

# Croydon Council

For General Release

<b>REPORT TO:</b>	<b>CABINET 20 January 2014</b>
<b>AGENDA ITEM:</b>	<b>12</b>
<b>SUBJECT:</b>	Draft Old Town Masterplan Supplementary Planning Document (SPD) and Central Croydon, Church Street and Croydon Minster (formerly Parish Church) Conservation Area Appraisals and Management Plans Supplementary Planning Documents for public consultation
<b>LEAD OFFICER:</b>	Mike Kiely, Director of Planning
<b>CABINET MEMBER:</b>	Councillor Jason Perry Cabinet Member for Planning, Regeneration and Transport
<b>WARDS:</b>	Fairfield and Broad Green
<b>CORPORATE PRIORITY/POLICY CONTEXT:</b> It is a corporate priority to develop a Masterplan for Old Town. The Masterplan meets the following Sustainable Community Strategy themes: <ul style="list-style-type: none"><li>• Theme 1: Safer, Stronger and more Sustainable Communities</li><li>• Theme 3: Promoting Economic Growth and Prosperity</li><li>• Theme 4: Improving Health and Wellbeing</li><li>• Theme 5: Improving the Environment</li></ul> <b>In relation to conservation areas, the Council, as a Local Planning Authority, has the following statutory duties:</b> <ul style="list-style-type: none"><li>• From time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.</li><li>• In the exercise of planning functions special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.</li></ul>	
<b>FINANCIAL IMPACT</b> The production of the Old Town Masterplan and Conservation Area Appraisals and Management Plans for the three Conservation Areas that lie within Old Town - Central Croydon, Church Street and Croydon Minster (formerly Parish Church) - is being funded by the Mayor of London's Regeneration Fund (£250,000) and Section 106 Funding (£50,000). There is sufficient budget allocated to undertake consultation and the adoption of the SPDs.	
<b>KEY DECISION REFERENCE NO: this is not a key executive decision</b>	

The Leader of the Council has delegated to the Cabinet the power to make the decisions set out in the recommendations below:

## 1. RECOMMENDATIONS

- 1.1 Approve the draft Old Town Masterplan Supplementary Planning Document for the purpose of public consultation (Appendix 1 – e-copy); and,
- 1.2 Approve the draft Old Town Masterplan Sustainability Appraisal for consultation. (Appendix 2 – e-copy).
- 1.3 Agree that prior to the publication of the draft Old Town Masterplan and the Old Town Masterplan Sustainability Appraisal, the Director of Planning, in consultation with the Cabinet Member for Planning, Regeneration & Transport be given delegated authority to make further factual refinements to the draft Old Town Masterplan and the Old Town Masterplan Sustainability Appraisal.
- 1.4 Note that the responses to public consultation will be reported back to a future meeting of Cabinet for consideration and inform the final decision as to whether or not to adopt the Old Town Masterplan as a Supplementary Planning Document.
- 1.5 Agree to commence formal public consultation on the draft Central Croydon Conservation Area Appraisal and Management Plan (CAAMP) Supplementary Planning Document. (Appendix 3 – e-copy)
- 1.6 Agree to commence formal public consultation on the draft Church Street Conservation Area Appraisal and Management Plan (**CAAMP**) Supplementary Planning Document (Appendix 4 – e-copy).
- 1.7 Agree to commence formal public consultation on the draft Croydon Minster (formerly Parish Church) Conservation Area Appraisal and Management Plan (**CAAMP**) Supplementary Planning Document (Appendix 5 – e-copy).
- 1.8 Note that the Council has undertaken a screening exercise with the statutory bodies to confirm the Conservation Area Appraisal and Management Plans (CAAMP) Supplementary Planning Documents are not required to be supported by a Strategic Environmental Assessment.
- 1.9 Agree that prior to the publication of the Central Croydon CAAMP, the Church Street CAAMP and the Croydon Minster (formerly Parish Church) CAAMP the Old Town Masterplan Sustainability Appraisal, the Director of Planning & Building Control, in consultation with the Cabinet Member for Planning, Regeneration & Transport be given delegated authority to make further refinements to the Central Croydon CAAMP, the Church Street CAAMP and the Croydon Minster (formerly Parish Church) CAAMP.
- 1.10 Note that the responses to public consultation will be reported back to a future meeting of Cabinet for consideration and inform the final decision as to whether or not to adopt each of Central Croydon, Church Street and Croydon Minster (formerly Parish Church) Conservation Area Appraisals and

Management Plans Supplementary Planning Documents.

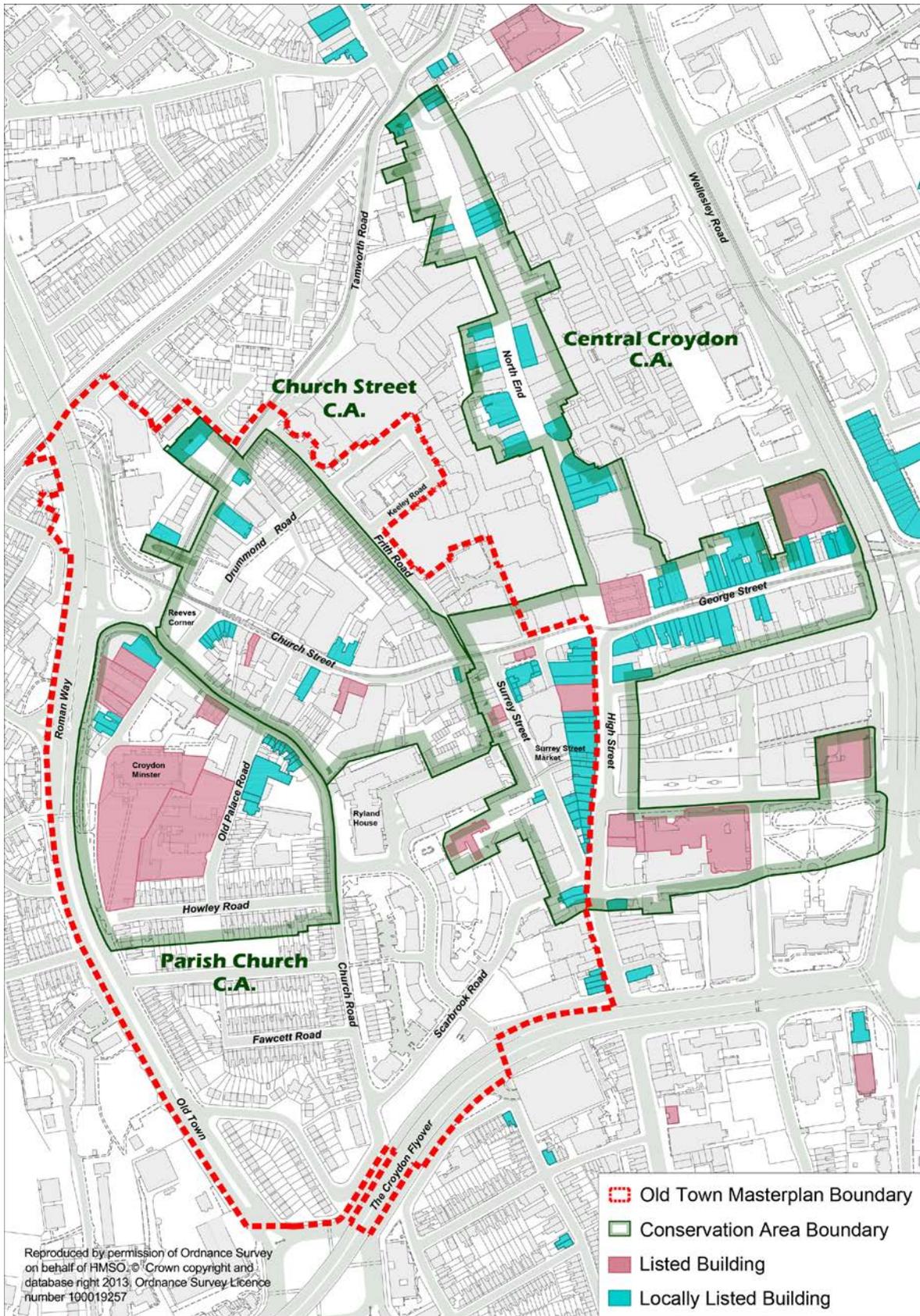
- 1.11 Note the current schedule for the consultation and adoption of the draft Old Town Masterplan and the CAAMPs for all of the 21 conservation areas in Croydon.

## 2.0 EXECUTIVE SUMMARY

- 2.1 Croydon's programme for delivering masterplans has produced significant benefits. Within the Croydon Opportunity Area (COA) the Council has adopted the East Croydon (March 2011), West Croydon (July 2011), Mid Croydon (July 2012) and Fair Field (March 2013) Masterplans. The Masterplans are a valuable tool in providing guidance regarding the vision, objectives and principles for development in each area covered by a Masterplan. These Masterplans have already, and will continue to operate as important guidance to the successful renewal and growth of the COA.
- 2.2 The East Croydon masterplan clearly demonstrates the effectiveness of the masterplans. The realisation of the East Croydon Station Bridge project clearly reflects the benefits of Croydon's approach to deliver key infrastructure to support the growth and development needs of the borough and to stimulate the economy and to create new jobs. It is also clear evidence that Croydon's approach to working in partnership is establishing strong foundations on which to build confidence with the development community and demonstrating that the borough is a very attractive environment in which to invest.
- 2.3 Croydon Council has produced a draft Old Town Masterplan Supplementary Planning Document (SPD) and three draft Conservation Area Appraisals and Management Plans (CAAMPs) SPDs for the Central Croydon, Church Street and Croydon Minster (formerly Parish Church) conservation areas that lie within Old Town. It is proposed that these documents are subject to a period of public consultation assuming receipt of an endorsement by Cabinet.
- 2.4 "Old Town" is the historic but informal name given to the area in Croydon town centre where the first settlements in Croydon were located in Saxon times, close to the source of the River Wandle. It contains several iconic heritage assets - including three conservation areas, Croydon Minster, The Surrey Street Pumping Station, Surrey Street Market, and Old Palace School - the former summer residence of the Archbishop of Canterbury for over 500 years from around the 10th century.
- 2.5 The draft Old Town Masterplan SPD analyses the condition of the built environment in Old Town today and then goes on to outline how the buildings and public realm of Old Town should be improved for residents, workers, shoppers and visitors as public and private funding becomes available.
- 2.6 The availability of evidence based and clear guidance for development in the Old Town Areas will help ensure that development is of a high quality and sensitive to the area's heritage assets. The existence of the Old Town Masterplan will also increase the likelihood of securing public investment in the area, because the business case for it will have been made in the Masterplan.
- 2.7 The benefits of already adopted Croydon Opportunity Area Masterplans include the design and funding of the new bridge and station entrance at East Croydon Station

which was a component of the East Croydon Masterplan and the granting of £18m MRF funding towards public realm improvement in Croydon Town Centre.

- 2.8 The analysis of the conservation areas in Old Town within the draft CAAMPs SPD has informed the draft Old Town Masterplan
- 2.9 The Old Town Masterplan Supplementary Planning Document is produced supplementary to the Croydon Local Plan: Strategic Policies (April 2013).
- 2.10 The current Old Town Masterplan study area and the Conservation Areas that lie within it:



### 3.0 DETAIL

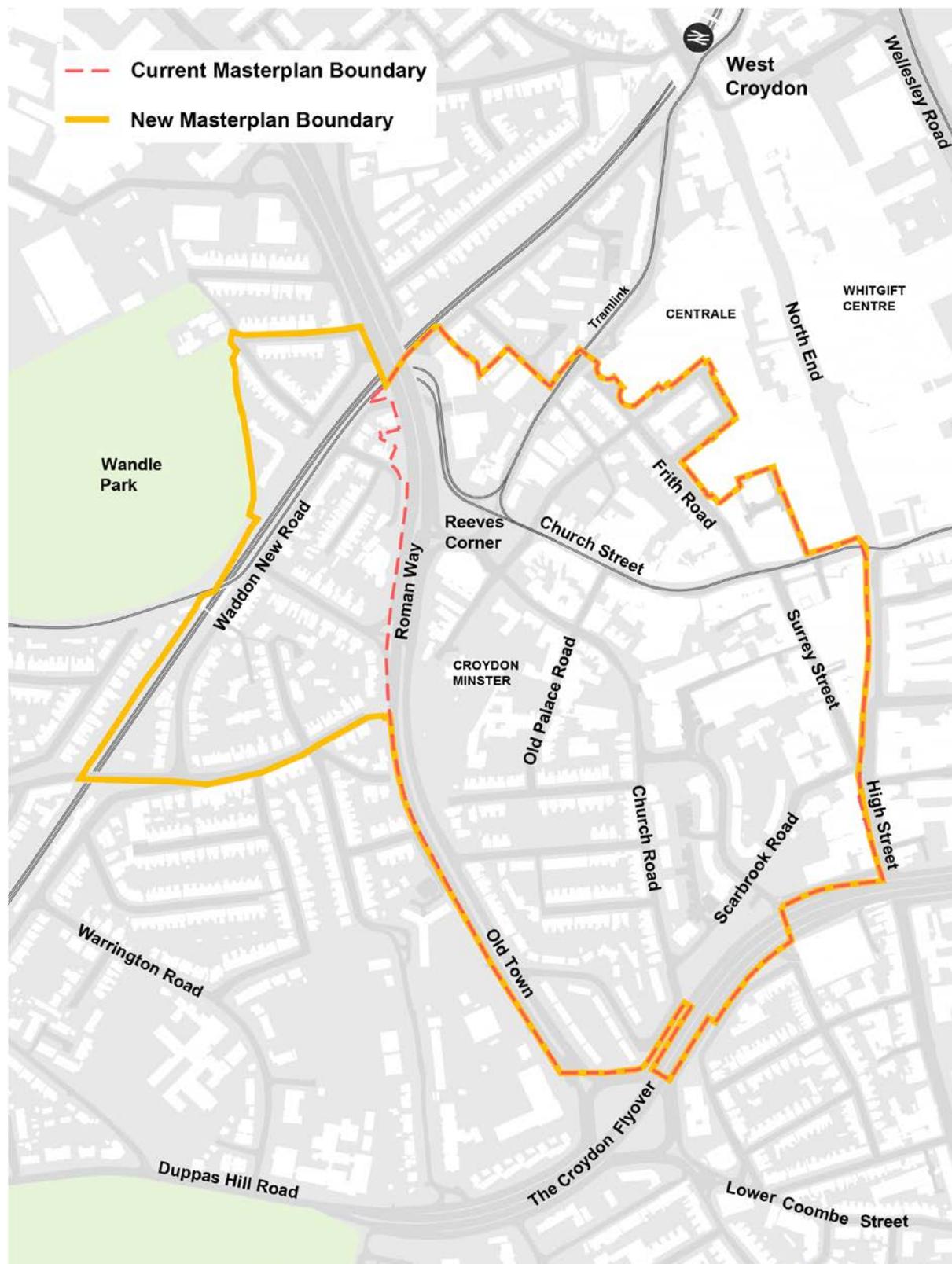
#### 3.1 OLD TOWN MASTERPLAN

3.1.1 The draft Old Town Masterplan promotes heritage-led regeneration and describes how the heritage assets of Old Town and their setting should be preserved, enhanced and celebrated to contribute towards quality of life in Croydon, raise the

profile of Croydon's, currently often hidden, heritage; and strengthen the distinct identity of Croydon's Old Town.

- 3.1.2 The draft Old Town Masterplan SPD sets guidance for high quality development and enhancement of the public realm - streets and public spaces - in Old Town. It also describes how movement in, out and around the area could be improved, with a focus on upgrading pedestrian and cycling routes.
- 3.1.3 The recommended proposals in the draft Old Town Masterplan are prioritised and phased according to their priority and feasibility.
- 3.1.4 The draft Old Town Masterplan defines the role Old Town will play in the wider area of Croydon Town Centre and the Croydon Opportunity Area, where 7,300 new homes are planned to house 17,000 residents over the next 20 years; and the existing Whitgift retail centre is likely to be renewed and expanded.
- 3.1.5 The current Old Town Masterplan study area boundary covers the central area of Old Town, where the key heritage assets are located and there is the most opportunity to improve the built environment. Some areas and sites to the west of Roman Way that are outside of the current Old Town Masterplan study area boundary have also been identified as integral to historic Old Town. It has been therefore decided that prior to consultation the masterplan study area boundary will be expanded within the draft Old Town Masterplan SPD to include the areas and sites to the West of Roman Way. The new study area boundary for the masterplan is shown overleaf.
- 3.1.6 The draft Old Town Masterplan SPD requires a Strategic Environmental Assessment and Sustainability Appraisal (Sustainability Appraisal) which must be consulted on in conjunction with the SPD. The draft Old Town Masterplan Sustainability Appraisal is appended to this report (appendix 2).
- 3.1.7 The production of a Sustainability Appraisal must be preceded by the production of a scoping report which must be consulted on for a period of 6 weeks.
- 3.1.8 The consultation on the Old Town Masterplan Sustainability Appraisal Scoping Report took place between 5th August and 11th September. Comments were received from statutory consultees – namely The Highways Authority, Natural England, The Environment Agency and Natural England. These comments were taken account of in producing the draft Old Town Masterplan Sustainability Appraisal.
- 3.1.9 The Old Town Masterplan is funded by the Mayor of London and Croydon Council.
- 3.1.10 The draft Old Town Masterplan will be consulted on in early 2014 and subsequently submitted to Cabinet for a decision on whether or not to formally adopt as a supplementary planning document in the early summer of 2014.
- 3.1.11 The draft Old Town Masterplan conforms with and its content is consistent with the the Croydon Local Plan: Strategic Policies 2013, London Plan 2011 and the Croydon Opportunity Area Planning Framework SPD 2013.
- 3.1.12 The Old Town Masterplan Supplementary Planning Document (SPD) is produced supplementary to the Croydon Local Plan: Strategic Policies (April 2013).
- 3.1.13 The new Old Town Masterplan boundary that will be included in the version of the

Old Town Masterplan SPD that goes out to consultation.



### 3.2 Background and Approach

3.2.1 The Old Town Masterplan was granted £250,000 funding from the Mayor's Regeneration Fund in April 2012 resulting from the civil disturbances of August 2011 during which parts of Old Town were significantly affected.

3.2.2 At the Cabinet meeting held on Monday 9 July 2012 the confirmed GLA funding approvals under the Mayor's Regeneration Fund were noted. The minute reference is A76/12.

3.2.3 Croydon Council has worked closely with local stakeholders in the area to arrive at a shared vision for Old Town which is intended to attract increased investment into the area. A stakeholder project board was established in June 2012 comprising public agencies, key landowners, developers and local interest groups in the area. The following organisations sit on the Old Town Masterplan Stakeholder Project Board:

- BT
- The Church House Business Centre
- Clowater
- Croydon Council
- Croydon Minster
- Croydon Old Town Business Association
- Durkan
- English Heritage
- Greater London Authority
- House of Reeves
- The Portas Town Team
- Q-Park Car Park
- Rosepride
- Transport for London
- The Whitgift Foundation

3.2.4 The Old Town Masterplan project reports internally to the LDF Board, and provides updates on the project to the Connected Croydon Programme and associated High Streets Improvement Project Board.

3.2.5 The draft Old Town Masterplan and the process of its production conforms to national, London and local planning policy and relevant legislation. The draft Old Town Masterplan has been produced subsequent to the adoption of the Croydon Local Plan: Strategic Policies that occurred in April 2013. It will be therefore adopted as a Supplementary Planning Document.

3.2.6 For the Old Town Masterplan to be adopted as a Supplementary Planning Document an Old Town Masterplan Sustainability Appraisal has been produced and consulted on at the same time as the Old Town Masterplan. The draft The Old Town Masterplan Sustainability Appraisal is appended to this report (appendix 2).

3.2.7 The High Streets Improvement Project intends to deliver improvements to the streets and shop fronts in Croydon Town Centre and includes streets that lie within Old Town. The Old Town Masterplan project objectives are closely aligned with the High Streets Improvement Project outputs to ensure that the proposals are coordinated.

3.2.8 Between September and December 2012 a competitive tendering process took place for the Old Town Masterplan commission. Twenty one multi-disciplinary teams applied for the commission and Allies and Morrison Urban Practitioners (AMUP) won the tender as the lead consultant of their team. Their sub-consultants include Arup, Colliers, Adams and Sutherland and Gardiner and Theobald.

3.2.9 Estimated costings for the public realm components of the Masterplan and some key development sites will be produced as a separate document to the Old Town Masterplan. These estimated costings are not to be published due to their commercial sensitivity.

3.2.10 The Old Town Masterplan commission includes the development of three public realm projects to RIBA Stage C. These will be produced during the consultation period for the Old Town Masterplan but will not form part of the Old Town Masterplan SPD.

### **3.3 Public Engagement to date**

3.3.1 Four public engagement events have already taken place for the Old Town Masterplan that were promoted in the local press:

April 2012 “Understanding Old Town”: A four day consultation event located in different locations on the streets of Old Town. Passers-by were asked to record what they liked and felt could be improved about Old Town on large display boards.

Oct 2012 A public meeting to introduce the Masterplan at The Church Hall of The Minster. Letters were sent to every address in the Old Town Masterplan Study area to inform residents of Old Town of the meeting.

March 2013 An “Ideas Workshop” was capture local people’s views of Old Town and aspirations for the area.

June 2013 An “Emerging Ideas Exhibition” was held in Matthews Yard to inform people how the masterplan was developing and ask for feedback.

In addition the following public engagement has occurred:

3.3.2 An Old Town Masterplan email mailing list has been assembled over the course of the public engagement events and now comprises of 120 email addresses. The mailing list is informed of key progress and events for the project.

3.3.3 In April 2012, a walkabout with the Cabinet Member for Planning, Regeneration and Transport and the local ward Councillors for Fairfield and Broad Green took place.

3.3.4 Consultation with the Old Town Masterplan Stakeholder Project Board has entailed 1:1 meetings between each Stakeholder and Allies and Morrison Urban Practitioners as well as regular group discussion of proposals at the Stakeholder Project Board meetings.

### **3.4 CONSERVATION AREA APPRAISALS AND MANAGEMENT PLANS**

3.4.1 Croydon Council is in the process of producing and updating Conservation Area Appraisals and Management Plans (**CAAMPs**) for each of its 21 Conservation Areas.

- 3.4.2 A conservation area is an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Conservation areas are 'designated heritage assets', of national historic or architectural significance. Conservation areas are also subject to national planning policies under the National Planning Policy Framework (NPPF).
- 3.4.3 National Planning Policy, The London Plan and Local Planning Policy requires Local Authorities to preserve and enhance conservation areas through the identification of the special character of each conservation area and stating how these characteristics can be managed through the retention, development and maintenance of the built environment within conservation areas. English Heritage recommends that every conservation area has its own CAAMP. The Conservation Area General Guidance SPD which provides general guidance that applies to all of Croydon's conservation areas was adopted at the Council meeting of 22 April 2013. It does not therefore require duplication in each of the subsequent CAAMP's.
- 3.4.4 The production of the CAAMPs SPDs for Central Croydon, Church Street and Croydon Minster (formerly Parish Church) Conservation Areas that lie within Old Town coincides with the production of the Old Town Masterplan SPD because of the clear synergy that exists between the two projects.
- 3.4.5 Guidance from English Heritage states key elements in defining the special character of conservation areas are likely to be:
- The relationship of the conservation area to its setting and the effect of that setting on the area
  - The still-visible effects/impact of the area's historic development on its plan form, character and architectural style and social/historic associations
  - How the places within it are experienced by the people who live and work there and visitors to the area (including both diurnal and seasonal variations if possible)
  - Architectural quality and built form
  - Open spaces, green areas, parks and gardens, and trees
  - Designated and other heritage assets, their intrinsic importance and the contribution they make to the area
  - Local distinctiveness and the sense of place which make the area unique
- 3.4.6 The key anticipated benefits of the use of the CAAMPs by applicants and their consultants, planning officers and the public will be as follows:
- As material planning considerations when determining planning applications within conservation areas CAAMPs are likely to lead to an increase in the quality of the design of development within conservation areas that preserve and enhance their special character. The CAAMPs will inform applicants of the various aspects of the built environment of conservation areas that make up their special character and will provide clear guidance about what types of development will be considered acceptable within them;
  - An increase in the efficiency of the planning application process for sites within conservation areas through reference to clear and concise information;

- An increased sense of pride amongst residents of conservation areas that will be gained as a result of raising knowledge and awareness of the value of their local area through the consultation process;
- This increased sense of pride is more likely to incentivise property owners in conservation areas to engage in the protection and enhancement of the areas through undertaking works to their properties that are sympathetic to the special character of the conservation area and reporting development that does not have the necessary planning consents to the Council.

3.4.7 If the draft CAAMPs are adopted the Council may consider the serving of Article 4 Directions for some properties whose special character is at risk from the exercising of permitted development. An Article 4 Direction is a direction which withdraws automatic planning permission granted by the General Permitted Development Order.

### 3.5 Schedule

3.5.1 Over the forthcoming eighteen months, it is intended that the Spatial Planning Service will continue to produce or update CAAMPs for all of the 21 conservation areas located in the borough. By summer 2014 it is intended that all conservation areas will have at least a draft CAAMP SPD. All draft CAAMPs will be brought to Cabinet for approval to go out to formal public consultation before any subsequent revision and consideration whether or not adopt the CAAMPs as a supplementary planning document. The consultation process for each CAAMP is to be 6 weeks and, post consultation, a further 3 months is being allowed for revisions which may need to be made to these documents, having regard to the consultation process and representations.

<b>Tranche 1</b>	
Conservation Area General Guidance	The first tranche of CAAMPs is complete and was adopted at full Council on 22 April 2013
Chatsworth Road	
Croham Manor Road	
The Waldrons	
Wellesley Road (North)	
<b>Tranche 2A</b>	
East India Estate	CAAMPs for these conservation areas have been consulted on and are due to be adopted in April 2014 at full Council.
Norbury Estate	
Norwood Grove	
St Bernards	
Upper Norwood Triangle	
<b>Tranche 2B</b>	
Central Croydon	These conservation areas are located within the boundary of the Old Town Masterplan and their CAAMPs are due to be consulted on between February and March 2014.
Church Street	
Croydon Minster (formerly Parish Church)	
<b>Tranche 3</b>	
Addington Village	It is intended that these CAAMPs will be consulted on in Autumn 2014.
Beulah Hill	
Bradmore Green	

Church Road	
Harold Road	
South Norwood	These existing CAAMPs will be updated and consulted on in Autumn 2014.
The Webb Estate and Upper Woodcote Village	
Conservation Area General Guidance	This document will be updated to be consulted on in in Autumn 2014.

### 3.6 Prioritisation of CAAMP production

The conservation areas have been prioritised against the following criteria to determine the order in which the 21 CAAMPs are produced:

- The quality and quantity of existing guidance on each conservation area;
- The current condition of the conservation areas and the extent to which their special character has recently been eroded and is perceived to be at risk from future development;
- That the conservation areas taken to Cabinet in each annual tranche are from a variety of locations within the Borough but with clusters being taken forward if more efficient;
- Ongoing related strategic work to the conservation areas that is dependent on the detail provided in the CAAMPs;
- The level of local awareness about the conservation areas.

### 3.7 Legal and Policy justification

3.7.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Act”) imposes a duty on Local Authorities to have special regard for the preservation or enhancement of conservation areas. Sections 66 and 73 of the Act require Local Authorities to have special regard to conservation areas when making planning decisions. This requirement is reinforced in the London Plan, the Croydon Local Plan: Strategic Policies and the Saved Policies of the Croydon Replacement Unitary Development Plan.

3.7.2 If cabinet and full council decide to adopt the draft CAAMPs, they will be adopted as SPDs to give them weight as material planning considerations when determining planning applications. The Council has undertaken a screening exercise with the statutory bodies (Environment Agency, Natural England and English Heritage) to confirm the Conservation Area Appraisal and Management Plans (CAAMP) Supplementary Planning Documents are not required to be supported by a Strategic Environmental Assessment as defined by the Environmental Assessment of Plans and Programmes Regulations 2004.

3.7.3 On adoption, The Parish Church Conservation Area and the Parish Church Conservation Area Appraisal and Management Plan Supplementary Planning Document will be renamed the Minster Conservation Area and the Minster Conservation Area Appraisal and Management Plan Supplementary Planning Document respectively. This is considered to fall beyond the scope of Section 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### 3.8 Content of documents

The Appraisal of the draft CAAMPs have chapters covering Context, Townscape Character, Streetscape Character, Architectural Character, Character Areas (if

applicable) and Condition and Threats. The Management Plans of the draft CAAMPs has chapters covering Additional Considerations, Development Guidelines and Enhancement.

### **3.9 Context in relation to the Croydon Local Plan**

The current CAAMPs work directly relates to the wider characterisation and place-based approach that is being developed as part of the Croydon Local Plan: Detailed Policies and Proposals.

## **4. CONSULTATION FOR THE DRAFT OLD TOWN MASTERPLAN AND THE CAAMPs FOR THE CONSERVATION AREAS OF CENTRAL CROYDON, CHURCH STREET AND CROYDON MINSTER (FORMERLY PARISH CHURCH)**

### **4.1 Consultation to date**

4.1.1 Substantial internal and stakeholder consultation has taken place on the documents recommended for consultation to date.

4.1.2 The draft Old Town Masterplan has been consulted on internally with Housing Development and Regeneration, Economic Development, Highways and Parking, Transport Strategy and Development Management. It has been endorsed for consultation by the Old Town Masterplan Stakeholder Project Board.

4.1.3 The draft CAAMPs have been through a process of internal consultation with the Planning division and the Development & Environment Department via the LDF board. Additionally the Mid Croydon Croydon Conservation Area Advisory Panel (MCCAAP) completed a questionnaire regarding conservation areas within the area they represent.

### **4.2 Future Public Consultation**

4.2.1 The formal consultation process for the draft Old Town Masterplan SPD, the draft Old Town Masterplan Sustainability Appraisal and the draft CAAMPs SPD for the Central Croydon, Church Street and Croydon Minster (formerly Parish Church) conservation areas will adhere to the Council's adopted Statement of Community Involvement (2012) and also the statutory requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012.

4.2.2 It is proposed that the Draft Old Town Masterplan, draft Conservation Area Appraisals and Management Plans for Central Croydon, Church Street and Croydon Minster (formerly Parish Church) Conservation Areas and the draft Sustainability Appraisal for the Old Town Masterplan are issued for public consultation for a six-week period during February and March.

4.2.3 The public consultation will comprise of the following:

- Electronic versions of the draft Masterplan draft CAAMPs and draft Sustainability Appraisal to be made available for download from the Council's website.
- An email will be sent to the Old Town Masterplan mailing list, the Conservation mailing list and the Croydon Local Plan Consultation Contacts Database (including statutory consultees) to inform stakeholders about the consultation process.

- Croydon's official social media channels (including Facebook and Twitter) will be used to signpost to the Old Town Masterplan web page and advertise the dates of events.
- Copies of the documents being consulted on will be deposited at Access Croydon and the Borough's libraries.
- Two public consultation events on the Masterplan, Conservation Area Appraisals and Management Plans and Sustainability Appraisal will be held. One will take place on an evening and one on a Saturday.
- 10 copies of each of the draft documents being consulted on will be to be printed for public meetings and exhibitions.
- A0 sized display boards for the Masterplan will be printed for public meetings.
- Letters will be sent to every affected owner and occupier within each conservation area for which a draft CAAMP has been produced. This is a statutory requirement.
- Site notices will be placed in several locations within each conservation area for which a draft CAAMP has been produced.
- There will be an advertisement in The Croydon Guardian advertising the consultation.

4.2.4 A consultation log for each SPD being consulted on will be created to record all representations and the Council's responses to them. If requests for amendments to the SPDs through representations are not considered justifiable and /or to comply with existing planning policy and guidance they will not be made. The reasoning behind these decisions will be provided in the consultation log. The draft Old Town Masterplan SPD, the draft Old Town Masterplan Sustainability Appraisal and the draft CAAMPs SPDs for the Central Croydon, Church Street and Croydon Minster (formerly Parish Church) Conservation Areas will then be revised in response to relevant comments and feedback before the documents are recommended for adoption.

4.2.5 The consultation logs will be published alongside the adoption reports for each SPD.

## **5. FINANCIAL AND RISK ASSESSMENT CONSIDERATIONS**

### **5.1 Revenue and Capital consequences of report recommendations**

5.1.1 The budget for the Old Town Masterplan and the Central Croydon, Church Street and Croydon Minster (formerly Parish Church) Conservation Areas is £300,000. £250,000 of the funding is from the Mayor's Regeneration Fund. £50,000 of funding is from Section 106 Funding.

## 1 Revenue and Capital consequences of report recommendations

	Previous year	Current year	Medium Term Financial Strategy – 3 year forecast		
	2012/13	2013/14	2014/15	2015/16	2016/17
		£'000	£'000	£'000	£'000
<b>Revenue Budget available</b>					
Expenditure	64	126	110		
Income					
<b>Effect of decision from report</b>					
Expenditure	64	126	110		
Income					
<b>Remaining budget</b>	0	0	0	0	0
<b>Capital Budget available</b>					
Expenditure	0	0	0		
<b>Effect of decision from report</b>					
Expenditure	0	0	0		
<b>Remaining budget</b>	0	0	0		

### 5.2 The effect of the decision

Approval of the draft Old Town Masterplan to go out to public consultation is a step towards eventual anticipated adoption as a Supplementary Planning Document. This will mean that there is planning guidance in place to guide development in Old Town and prioritise public investment in streets and public spaces.

Consultation on the Old Town Masterplan will also contribute towards publicising regeneration opportunities for Old Town and publicising Old Town and its assets in general.

### 5.3 Risks

The risk that significant changes to the draft Masterplan will result from the public consultation has been mitigated through the close working with the local community and the engagement of key landowner interests through the Old Town Masterplan Stakeholder Project Board throughout the process.

The risk that significant changes to the draft CAAMPs will result from the public consultation is low because the documents provide additional guidance to strengthen existing planning policy. The local community will be given the opportunity to discuss the draft CAAMPs with the council's conservation officer during the consultation process.

## **5.4 Options**

The Masterplan presents guidance for development in Old Town, but deliberately does not prescribe specific proposals for the area. This is to allow for future flexibility and proposals to be adapted in the future to changing economic and development circumstances in the area.

There are no alternative options to producing a masterplan as Croydon Council has a legal agreement with the GLA to produce the Old Town Masterplan.

If the Council does not consult on CAAMPs for the Central Croydon, Church Street and Croydon Minster (formerly Parish Church) Conservation Areas, there will not be a good standard of guidance for development in these areas and analysis upon which the proposals within the masterplan can be based.

The consultation process outlined for all the documents are a statutory requirement.

## **5.5 Future savings/efficiencies**

If they are adopted the Old Town Masterplan and the CAAMPs for Central Croydon, Church Street and Croydon Minster (formerly Parish Church) will provide clear guidance for developers and the development management service at Croydon Council. This will result in more certainty amongst the development community over what constitutes acceptable development in Old Town.

**5.6** Approved by: Tim Flood on behalf of Head of Finance Development & Environment Department

## **6. COMMENTS OF THE COUNCIL SOLICITOR AND MONITORING OFFICER**

**6.1** The Solicitor to the Council comments that the draft Old Town Masterplan Supplementary Planning Document and Central Croydon, Church Street and Parish Church Conservation Area Appraisals and Management Plans Supplementary Planning Documents have been produced and will be consulted on in accordance with Town and Country Planning (Local Planning) (England) Regulations 2012. The draft Old Town Masterplan Supplementary Planning Document Sustainability Appraisal has been produced in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004.

**6.2** There are no other legal considerations beyond those set out in the body of the report.

**6.3** Approved by: Sean Murphy, Principal Corporate Solicitor (Regeneration) on behalf of the Council Solicitor and Monitoring Officer)

## **7. HUMAN RESOURCES IMPACT**

**7.1** There are no human resources implications arising from this report.

**7.2** Approved by Adrian Prescod, HR Business Partner, for and on behalf of Interim Director of Workforce, Interim, Chief Executive department.

## **8. EQUALITIES IMPACT**

- 8.1 The Croydon Local Plan – Strategic Policies Equalities Impact Assessment applies to all the *Conservation Area Appraisals and Management Plans* that are proposed for consultation.

A first stage Equalities Analysis for the draft Old Town Masterplan has been produced. The key issues that have been identified are the need to improve accessibility to public transport for those with mobility issues and safety in the evening for the young and old. A full Equalities Analysis is being undertaken and will be completed following public consultation of the Masterplan. It will accompany the Cabinet and Full Council report recommending adoption of the Old Town Masterplan anticipated to occur in June 2014.

## **9. ENVIRONMENTAL IMPACT**

- 9.1 The regeneration of Old Town through the Masterplan will by definition be required to meet the highest standards of design and sustainability. The draft Old Town Masterplan Supplementary Planning Document Sustainability Appraisal has been produced in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004.

## **10. CRIME AND DISORDER REDUCTION IMPACT**

- 10.1 The reduction of crime and fear of crime and disorder in Old Town is a key objective of the regeneration of Old Town through this Masterplan.
- 10.2.1 The Masterplan proposes high quality public realm with increased pedestrian connections and visibility as well as active frontages along the high street.

## **11. REASONS FOR RECOMMENDATIONS/PROPOSED DECISION**

- 11.1 To comply with statutory obligations and also to improve upon the draft Masterplan document through consultation before adoption as a Supplementary Planning Document.

## **12. OPTIONS CONSIDERED AND REJECTED**

- 12.1 As it is a statutory duty to consult on documents that are to be adopted as Supplementary Planning Documents the only other option would be to do nothing. This would mean that there would not be a document to guide development in the area which would lead to applications being determined based on existing planning policy and guidance which is not specific to the Old Town area. This would potentially result in a missed opportunity to provide maximum regeneration benefits to the area. On this basis the do nothing option has been rejected.

**CONTACT OFFICER:** Tim Naylor, Head of Spatial Planning ext 62615

**BACKGROUND PAPERS – LOCAL GOVERNMENT ACT 1972:** none

**APPENDICES** (e-copy only)

Draft Old Town Masterplan

**APPENDICES:**

Appendix 1: Old Town Masterplan (draft supplementary planning document)

Appendix 2: Draft Old Town Masterplan Sustainability Appraisal

Appendix 3: Central Croydon Conservation Area Appraisal and Management Plan (draft supplementary planning document)

Appendix 4: Church Street Conservation Area Appraisal and Management Plan (draft supplementary planning document)

Appendix 5: Croydon Minster (formerly Parish Church) Conservation Area Appraisal and Management Plan (draft supplementary planning document)

Appendix 6: Equalities Analysis Impact Assessment

**BACKGROUND DOCUMENTS:**

*Understanding Place: Conservation Area Designation, Appraisal and Management*, English Heritage (2011) available at: <http://www.english-heritage.org.uk/publications/understanding-place-conservation-area/>

Croydon Local Plan, *Equality Impact Assessment*