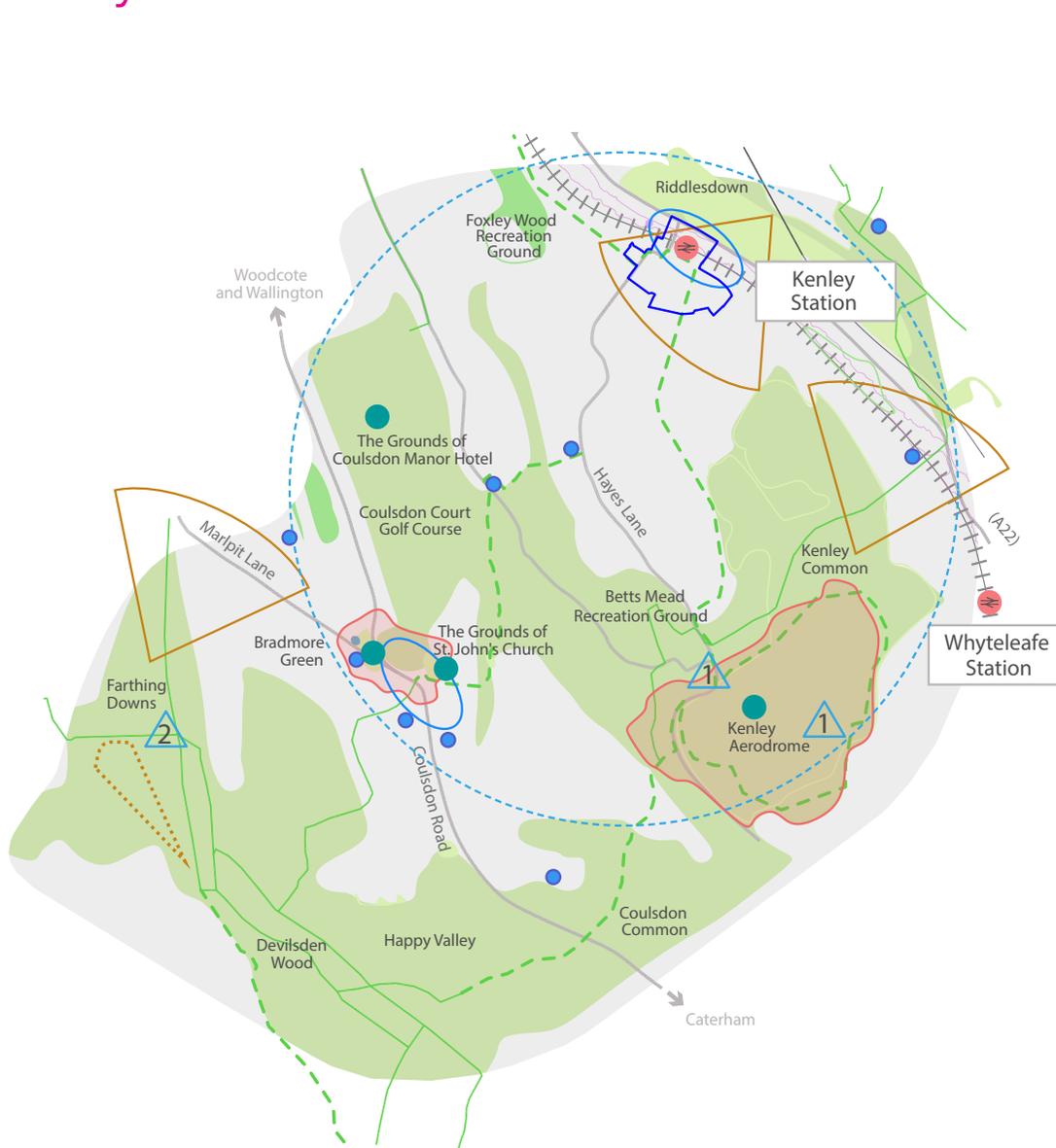
A number of green spaces, which have not met the Local Green Space designation criteria, will be protected in the Croydon Local Plan under the 'other green spaces' policy. Informal green spaces and linear open spaces are not listed below, but would still be protected by the Local Plan review.

Other green areas to be protected by Local Plan review	Type of other green space
Beaulieu Heights	Town natural open space
Beulah Hill Pond	Neighbourhood natural open space
Convent Wood	Town natural open space
Upper Norwood Recreation Ground	Town Park

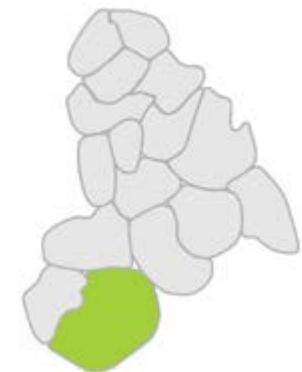
Help shape the future of the Place of Crystal Palace and Upper Norwood

- UN1. How should Crystal Palace and Upper Norwood change to help meet the need for homes and infrastructure in the borough?
- UN2. What other potential development sites in Crystal Palace and Upper Norwood should the Local Plan review allocate for development?
- UN3. Do you think any proposed sites in Crystal Palace and Upper Norwood should be removed from the Local Plan review? If so, which one(s)? Please explain why.
- UN4. What community facilities in Crystal Palace and Upper Norwood are important to you?
- UN5. What new community facilities are required in Crystal Palace and Upper Norwood?
- UN6. Are there any green spaces in Crystal Palace and Upper Norwood that should be protected as Local Green Spaces? Please provide evidence as to why they are irreplaceable for you.
- UN7. Are there any other green areas in Crystal Palace and Upper Norwood (that are not informal green spaces, linear open spaces or Metropolitan Open Land) that should be protected? Please explain why.

Kenley and Old Coulsdon



- | Existing | Proposed |
|--|-------------------------------------|
| Built Environment | Proposed Green Grid and connections |
| Existing Green Grid and connections | |
| Metropolitan Green Belt | |
| Metropolitan Open Land | |
| Non designated green space | |
| Locally listed Historic Parks and Gardens | |
| Conservation Areas | |
| Area of Focused Intensification | |
| Croydon Panorama | |
| Local Designated View | |
| Railway | |
| Railway Station | |
| Roads | |
| Schools (Primary and Secondary) | |
| Independent Schools | |
| Neighbourhood Centre | |
| Scheduled Monument
1. WWII Fighter Pens
2. Saxon cemetery and earthworks | |
| Area at potential risk of flooding | |



Where we want to be

Kenley and Old Coulsdon will continue to be seen as a suburban area with green wooded hillsides and green open spaces located within and around it. Windfall development, particularly in the Area of Focussed Intensification, will evolve the place's unique character.

Opportunities, constraints and change up to 2039

- The Kenley Community Plan will set out Kenley's community vision to manage an increase in population, through suggesting new and improved community spaces, public realm, and local retail.
- The two distinct characters of Bradmore Green and Kenley Aerodrome Conservation Areas are focussed around important open spaces, the character and primacy of which will be preserved and enhanced.
- The shopping parade, train station, church, nursery, GP surgery and memorial hall should be supported and improved as necessary to continue to provide important community services.
- New homes will evolve the existing residential character and local distinctiveness through a variety of dwelling types. There will be a revitalisation of local businesses and services along Godstone Road, providing long-term benefit to the community.
- High quality public realm improvements will be focussed along Godstone Road, around Kenley station and in the Bradmore Green Conservation Area.
- Where possible the Caterham Bourne should be de-culverted to create a more natural environment whilst encouraging biodiversity. Development in the flood zone will be guided by the policies of the Local Plan to reduce flood risk.
- Links to existing green spaces and the extensive Green Grid network of paths from the residential areas will be improved and added to where possible, to provide more opportunities for cycling and walking.
- With its steep hillsides the existing transport arteries are likely to remain, with local bus services, connections and levels of access maintained.
- The council will continue to investigate ways of improving public transport routes in this area of the borough to improve connectivity, air quality and support housing growth.

Kenley and Old Coulsdon Growth Scenarios

Strategic option 1 – All residential growth to take place in the existing urban area.

Homes already under construction

100

Number of homes in Kenley and Old Coulsdon (the proposed Place target)

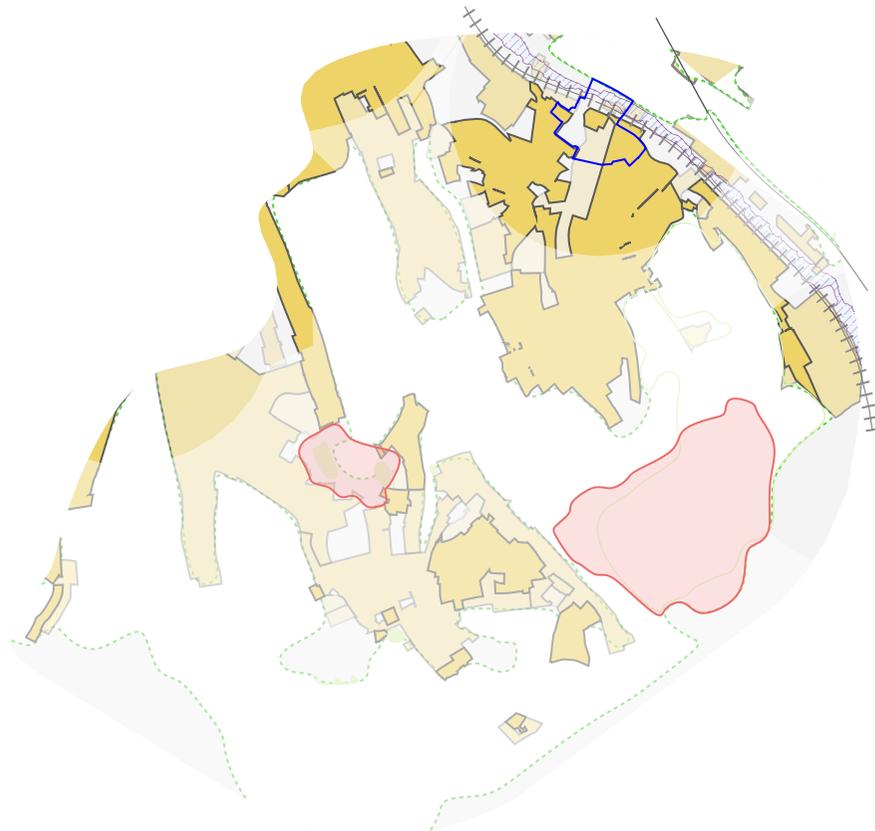
2,000 to 2,480

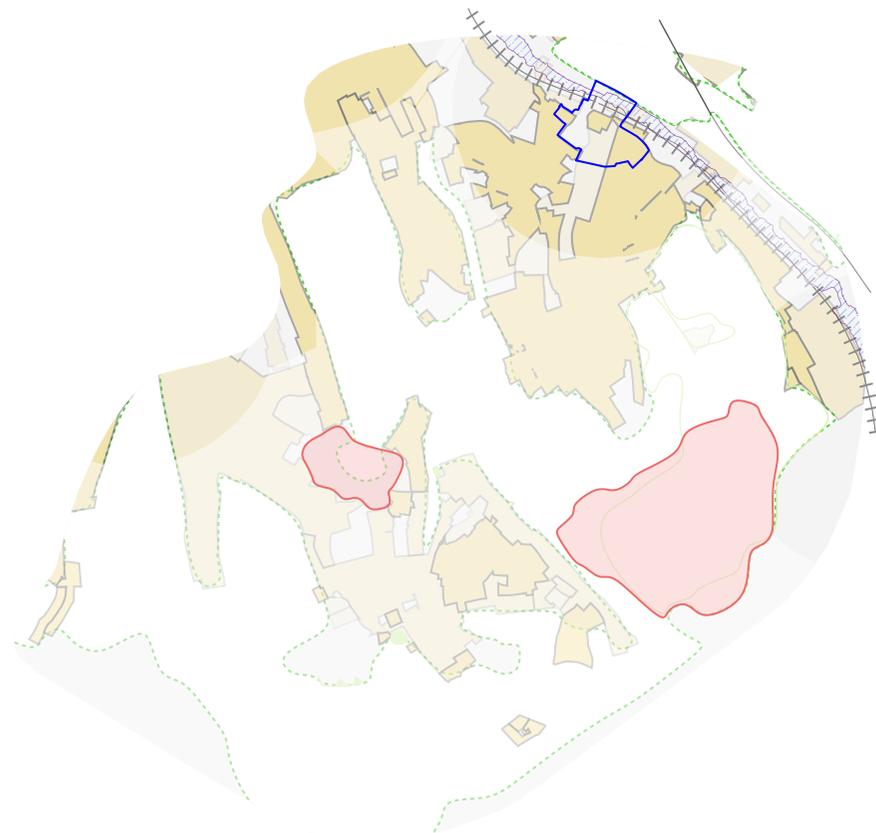
Description of the option

Growth in Kenley and Old Coulsdon will be in the form of windfall development. Those areas in the north of Kenley and the far north of Old Coulsdon, where homes are typically on larger plots and are in the most accessible locations³⁹, will see some focussed intensification, resulting in a gradual change in character to denser forms of development. Elsewhere, areas with homes on larger plots will see some moderate intensification, resulting in a denser form of development that still relates to the existing character of the area. In other parts of Kenley and Old Coulsdon that are accessible⁴⁰, there will be some evolution within the existing character of the area. Elsewhere, including in Conservation Areas, there will be less change. The council will continue to seek to help improve public transport services with Transport for London in this area of the borough.

39 Locations which have a PTAL of 3 or above or are within 800m of a train station

40 Ibid





Strategic option 2 – Major redevelopment of the Purley Way area to reduce some pressure off residential growth in the existing urban area.

Homes already under construction

100

Number of homes in Kenley and Old Coulsdon (the proposed Place target)

1,380 to 1,710

Description of the option

Growth in Kenley and Old Coulsdon will be in the form of windfall development. Those areas in the north of Kenley and the far north of Old Coulsdon, where homes are typically on larger plots and are in the most accessible locations⁴¹, will see some moderate intensification, resulting in a denser form of development that still relates to the existing character of the area. Elsewhere, areas with homes on larger plots will see some evolution within the existing character of the area. In other parts of Kenley and Old Coulsdon, including Conservation Areas, there will be less change. The council will continue to seek to help improve public transport services with Transport for London in this area of the borough.

41 Locations which have a PTAL of 3 or above or are within 800m of a train station



Strategic option 3 – Limited release of Green Belt land for residential development to reduce some pressure off residential growth in the existing urban area.

Homes already under construction

100

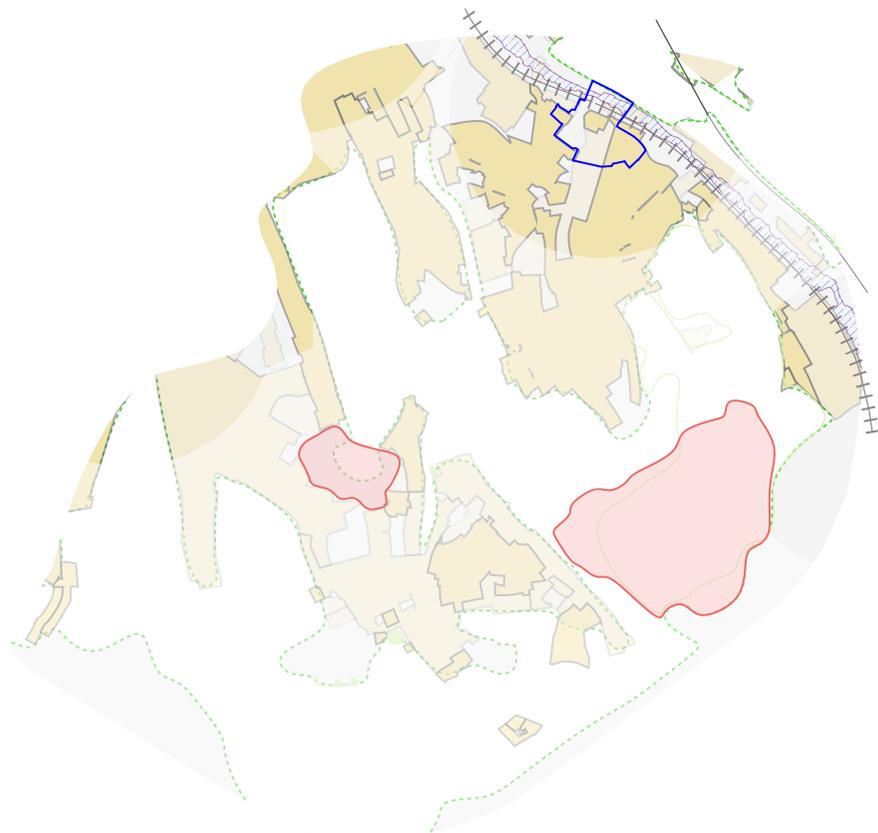
Number of homes in Kenley and Old Coulsdon (the proposed Place target)

1,380 to 1,710

Description of the option

Growth in Kenley and Old Coulsdon will be in the form of windfall development. Those areas in the north of Kenley and the far north of Old Coulsdon, where homes are typically on larger plots and are in the most accessible locations⁴², will see some moderate intensification, resulting in a denser form of development that still relates to the existing character of the area. Elsewhere, areas with homes on larger plots will see some evolution within the existing character of the area. In other parts of Kenley and Old Coulsdon, including Conservation Areas, there will be less change. The council will continue to seek to help improve public transport services with Transport for London in this area of the borough.

42 Locations which have a PTAL of 3 or above or are within 800m of a train station



Proposed Site Allocations

Site Allocations are identified for future housing and other development, such as schools, health facilities and community facilities. For each site, the location, the proposed use and indicative number of homes (if applicable) is provided.

Site ref	Name of site	Proposed use	Number of homes (if applicable)
937	Kempsfield House, 1 Reedham Park Avenue	Residential development	12

Possible Local Green Spaces

Within Kenley and Old Coulsdon the following green spaces have been identified as being demonstrably special and of particular significance to the local community. However, for each and every possible Local Green Space the council will require more detailed evidence. The council will contact all relevant individuals, residents' association and 'friends of' groups, asking for further information about the 'demonstrably special' feature of the green space.

Possible Local Green Spaces	Reasons why the space is demonstrably special and is of particular significance to the community it serves
Foxley Wood and Sherwood Oaks	<p>Friends of Foxley enhances and manages Foxley Wood for the benefit of local residents and visitors. It works in partnership with the London Borough of Croydon and in consultation with local groups. It manages the wood on behalf of the council in accordance with a 5 Year Management Plan and the activities include path resurfacing, renewing benches and tables, renewing steps, tree planting, creating specialised habitats, wildlife surveying, keeping the network of paths open, cutting firewood, working with other organisations on specific projects and playing a very active role in cattle and sheep grazing regimes. Over the years the Friends of Foxley have organised guided walks, bat walks, corporate work days, and activities for uniformed groups and have held 2 open days. Schools use the site for outings with the children as part of the curriculum.</p> <p>Scout events (tracking, stalking, camp skills, bivouacs) also take place on this space.</p>

Possible Local Green Spaces	Reasons why the space is demonstrably special and is of particular significance to the community it serves
Higher Drive Recreation Ground	Kenley Explorer Scouts regularly use Higher Drive Recreation ground for their activities. Guide groups use this frequently as a hike activity and for learning about nature, identify birds and plants. Churches Together in Purley & Kenley hold a Sunrise Service here every Easter Sunday.
Roffey Close/Wontford Road Green	Used for parties and special occasions organised by the community.

Other green areas to be protected by the Local Plan review

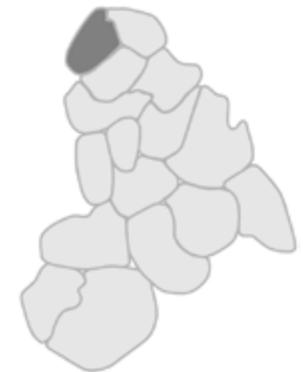
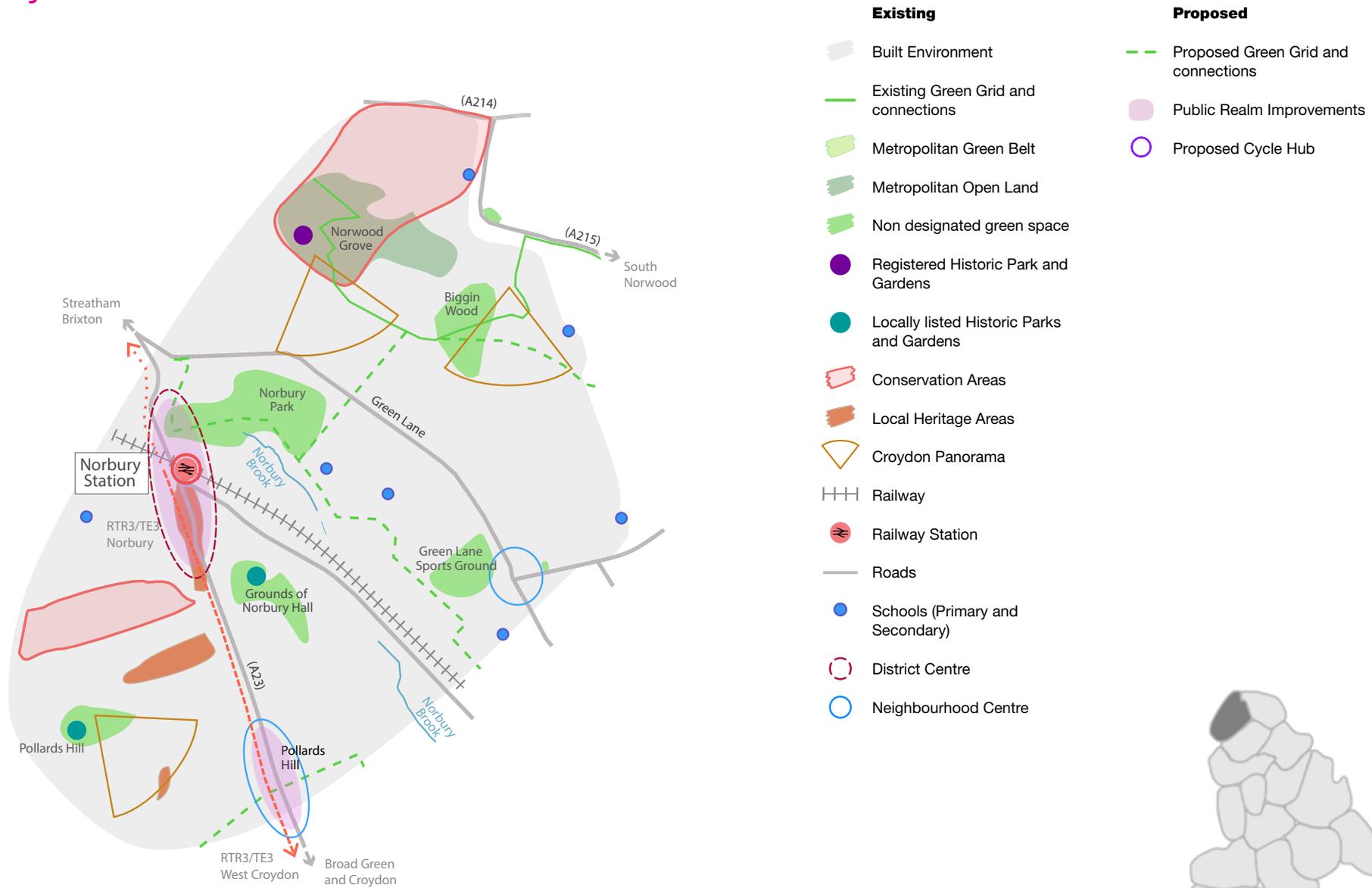
A number of green spaces, which have not met the Local Green Space designation criteria, will be protected in the Croydon Local Plan under the 'other green spaces' policy. Informal green spaces and linear open spaces are not listed below, but would still be protected by the Local Plan review.

Other green areas to be protected by Local Plan review	Type of other green space
Bourne Park	Local park and open space
Former Godstone Road allotments	Local park and open space

Help shape the future of the Place of Kenley and Old Coulsdon

- KOC1.** How should Kenley and Old Coulsdon change to help meet the need for homes and infrastructure in the borough?
- KOC2.** What other potential development sites in Kenley and Old Coulsdon should the Local Plan review allocate for development?
- KOC3.** Do you think the proposed development site in Kenley and Old Coulsdon should be removed from the Local Plan review? If so, please explain why.
- KOC4.** What community facilities in Kenley and Old Coulsdon are important to you?
- KOC5.** What new community facilities are required in Kenley and Old Coulsdon?
- KOC6.** Are there any green spaces in Kenley and Old Coulsdon that should be protected as Local Green Spaces? Please provide evidence as to why they are irreplaceable for you.
- KOC7.** Are there any other green areas in Kenley and Old Coulsdon (that are not informal green spaces, linear open spaces or Green Belt) that should be protected? Please explain why.

Norbury



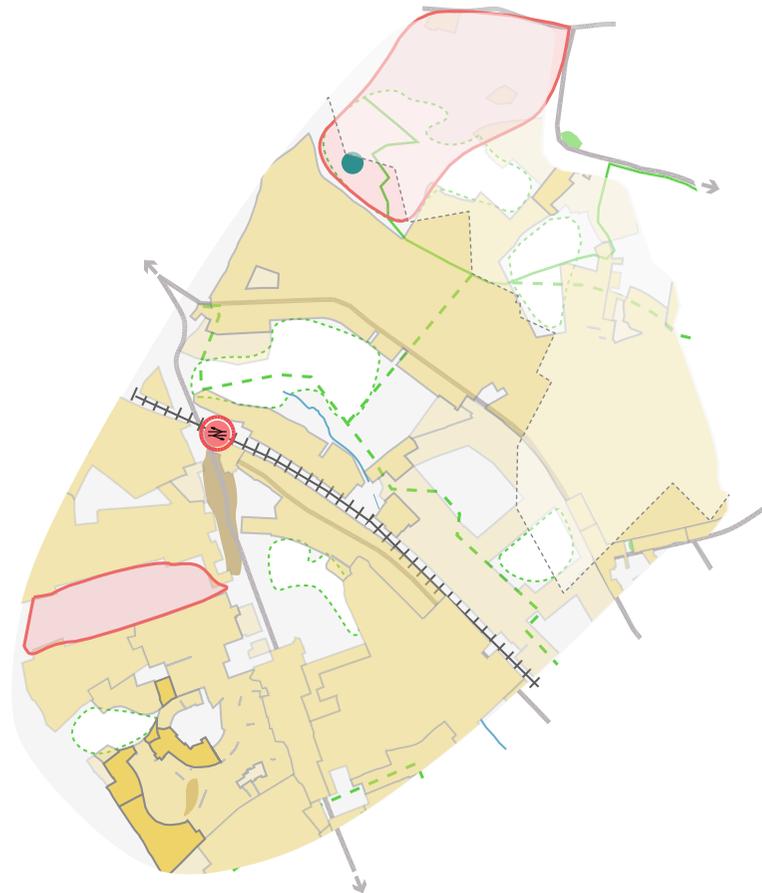
Where we want to be

Norbury will continue to serve as a vibrant gateway to the borough, with improved green links to and from the station, and a diverse mix of homes, community and cultural facilities. It is characterised by a unique suburban and urban character, and will benefit from improved access to its local green spaces.

Opportunities, constraints and change up to 2039

- Sustainable, well-designed windfall development that respects existing character and distinctiveness, whilst providing a Town Centre that reflects the diversity of the place, made up of a mixture of local businesses and community facilities.
 - The distinct characters of Norwood Grove and Norbury Estate conservation areas will be preserved and enhanced. There is some opportunity for enhancement through certain buildings in the conservation area or infill in Norwood Grove. The nature of Norbury Estate means there isn't opportunity for new development.
 - Improved links to the Registered Historic and Local Historic Parks and Gardens, incorporated into the wider Green Grid.
 - Improvements to public realm will be centred around the town and local centres, and be of a high quality to ensure that the character of the local area is respected.
 - Norbury Brook should be de-culverted where possible to encourage biodiversity and access to nature, whilst reducing flood risk to areas that would otherwise be suitable for redevelopment.
- Improved cycle facilities to Norbury station, bus links to Central Croydon, and walking/cycling routes to promote sustainable travel.
 - The council will work on the feasibility of a rapid transit route/tram extension from Croydon Town Centre to Norbury in discussion with Transport for London to improve connectivity, air quality and housing growth.

Norbury Growth Scenarios



Strategic option 1 – All residential growth to take place in the existing urban area.

Homes already under construction

38

Number of homes in Norbury in 20 years (the proposed Place target)

540 to 670

Description of the option

Most growth in Norbury will be on windfall sites. Outside of Norbury Town Centre and Conservation Areas, those areas that are most accessible⁴³ will see some evolution within the existing character of the area. Conservation Areas will see little change. Norbury Town Centre will see some moderate intensification with denser development that is in keeping with its character. Areas that are less accessible will see less change. The council will promote an extension of the tram to Norbury.

⁴³ Locations with a PTAL of 3 or above or within 800m of Norbury Town Centre or a train station



Strategic option 2 – Major redevelopment of the Purley Way area to reduce some pressure off residential growth in the existing urban area.

Homes already under construction

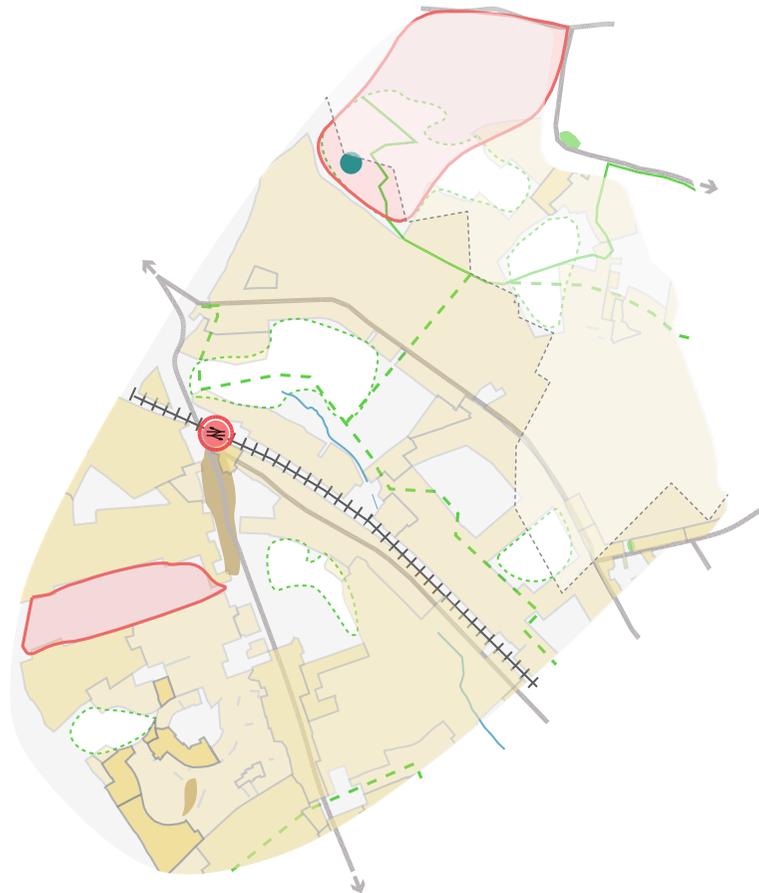
100

Number of homes in Norbury (the proposed Place target)

360 to 450

Description of the option

Most growth in Norbury will be on windfall sites. Apart from in Norbury Town Centre which will see some moderate intensification with denser development that is in keeping with the character, there will be less change in Norbury. The council will promote an extension of the tram to Norbury.



Strategic option 3 – Limited release of Green Belt land for residential development to reduce some pressure off residential growth in the existing urban area.

Homes already under construction

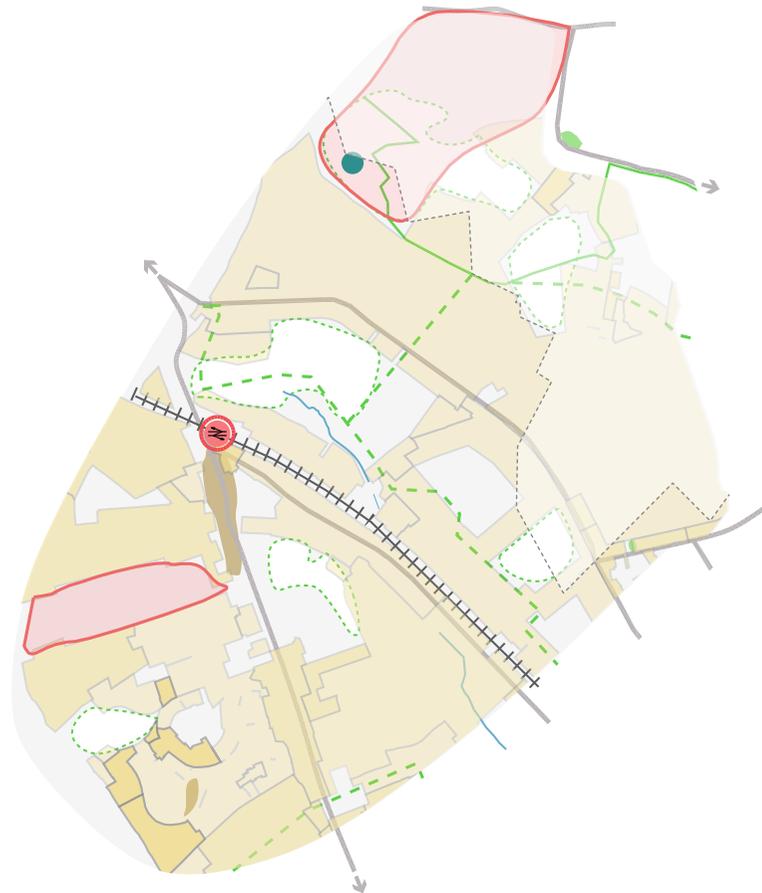
100

Number of homes in Norbury (the proposed Place target)

360 to 450

Description of the option

Most growth in Norbury will be on windfall sites. Apart from in Norbury Town Centre which will see some moderate intensification with denser development that is in keeping with the character, there will be less change in Norbury. The council will promote an extension of the tram to Norbury.



Proposed Site Allocations

Site Allocations are identified for future housing and other development, such as schools, health facilities and community facilities. For each site, the location, the proposed use and indicative number of homes (if applicable) is provided.

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018) applicable)
106	CACFO, 40 Northwood Road	Mixed use residential and community use (to retain equivalent floor space or functionality of the community use)	5 to 20	✓
284	Asharia House, 50 Northwood Road	Residential development including replacement community facility	7 to 23	
951	1485-1489 London Road	Redevelopment for residential and retail	15 to 22	

Possible Local Green Spaces

Within Norbury the following green spaces have been identified as being demonstrably special and of particular significance to the local community. However, for each and every possible Local Green Space the council will require more detailed evidence. The council will contact all relevant individuals, residents' association and 'friends of' groups, asking for further information about the 'demonstrably special' feature of the green space.

Possible Local Green Spaces	Reasons why the space is demonstrably special and is of particular significance to the community it serves
Biggin Wood	<p>Joining walks organised by the London Wildlife Trust as part of their Great North Wood Project are held here. Biggin Wood is one of the remaining parts of the Great North Wood, described as a fragment of a mighty woodland in South London. A group is trying to get an outdoors educational project (Ofsted registered) at Biggin Woods Park, offering childcare in this natural environment to children in the local area aged from 2 to 5 years.</p> <p>Biggin Wood is used by Cubs, Scouts and brownies as well as a Woodland school. Biggin Wood now has an active 'Friends of Biggin Wood' group which has enhanced many aspects in the Wood.</p>
Norbury Hall	Maintained by a Friends of Norbury Hall Park group, who have also held Family Fun Days.

Possible Local Green Spaces	Reasons why the space is demonstrably special and is of particular significance to the community it serves
The Green, Semley Road,	The Green has previously been used as a community space for locals to come together in the spirit of social cohesion to enjoy occasions such as the annual nationwide 'Big Lunch'. In November 2011 Norbury Green Residents Association (NGRA) used a grant from Croydon Council to plant 2000 crocuses on the Green – the community planted the trees themselves. The Green was also used recently as a place for the NGRA to create a poppy display in remembrance of the 100 year anniversary of the end of WW1.
The Green, Covington Way/Crescent Way	Local residents often meet here to discuss issues in the community. This space hosts the annual community summer party.

Other green areas to be protected by the Local Plan review

A number of green spaces, which have not met the Local Green Space designation criteria, will be protected in the Croydon Local Plan under the 'other green spaces' policy. Informal green spaces and linear open spaces are not listed below, but would still be protected by the Local Plan review.

Other green areas to be protected by Local Plan review	Type of other green space
Green Lane Sports Ground	Other open space
Manor Farm nature space	Neighbourhood natural open space
Norbury Park	Town Park
Pollards Hill	Neighbourhood parks and play spaces
Pollards Hill Triangle	Neighbourhood parks and play spaces

Help shape the future of the Place of Norbury

- N1. How should Norbury change to help meet the need for homes and infrastructure in the borough?
- N2. What other potential development sites in Norbury should the Local Plan review allocate for development?
- N3. Do you think any proposed sites in Norbury should be removed from the Local Plan review? If so, which one(s)? Please explain why.
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- N7. Are there any other green areas in Norbury (that are not informal green spaces, linear open spaces or Metropolitan Open Land) that should be protected? Please explain why.