

For General Release

REPORT TO:	CABINET 21 September 2015
AGENDA ITEM:	7.2
SUBJECT:	Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) (CLP2)
LEAD OFFICER:	Jo Negrini - Executive Director – Place Department
CABINET MEMBER:	Councillor Alison Butler, Deputy Leader (Statutory) and Cabinet Member for Homes, Regeneration & Planning
WARDS:	All

CORPORATE PRIORITY/POLICY CONTEXT:

The Corporate Plan (2015-2018) sets out how the council will deliver on three key ambitions:

- **GROWTH**, creating growth in our economy;
- **INDEPENDENCE**, helping residents to be as independent as possible;
- **LIVEABILITY**, creating a welcoming, pleasant place in which local people want to live.

Ambition Priority One of the Corporate Plan, growth is underpinned by the Croydon Local Plan, enabling development to occur in sustainable locations, in a desired form and at the appropriate time. The Croydon Local Plan establishes the planning policy vision and the statutory basis with which to support the growth and development objectives delivered through the Croydon Promise and Places Plans.

The Corporate Plan contains the Council’s contribution to Croydon’s Community Strategy 2013-2018 developed by Croydon’s Local Strategic Partnership (LSP). The Community Strategy sets out the direction for the Local Strategic Partnership for the next five years and beyond, to create an attractive place to live, work, visit and socialise. Community Strategy priorities relevant to the Local Plan are:

1. *An Enterprising City*- a place renowned for its enterprise and innovation with a highly adaptable and skilled workforce and diverse and responsive economy.
2. *A Caring City*- a place noted for its safety, openness and community spirit where all people are welcomed to live and work and where individuals and communities are supported to fulfil their potential and deliver solutions for themselves.
3. *A Learning City*- a place that unleashes and nurtures local talent, is recognised for its culture of lifelong learning and ambitions for children and young people.
4. *A Creative City*- a place noted for culture and creativity – one of the best incubators of new artistic and sporting talent in the country.
5. *A Connected City*- a place defined by its connectivity and permeability with one of the best digital, communications and transport networks in the country.
6. *A Sustainable City*- a place that sets the pace amongst London boroughs on promoting environmental sustainability and where the natural environment forms

the arteries and veins of the city.
<p>AMBITIOUS FOR CROYDON & WHY ARE WE DOING THIS:</p> <p>The Croydon Local Plan will set the growth and development vision and planning policies for the borough from 2016 – 2036. The Croydon Local Plan will provide the planning policy basis for the borough to plan for the borough’s housing need, deliver necessary affordable housing, accommodate sustainable growth, regenerate the district centres, strengthen neighbourhood and local centres, safeguard and provide employment floorspace and deliver a renewed Croydon Opportunity Area, with a residential population of up to 20,000 people, a comprehensively developed retail core and provision of public realm and infrastructure.</p>
<p>FINANCIAL IMPACT</p> <p>The Croydon Local Plan can be delivered from the Croydon Local Plan budget (reserve) 2015 – 2018.</p>
<p>KEY DECISION REFERENCE NO.: Not a key decision as defined by the Council’s constitution.</p>

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

1. RECOMMENDATIONS

The Cabinet is recommended to

1.1 To approve the publication of the draft Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) Appendices 1, 2 and 3 for Regulation 18 (The Town and Country Planning (Local Planning) (England) Regulations 2012) consultation;

1.2 To approve the draft Council responses to the comments on the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options) Appendix 5 made during the consultation in October 2013; and

1.3 Delegate to the Executive Director of Place, in consultation with Deputy Leader Statutory – Cabinet Member for Homes, Regeneration & Planning, the making of minor and factual amendments to the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) prior to public consultation.

2. EXECUTIVE SUMMARY

2.1 The draft Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options), is a draft planning policy framework to form the basis of public and stakeholder consultation on the development of the Croydon Local Plan: Detailed Policies and Proposals in accord with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council’s adopted Statement of Community Involvement 2012.

2.2 Once fully adopted the Croydon Local Plan: Detailed Policies and Proposals will form part of the development plan for the borough along with the Croydon Local Plan: Strategic Policies (including its Partial Review) and the London Plan. On

adoption, the draft Croydon Local Plan: Detailed Policies and Proposals will replace the remaining saved policies of the existing Unitary Development Plan to ensure the borough has an up to date development plan that is focussed on meeting the need for homes, jobs and associated infrastructure whilst respecting and enhancing the character of Croydon.

2.3 The draft Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) sets out the detailed planning policies that will enable the growth strategy of the draft Croydon Local Plan: Strategic Policies (Partial Review) to be realised. It also sets out the proposed development sites that will be allocated for development where those sites are over 0.25ha in extent.

2.4 The draft Detailed planning Policies and Proposals propose an innovative approach to meeting the needs of the borough for new homes and associated infrastructure and the regeneration of the district centres, strengthening neighbourhoods (with designation of neighbourhood centres), and local centres and promoting employment opportunities and economic growth. They set out an approach that will encourage higher density development within the urban area of the borough with sustainable development of the suburbs throughout Croydon to enable more sustainable growth and development, more mixed use development, particularly along the A23 and in the Croydon Opportunity Area, and a higher quality residential accommodation with new rigorous standards for private amenity space in flatted developments to encourage the provision of family homes in areas which to date have predominantly seen the development of smaller homes.

2.5 The draft Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) is considered to be positively prepared, justified, effective and consistent with national policy. It presents both the preferred option for each policy area and proposal site and reasonable alternatives.

2.6 The costs associated with undertaking consultation on the draft Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) can be met from the Local Plan Budget (reserve) 2015-18.

3. DETAIL

3.1 The context of the draft Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) report is set out below.

The national context

3.2 The National Planning Policy Framework states that “Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities”.

3.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that “planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise”. Currently the development plan in Croydon consists of the London Plan, the Croydon Local Plan: Strategic Policies, the saved policies of the Unitary Development Plan and the South London Waste Plan.

- 3.4 The National Planning Policy Framework states that Local Plans must be positively prepared, justified, effective and consistent with national policy.
- 3.5 To be positively prepared the Plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
- 3.6 To be justified the Plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.
- 3.7 To be effective the Plan should be deliverable over its time period and based on effective joint working on cross-boundary strategic priorities.

The Croydon Local Plan

- 3.8 A new Croydon Local Plan is being prepared to replace the saved policies of the Unitary Development Plan which were adopted in 2006 and to update the Strategic Policies to reflect the new London Plan adopted in March 2015. Following the publication of the National Planning Policy Framework in March 2012 the saved policies of the Unitary Development Plan could have reduced weight if they are found to be out of alignment with the government's planning policies as expressed in the National Planning Policy Framework.
- 3.9 The Croydon Local Plan is split into two documents, the Strategic Policies Development Plan Document (CLP1) and the Detailed Policies and Proposals Development Plan Document (CLP2).
- 3.10 The Croydon Local Plan: Strategic Policies Development Plan Document was adopted by the Council on 22nd April 2013 and, along with the London Plan, the remaining saved policies of the Unitary Development Plan and the South London Waste Plan, forms the development plan for Croydon. A partial review of the Croydon Local Plan: Strategic Policies (CLP1.1) is currently being prepared and a draft Preferred and Alternative Options consultation report is being presented to this Cabinet in a separate report.
- 3.11 The Croydon Local Plan: Detailed Policies and Proposals will replace the remaining saved policies of the Unitary Development Plan (set out in Appendix 4). Upon adoption it will become part of the development plan for Croydon and will benefit from the full weight afforded to development plan policies under Section 38(6) of the Planning and Compulsory Purchase Act 2004.

Detailed Policies and Proposals Development Plan Document

- 3.12 The Croydon Local Plan: Detailed Policies and Proposals will need to set out the detailed planning policies that will be used to determine planning applications in the borough and allocate land for development up to 2036 to meet the requirements of the Croydon Local Plan: Strategic Policies (including the Partial Review).
- 3.13 The Croydon Local Plan: Detailed Policies and Proposals will then assist with the sustainable growth of the borough through the setting of a planning

framework that will provide certainty to the community and developers that will contribute to meeting housing need along with the need for associated infrastructure and jobs.

3.14 The timetable for preparation of the Croydon Local Plan: Detailed Policies and Proposals is set out below:

Stage	When
Consultation on Detailed Policies and Proposals (Preferred and Alternative Options)	6 weeks in November/December 2015
Proposed Submission draft of Croydon Local Plan: Detailed Policies and Proposals	Summer 2016
Submission of the Croydon Local Plan: Detailed Policies and Proposals to the Secretary of State	Winter 2016
Independent examination by a Planning Inspector	Spring/Summer 2017
Adoption of Croydon Local Plan: Detailed Policies and Proposals as the Council's planning policies	Winter 2017

The Detailed Policies and Proposals (Preferred and Alternative Options)

3.15 The draft Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) publishes the Detailed Proposal sites for the first time and presents again for consultation the Detailed Policies, (which were first consulted upon in October 2013). It also follows on from two “Call for Sites” engagements that took place in February 2012 and February 2014 when developers, landowners and other interested parties were asked to send in sites that they wished to see developed, or safeguarded for a particular infrastructure use.

3.16 The new draft Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) has taken account of the comments made as part of the October 2013 consultation. A full consultation log including draft Council response to each comment can be found in Appendix 5. There is a summary of the consultation responses and the draft Council response in the next section of this report.

3.17 The draft Detailed Policies and Proposals (Preferred and Alternative Options) will assist in the delivery of the administration's Ambitious for Croydon with the emphasis on the following

- Increase housing supply
- Increase affordable housing supply
- Focus on District Centres (in addition to the COA)
- Retail core renewal
- Employment opportunities and economic growth
- Increased emphasis on culture
- The Croydon Promise, Croydon Growth Zone and Place Plans

- 3.18 This is reflected in the Plan as follows:
- Sustainable growth of the suburbs to increase the supply of homes, including affordable homes
 - A new Neighbourhood Centre designation
 - Shopping Parades reviewed and additional Parades designated
 - District and Local Centre boundary revisions proposed
 - Some edge of employment locations are suitable as residential transition areas
 - Public Houses protections policy
 - Alignment with the Croydon Promise, regeneration and place plans
- 3.19 The draft Detailed Policies and Proposals (Preferred and Alternative Options) set out the preferred planning policies to be included in the Proposed Submission draft of the Croydon Local Plan: Detailed Policies and Proposals, subject to formal consultation and on-going stakeholder engagement. They are also subject to any other material circumstances that arise prior to the publication of the Proposed Submission draft.
- 3.20 The draft Detailed Policies and Proposals (Preferred and Alternative Options) also include reasonable alternative policies which could also fulfil the requirements of the Croydon Local Plan: Strategic Policies but which are not considered to be the best approach.
- 3.21 The draft Detailed Policies and Proposals (Preferred and Alternative Options) sets out the preferred Proposal sites (allocations) which consist of sites capable of accommodating 10 or more homes that will help to meet the need for homes, including for gypsy and travellers, and associated infrastructure in the borough up to 2036. It includes allocating land for new primary and secondary schools in the borough.
- 3.22 The draft Croydon Local Plan: Strategic Policies (Partial Review) which is being reported to this same Cabinet sets out the overall need for homes (including Gypsy and Traveller pitches) in the borough and the proportion of that need that the Croydon Local Plan: Detailed Policies and Proposals is seeking to meet.
- 3.23 In order to support new homes there is a consequential need for new social infrastructure and in particular new schools. The Croydon Local Plan: Detailed Policies and Proposals seeks to meet the need for four or five new primary schools in the borough (in the central area of the borough and the north west and south west), and three or four new secondary schools (in any location in Croydon).
- 3.24 A full Sustainability Appraisal (incorporating a Strategic Environmental Assessment) has been prepared. Amendments have been made to the Draft Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) report as a result of the findings of the Sustainability Appraisal.

- 3.25 The focus of the draft Detailed Policies and Proposals (Preferred and Alternative Options) are on reflecting and enhancing the character and environment of each of the sixteen Places of Croydon and enabling the meeting of the borough's need for new homes, jobs and supporting infrastructure through sustainable growth of the borough including its suburbs, with higher density, high-quality, family friendly and more sustainable development.
- 3.26 The draft Detailed Policies and Proposals (Preferred and Alternative Options) compliments the adopted Croydon Local Plan: Strategic Policies and the draft Partial Review of the Strategic Policies. The Strategic Policies (including the Partial Review) set out in detail the authority's planning policies for establishing and seeking to meet housing need, affordable housing, economic growth, regeneration and renewal of the Croydon Opportunity Area, industrial land, environmental standards of new development and transport. These policy areas are not therefore covered in detail in the draft Detailed Policies (Preferred and Alternative Options) report, (except to add further detail on a small number of matters including intensification of industrial locations and further detail on car parking standards).
- 3.27 The following policies are put forward in the Preferred and Alternative options:
- Policy DM1: Housing choice for sustainable communities
 - Policy DM2: Development on garden land
 - Policy DM3: Residential care and nursing homes
 - Policy DM4: Development in Croydon Metropolitan Centre, District and Local Centres
 - Policy DM5: Development in Neighbourhood Centres
 - Policy DM6: Development in Shopping Parades
 - Policy DM7: Development in Restaurant Quarter Parades
 - Policy DM8: Development in edge of centre and out of centre locations
 - Policy DM9: Expansion of industrial and warehousing premises in Strategic, Separated and Integrated Industrial Locations
 - Policy DM10: Design and character
 - Policy DM11: Shop front design and security
 - Policy DM12: Advertisement hoardings
 - Policy DM13: Refuse and recycling
 - Policy DM14: Public art
 - Policy DM15: Tall and large buildings
 - Policy DM16: Views and Landmarks
 - Policy DM17: Heritage assets and conservation
 - Policy DM18: Providing and protecting community facilities
 - Policy DM19: Protection of Public Houses
 - Policy DM20: Cemeteries and burial grounds
 - Policy DM21: Sustainable Design and Construction
 - Policy DM22: Land contamination
 - Policy DM23: Sustainable Drainage Systems and Reducing Flood Risk
 - Policy DM24: Metropolitan Green Belt, Metropolitan Open Land and Local Green Spaces
 - Policy DM25: Biodiversity
 - Policy DM26: Trees
 - Policy DM27: Promoting sustainable travel and reducing congestion

- Policy DM28: Car and cycle parking in new development
- Policy DM29: Temporary car parks
- Policy DM30: Telecommunications
- Policy DM31: Positive character of the Places of Croydon

3.28 Each of the sixteen Places of Croydon has its own specific policy to guide development in each area setting out Place-specific development management policies and the Detailed Proposal sites in each Place. Not every Place has both Place-specific development management policies and Detailed Proposals. The policies are as follows:

- Policy DM32: Addington
- Policy DM33: Addiscombe
- Policy DM34: Broad Green and Selhurst
- Policy DM35: Coulsdon
- Policy DM36: Croydon Opportunity Area
- Policy DM37: Crystal Palace and Upper Norwood
- Policy DM38: Kenley and Old Coulsdon
- Policy DM39: Norbury
- Policy DM40: Purley
- Policy DM41: Sanderstead
- Policy DM42: Selsdon
- Policy DM43: Shirley
- Policy DM44: South Croydon
- Policy DM45: South Norwood and Woodside
- Policy DM46: Thornton Heath
- Policy DM47: Waddon

Significant changes from the existing Unitary Development Plan

3.29 The draft Detailed Policies and Proposals (Preferred and Alternative Options) are not an update of the remaining saved policies of the existing Unitary Development Plan as all proposed policies must be positively prepared, justified, effective and consistent with national policy. Not all existing saved policies are now able to meet these four tests.

3.30 The draft Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) has more emphasis on sustainable growth in the context of local character compared to the Unitary Development Plan and supports an evolution of lower density areas of the borough to encourage more sustainable development of higher density, supporting housing growth, including family homes with high quality private amenity space and creating and supporting local and neighbourhood centres.

3.31 Most, but not all of the sixteen Places in the draft Detailed Policies (Preferred and Alternative Options) have a Place-specific development management policy. These policies highlight areas within each Place where the local character is indeterminate and thereby justifying a specific policy to steer proposed developments within the context of sustainable development and supporting housing growth. The Place-Specific development management policies focus on enhancing the character of areas of the borough and provide

a framework within which to determine whether a proposed development would enhance existing local character and present an opportunity for development. The Place-Specific policies also contain the Detailed Proposals (site allocations) that set out how specific larger sites in the borough will be developed over the lifetime of the Croydon Local Plan up to 2036.

Key policies of the Detailed Policies and Proposals (Preferred and Alternative Options)

- 3.32 This section details key policies of the Detailed Policies and Proposals (Preferred and Alternative Options). It does not provide details of every policy. All references to changes to designations result in changes to the Policies Map that accompanies the Croydon Local Plan. All proposed changes to the Policies Map are detailed in Appendix 3.
- 3.33 Policy DM1 protects small family homes (less than 130m²); all three-bedroom homes, and sets minimum levels of family homes (with three or more bedrooms) on residential developments with ten or more homes across the borough. The minimum levels of family homes are significantly higher than that achieved at the moment reflecting both the need for larger homes, (which are not being met using existing planning policies), and the step change that the development industry will need to achieve over the life of the Croydon Local Plan to deliver family homes in higher density development in Croydon and London in general.
- 3.34 Policy DM3 limits the granting of planning permission for new residential care and nursing homes to instances where there is a demonstrated need for the type of home proposed. This is to reflect the oversupply of all types of residential care and nursing homes that currently exists in the borough.
- 3.35 Policy DM4 proposes amendments to a number of District and Local Centres in the borough and also Croydon Metropolitan Centre to protect and improve their viability and vitality in the future. It also sets a new requirement for development outside of designated shopping frontages in centres to provide a free fitting out for the first end occupier, and be designed such that they could be converted to residential use if no end occupier is found. However, the primary focus will be on giving every opportunity for an alternative use to be realised. This is to reduce the risk of vacant ground floor premises blighting street frontages in the borough. The table below highlights those centres with notable changes¹:

Name of Centre	Significant proposed amendments
Croydon Metropolitan Centre	The area within which new retail development would be permitted is expanded to include: <ul style="list-style-type: none"> • George Street east of the Wellesley Road; and • The entirety of the area encompassed by George Street, North End, Poplar Walk and Wellesley Road.
Norbury District Centre	Contract boundary of the centre at the northern and southern end to focus on the

¹ Note that is not a list of all District and Local Centres in Croydon

Name of Centre	Significant proposed amendments
	main areas of retailing along London Road. This reflects changes in the London Borough of Lambeth which has also removed the District Centre designation from the parts of Norbury District Centre in Lambeth bordering Croydon.
Purley District Centre	Remove areas predominantly residential areas in the north east of the existing centre to focus of the main areas of commercial activity to the south and west.
South Norwood District Centre	Contract boundary to focus on the main areas of retail activity along the High Street and Station Road and the northern end of Portland Road.
Thornton Heath District Centre	Contract boundary to focus on the main areas of retail activity along the High Street and Brigstock Road.
Beulah Road	Designate a new Local Centre at Beulah Road replacing and expanding upon the existing Shopping Parade designation.
Brighton Road (Selsdon Road) Local Centre	Remove areas north of Warham Road from the Local Centre designation. These areas have high levels of vacancy at present and focusing retail activity in the remainder of the Centre may stimulate investor activity in the de-designated areas.
Pollards Hill Local Centre	Remove areas on east side of London Road north of Kilmartin Avenue as this part of the existing centre is dominated by car showrooms which are not a Local Centre activity.

3.36 Policy DM5 sets out the location of a new designation, Neighbourhood Centres. These are locations in the borough which are the focus of community activities (including convenience shopping). The policy is designed to enable growth of community activities in these locations to support the existing and future residents. Neighbourhood Centres do not have a defined boundary, rather planning applications will be determined based on the relationship of application sites to the focus point of the Neighbourhood Centre. The following locations are proposed as Neighbourhood Centres:

- Ashburton Park
- Brigstock Road
- Fieldway
- Green Lane/Northwood Road
- Kenley (Godstone Road)
- London Road/Kidderminster Road
- Lower Addiscombe Road/Cherry Orchard Road
- Coulsdon Road/Court Avenue
- Portland Road/Watcombe Road/Woodside Avenue

- Brighton Road/Downlands Road
- Selhurst Road
- Selsdon Park Road/Featherbed Lane
- Shirley Road
- South End/Parker Road/St Peter's Church
- South Norwood Hill
- Spring Park/Bridle Road
- Waddon Road/Abbey Road
- Woodside Green

3.37 Policy DM6 proposes a number of new Shopping Parades in the borough to protect the existing retail and community function of their locations. The policy also proposes the de-designation of a few existing Shopping Parades which no longer function as a parade and are unlikely to do so in the future. The table below sets out these changes:

Shopping Parade	New	Amended boundary	De-designated²
Beulah Road			✓
Brighton Road/ Kingsdown Avenue		✓	
Brighton Road/ Biddulph Road	✓		
Bywood Avenue		✓	
Grovelands		✓	
Headley Drive		✓	
London Road/Mead Place	✓		
London Road/Nova Road	✓		
London Road/Fairholme Road	✓		
Lower Addiscombe Road/Davidson Road	✓		
Morland Road			✓
Northwood Road			✓
Old Lodge Lane			✓

² These Shopping Parades are designated as such in the current Unitary Development Plan but it is proposed that they are not designated in the Croydon Local Plan – Detailed Policies and Proposals.

Shopping Parade	New	Amended boundary	De-designated ²
Portland Road/Sandown Road	✓		
Royal Oak			✓
Shirley Road	✓		
Southbridge Road	✓		
The Parade, Coulsdon Road		✓	
Thornton Road	✓		
Waddon Road		✓	
Whitehorse Lane	✓		
Whitehorse Road		✓	

- 3.38 Policy DM7 proposes a new Restaurant Quarter Parade designation which will apply to various frontages in South End. In this area applications for new food and drink establishments (excluding hot food take-aways), will be considered favourably.
- 3.39 Policy DM10 is a generic design and character policy for all developments in the borough. It promotes high quality development across the borough that enhances and sensitively responds to the existing built form in a way to encourage growth. It also sets new standards for private amenity space in developments to ensure that all new developments provide more space that is of higher quality and more useable than currently is the case in many developments. In particular the standards themselves encourage the provision of communal gardens in flatted developments so that all flats have access to open space and are thus potentially suitable for families.
- 3.40 Policy DM18 sets out a new approach to determining planning applications on sites with an existing community use. It encourages mixed use development and distinguishes between commercial community uses (such as private gyms and public houses) and non-commercial community uses (such as community halls and public leisure centres). A new viability test will apply to commercial uses to ensure that viable concerns remain as community assets.
- 3.41 Policy DM19 proposes the protection of public houses with a number of criteria that the applicant must satisfy before a change of use or demolition of a public house will be permitted. A new viability test will apply to ensure that viable public houses are retained.
- 3.42 Policy DM23 sets new higher standards for new development so that through the use of Sustainable Urban Drainage Systems within developments, when it rains, the run-off of water from the site is slower than it would be if the site was a green field that had never been developed. These high standards are justified because of the high risk of surface water flooding in many parts of the borough. Use of these higher standards should reduce the risk of flooding related to new development in the borough.

3.43 The National Planning Policy Framework creates a new designation of Local Green Space that aims to protect green spaces which are demonstrably special to a local community and hold a particular local significance, for example because of their beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of their wildlife, and where the green space is in reasonably close proximity to the community it serves and local in character (rather than an extensive tract of land). Policy DM24 proposes that publically accessible areas not located within Metropolitan Green Belt or Metropolitan Open Land that are either nationally or locally important Historic Parks and Gardens, community gardens, children's play areas, tranquil areas, natural and semi-natural open spaces, sites of nature conservation importance, playing fields or recreation ground, or cemeteries, churchyards and burial grounds are designated as Local Green Space. In addition any non-publically accessible site that meets at least three of these criteria is also proposed as Local Green Space. Each Local Green Space would have the same level of protection as land currently located within Metropolitan Green Belt and almost all types of development would be considered inappropriate. The list below details all proposed Local Green Spaces in the borough:

- Addiscombe Railway Park
- Addiscombe Recreation Ground
- All Saints Churchyard, Sanderstead
- All Saints Graveyard, Sanderstead
- All Saints with St Margaret's Churchyard, Upper Norwood
- Alder Way Playground
- Apsley Road Playground
- Ashburton Park
- Ashen Grove
- Beaulieu Heights
- Beulah Hill Pond
- Biggin Wood
- Boulogne Road Playground
- Bourne Park
- Brickfields Meadow
- Canterbury Road Recreation Ground
- Castle Hill Avenue playground
- Chaldon Way Gardens
- College Green
- Convent Wood
- Copse Hill Spinney
- Coulsdon Coppice (Bleakfield Shaw)
- Coulsdon Coppice (North)
- Coulsdon Coppice (Stonyfield Shaw)
- Coulsdon Memorial Ground
- Dartnell Road Recreation Ground
- Duppas Hill
- Former Godstone Road allotments
- Foxley Wood and Sherwood Oaks
- Glade Wood

- Grangewood Park
- Green Lane Sports Ground
- Haling Grove
- Heavers Meadow & allotments
- Higher Drive Recreation Ground
- King Georges Field
- Land rear of Hilliards Heath Road
- Little Road Playground
- Lower Barn Road Green
- Millers Pond
- Norbury Hall
- Norbury Park
- Normanton Meadow
- Northwood Road Recreation Ground
- Park Hill Recreation Ground
- Parkfields Recreation Ground
- Peabody Close playing field
- Pollards Hill
- Promenade du Verdun
- Purley Beeches
- Queen's Road Cemetery
- Roke Play Space
- Rotary Field
- St John's Church
- St John's Church Memorial Garden
- St John's Memorial Garden (east)
- St John's Memorial Garden (north)
- St Peter's Churchyard
- Sanderstead Plantation
- Sanderstead Pond (and Green)
- Scrub Shaw
- Selsdon Recreation Ground
- Shirley Oaks playing field and wood
- Shirley Recreation Ground
- South Croydon Recreation Ground
- South Norwood Recreation ground
- Spring Park Wood
- Stambourne Woodland Walk
- Temple Avenue Copse
- The Lawns
- The Queen's Gardens
- The Ruffet
- Thornton Heath Recreation Ground
- Trumble Gardens
- Upper Norwood Recreation Ground
- Waddon Ponds
- Wandle Park
- Westow Park
- Wettren Tree Garden

- Whitehorse Meadow
- Whitehorse Road Recreation Ground
- Whitgift Pond
- Wilford Road Playground
- Woodcote Village Green
- Woodside Green

3.44 Policy DM25 protects Sites of Nature Conservation Importance in the borough. Following a review of all existing Sites of Nature Conservation Importance of Borough Grade I and II, and of Local Grade, as well as sites proposed following the October 2013 consultation on the Detailed Policies, a number of new Sites of Nature Conservation Importance are proposed. These are set out in the list below:

- Copse Hill Spinney
- Falconwood Meadow
- Grounds of Heathfield House
- Hamsey Green Pond
- Ladygrove
- Shirley Park Golf Course
- Spices Yard tree belt
- Temple Avenue Copse
- Whitgift Pond

Evolution of the suburbs, Place-specific policies and Detailed Proposals

3.45 Policies DM31 to DM47 set out the approach to the sustainable growth of the suburbs, the Place-specific policies and the Detailed Proposals.

3.46 Policy DM31 stipulates that across the borough growth will be accommodated through development that complements and enhances character. In particular it identifies four methods of accommodating sustainable growth across the borough, including the suburbs and improving Croydon as set out in the table below:

Method of accommodating growth and improving Croydon	How it works	Areas where it applies
Evolution without significant change of area's character	Each character type has a capacity for growth. Natural evolution is an ongoing process where development occurs in a way that positively responds to the local context and seeks to reinforce and enhance the existing predominant local character. Most development throughout the borough will be of this nature. Through the policy	All areas that are not identified in the areas identified for intensification.

Method of accommodating growth and improving Croydon	How it works	Areas where it applies
	<p>there is promotion of an increase in height of developments across the borough to three storeys subject to high quality design, other policies' compliance and cumulative impact on community and transport infrastructure.</p>	
<p>Guided Intensification associated with enhancement of area's local character</p>	<p>Areas where the local character cannot be determined as a result of no one character being dominant further growth can be accommodated through place specific enhancement policies (Policies DM32-DM47).</p>	<ul style="list-style-type: none"> • New Addington District Centre • Addiscombe District Centre • Area between Addiscombe Railway Park & Lower Addiscombe Road (Section between Leslie Park Road & Grant Road) • Broad Green Local Centre • Area of the Lombard Roundabout • Area north of Broad Green Local Centre • Area of the junction of Windmill Road and Whitehorse Road • Croydon Opportunity Area (New Town and the Retail Core) • Croydon Opportunity Area (London Road area) • Croydon Opportunity Area (area along Sydenham and Lansdowne Road) • Norbury District Centre • Pollards Hill Local Centre • Purley District Centre and its environs • Environs of Reedham station • Area of the junction of Brighton Road and Purley Downs Road • Sanderstead Local Centre • Hamsey Green Local Centre • Selsdon District Centre

Method of accommodating growth and improving Croydon	How it works	Areas where it applies
		<ul style="list-style-type: none"> • Shirley Local Centre • Area between 518 and 568 Wickham Road • Area of the Wickham Road Shopping Parade • Brighton Road (Selsdon Road) Local Centre • Section of Portland Road between the South Norwood Conservation Area and Watcombe Road • Section of Portland Road between Watcombe Road and Woodside Avenue • Thornton Heath District Centre and environs • Thornton Heath Pond Local Centre and environs
<p>Focused intensification associated with change of area's local character</p>	<p>Further growth can be accommodated through more efficient use of infrastructure or land or both. Due to the high availability of community and commercial services growth will be supported in and around District, Local and potential neighbourhood centres which have sufficient capacity for growth.</p>	<ul style="list-style-type: none"> • Area between Kenley Station and Godstone Road • Area of the Shirley Road Shopping Parade • Brighton Road (Sanderstead Road) Local Centre with the setting • Forestdale • Setting of the Sanderstead Local Centre • Setting of the Shirley Local Centre
<p>Redevelopment</p>	<p>Where growth will result in a considerable change/redevelopment to the local character it must be supported by masterplans or design codes. In the first instance the use of brownfield sites to accommodate this type of growth should be considered.</p>	<ul style="list-style-type: none"> • Croydon Opportunity Area (All) • Potential new Local Centre at Valley Park • Waddon's potential new Local Centre at Fiveways

3.47 Policies DM31-DM46 also set out the preferred options for site allocations across the borough (the Detailed Proposals). The table below shows each of the proposed allocations in each of the sixteen Places of Croydon.

Site name	Proposed use	Alternative option for site	Place
Central Parade West, Central Parade	Mixed development including residential, community, healthcare facility, leisure, retail and open space.	-	Addington
Timebridge Community Centre, Field Way	Residential development including replacement community facilities	-	Addington
Land west of Timebridge Community Centre, Lodge Lane	Secondary school	-	Addington
Pear Tree Farm & Pear Tree Farm Cottage, Featherbed Lane	Gypsy and traveller site	-	Addington
130 Oval Road	Residential development	-	Addiscombe
Rees House & Morland Lodge, Morland Road	Secondary School	Residential development if the site is not required for a school by 2021	Addiscombe
Roman House, 13-27 Grant Road	Redevelopment or change of use to residential	-	Addiscombe
114-118 Whitehorse Road	Residential conversion and extension	-	Broad Green & Selhurst
Amenity land at Croydon AFC stadium, Mayfield Road	Primary school with access to playing field for community use outside of school hours	-	Broad Green & Selhurst
Canterbury Mill, 103 Canterbury Road	New primary school	-	Broad Green & Selhurst
30-32 Bensham Lane	Residential	-	Broad Green & Selhurst
Valley Park (B&Q and Units A-G Daniell Way), Hesterman Way	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS), community and leisure to form the basis of a new residential community and local centre.	-	Broad Green & Selhurst

Site name	Proposed use	Alternative option for site	Place
Valley Leisure Park, Hesterman Way	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS), community and leisure to form the basis of a new residential community and local centre.	-	Broad Green & Selhurst
Zodiac Court, 161-183 London Road	Residential redevelopment	-	Broad Green & Selhurst
Homebase & Matalan stores, 60-66 Purley Way	Mixed use residential and retail development	-	Broad Green & Selhurst
Praise House, 145-149 London Road	Redevelopment for mixed use residential and community use	-	Broad Green & Selhurst
Vistec House & 14 Cavendish Road, 185 London Road	Residential development	-	Broad Green & Selhurst
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.	-	Broad Green & Selhurst
Stonemead House, 95 London Road	Residential	-	Broad Green & Selhurst
Westways Resource Centre, 49 St James's Road	Primary School	-	Broad Green & Selhurst
Grass area adjacent to, 55 Pawsons Road	Residential development	-	Broad Green & Selhurst
Masonic Hall car park, 1- 1B Stanton Road	Residential development	-	Broad Green & Selhurst
Milton House, 2-36 Milton Avenue	Residential and employment uses	-	Broad Green & Selhurst
Stubbs Mead Depot, 0 Factory Lane	Mixed residential and employment- industrial and warehousing.	-	Broad Green & Selhurst

Site name	Proposed use	Alternative option for site	Place
Cane Hill Hospital Site, Farthing Way	Residential development with new community, health and educational facilities	-	Coulsdon
Car park, Lion Green Road	Mixed use development comprising leisure and community facilities. Also retail so long as the current planning permission is extant.	Mixed use development comprising residential (38 to 102 homes), leisure and community facilities	Coulsdon
Land to the east of Portnalls Road, Portnalls Road	Secondary school	-	Coulsdon
Waitrose, 110-112 Brighton Road	Residential and healthcare facilities	-	Coulsdon
Former Royal Mail Sorting Office, 1-5 Addiscombe Road	Mixed use development incorporating residential, hotel and/or office. Also retail so long as the current planning permission is extant.	-	Croydon Opportunity Area
Croydon College car park, College Road	Mixed use redevelopment comprising hotel & residential	-	Croydon Opportunity Area
4-20 Edridge Road	Residential development	-	Croydon Opportunity Area
Former Taberner House site, Fell Road	Residential development	-	Croydon Opportunity Area
Former Croydon General Hospital Site, 86-150 London Road	Secondary School	-	Croydon Opportunity Area
Prospect West and car park to the rear of, 81-85 Station Road	Residential (with healthcare facility if required by NHS)	-	Croydon Opportunity Area
Cherry Orchard Gardens and site between railway line and Cherry Orchard Road, Cherry Orchard Road	Mixed use development comprising residential, offices, restaurant/café, hotel and community facilities	-	Croydon Opportunity Area

Site name	Proposed use	Alternative option for site	Place
1 Lansdowne Road	Mixed use development comprising residential, offices, leisure and hotel	-	Croydon Opportunity Area
St Anne's House & Cambridge House, 20-26 Wellesley Road	Conversion of building to residential and hotel	-	Croydon Opportunity Area
St George's House, Park Lane	Conversion and extension of existing building to provide retail and other Class A activities (such as food and drink) on the ground floor with residential accommodation on upper floors	-	Croydon Opportunity Area
Ruskin Square, 61 Dingwall Road	Mixed use development comprising residential, offices, restaurant/café, fitness centre and replacement 200 seat theatre	-	Croydon Opportunity Area
28-30 Addiscombe Grove	Redevelopment to provide more homes	-	Croydon Opportunity Area
30-38 Addiscombe Road	Residential development	-	Croydon Opportunity Area
Stephenson House, Cherry Orchard Road	Primary school with residential and/or office on upper floors	-	Croydon Opportunity Area
Exchange Court, 3 Bedford Park	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	-	Croydon Opportunity Area
Arcadia House, 5 Cairo New Road	Residential development and Class B business use	-	Croydon Opportunity Area
St Mathews House, 98 George Street	Redevelopment for residential and/or offices and/or retail (on George Street frontage)	-	Croydon Opportunity Area
1-19 Derby Road	Residential development above, community uses on lower floors	-	Croydon Opportunity Area
Jobcentre, 17-21 Dingwall Road	Offices and/or residential and/or hotel and/or replacement Class A2 (Finance) premises (with healthcare facility if required by the NHS)	-	Croydon Opportunity Area

Site name	Proposed use	Alternative option for site	Place
28 Dingwall Road	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	-	Croydon Opportunity Area
Car parks, Drummond Road	Residential development	-	Croydon Opportunity Area
Car park to the rear of Leon House, 22-24 Edridge Road	Residential development	-	Croydon Opportunity Area
Suffolk House, George Street	Mixed use redevelopment with offices or residential dwellings above retail units at ground level	-	Croydon Opportunity Area
100 George Street	Mixed use development with offices or residential dwellings above retail units at ground level	-	Croydon Opportunity Area
St George's Walk, Katharine House and Park House, Park Street	Residential and retail with new civic space	-	Croydon Opportunity Area
Leon House, 233 High Street	Conversion to residential or mixed use residential/office with retention of retail on the ground floor	-	Croydon Opportunity Area
Stonewest House, 1 Lamberts Place	Residential development	-	Croydon Opportunity Area
Emerald House, 7-15 Lansdowne Road	Office and residential and/or hotel (with healthcare facility if required by the NHS)	-	Croydon Opportunity Area
20 Lansdowne Road	Residential development with light industrial workshops and studio spaces	-	Croydon Opportunity Area
Lidl, Easy Gym and car park, 99-101 London Road	Primary school with residential development on upper floors	Residential and/or retail development if no longer required for a new school (to be assessed no earlier than 2021)	Croydon Opportunity Area

Site name	Proposed use	Alternative option for site	Place
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	-	Croydon Opportunity Area
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 Metropolitan Centre	-	Croydon Opportunity Area
Lunar House, Wellesley Road	Office and residential and/or hotel (with healthcare facility if required by the NHS)	-	Croydon Opportunity Area
9-11 Wellesley Road	Residential and/or hotel and/or retail and/or finance	-	Croydon Opportunity Area
Multi-storey car park, 1 Whitgift Street	Residential with community facilities commensurate in size and functionality to that currently on the site	-	Croydon Opportunity Area
Seagas House, Park Lane	Residential conversion	-	Croydon Opportunity Area
Southern House, Wellesley Grove	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	-	Croydon Opportunity Area
Apollo House, Wellesley Road	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	-	Croydon Opportunity Area
Davis House, Robert Street	Residential development with limited retail to replace existing floor space	-	Croydon Opportunity Area
Surface car park, Lansdowne Road	Primary School	Residential and/or hotel and/or office if it is not required for an education use (to be assessed no earlier than 2021)	Croydon Opportunity Area

Site name	Proposed use	Alternative option for site	Place
Mondial House, 102 George Street	Office and/or residential development or offices or hotel and/or retail (on George Street frontage)	-	Croydon Opportunity Area
Norwich Union House, 96 George Street	Offices with residential development or hotel and/or retail (on George Street frontage)	-	Croydon Opportunity Area
Croydon College Annexe, Barclay Road	Residential redevelopment with community uses and Creative and Cultural Industries Enterprise Centre	-	Croydon Opportunity Area
Mott Macdonald House, 8 Sydenham Road	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	-	Croydon Opportunity Area
Cygnets House, 12-14 Sydenham Road	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	-	Croydon Opportunity Area
Reeves Corner former buildings, 104-112 Church Street	Mixed use with residential to upper storeys and retail on ground floor	-	Croydon Opportunity Area
7 Cairo New Road	Residential redevelopment above community use	-	Croydon Opportunity Area
Carolyn House, 22-26 Dingwall Road	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	-	Croydon Opportunity Area
Whitgift Centre, North End	Expansion of shopping centre, improved transport infrastructure, public realm and residential development	-	Croydon Opportunity Area
Coombe Cross, 2-4 South End	Residential development	-	Croydon Opportunity Area
Lennard Lodge, 3 Lennard Road	Residential development	-	Croydon Opportunity Area
Canis House, 1 Scarbrook Road	Residential conversion	Redevelopment of the site for residential development	Croydon Opportunity Area

Site name	Proposed use	Alternative option for site	Place
Corinthian House, 17 Lansdowne Road	Retention of offices with residential conversion, and/or hotel (with healthcare facility if required by the NHS)	-	Croydon Opportunity Area
5 Bedford Park	Residential conversion	Redevelopment of the site for residential development	Croydon Opportunity Area
Pinnacle House, 8 Bedford Park	Mixed use of residential with offices (or a healthcare facility if required by the NHS) on the ground floor	-	Croydon Opportunity Area
Surface car park, Wandle Road	Bus stand underneath the flyover and a district energy centre and residential development on the remainder of the car park	-	Croydon Opportunity Area
Bowyers Yard, Bedwardine Road	Cultural and Creative Industries Enterprise Centre	-	Crystal Palace & Upper Norwood
Victory Place	Ground floor retail, restaurant and studio space with hotel, office/or and residential uses on other floors	-	Crystal Palace & Upper Norwood
St John The Evangelist Vicarage, Sylvan Road	Redevelopment to provide new hall and residential dwellings	-	Crystal Palace & Upper Norwood
Norwood Heights Shopping Centre, Westow Street	Retail, replacement community use and residential	-	Crystal Palace & Upper Norwood
87-91 Biggin Hill	Residential development	-	Crystal Palace & Upper Norwood
Kempsfield House, 1 Reedham Park Avenue	Residential development with community use	-	Kenley and Old Coulsdon
Asharia House, 50 Northwood Road	Residential development including replacement community facility	-	Norbury
S G Smith, 409-411 Beulah Hill	Retail supermarket on ground floor with residential above	-	Norbury

Site name	Proposed use	Alternative option for site	Place
Purley Leisure Centre, car park and former Sainsbury's Supermarket, High Street	Mixed use redevelopment incorporating new leisure facilities and/or other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail, residential accommodation and public car park	-	Purley
Purley Baptist Church, 2-12 Banstead Road	Mixed use redevelopment comprising new church, community facility and residential	-	Purley
Car park, 54-58 Whytecliffe Road South	Residential use with potential to retain some parking for Purley Station	-	Purley
1-3 Pampisford Road	Residential development	-	Purley
1-9 Banstead Road	Residential	-	Purley
Telephone Exchange, 88-90 Brighton Road	Conversion of existing building to residential use if no longer required as a telephone exchange in the future	-	Purley
Tesco, 2 Purley Road	Mixed use residential, healthcare facility (if required by the NHS) and retail development	-	Purley
Capella Court & Royal Oak Centre, 725 Brighton Road	Residential development	-	Purley
Beech House, 840 Brighton Road	Conversion of the office building to residential uses.	-	Purley
100 Brighton Road	Mixed use residential and retail development	-	Purley
Palmerston House, 814 Brighton Road	Residential redevelopment	-	Purley
95-111 Brighton Road	Primary school	Residential development if no longer required for a new school (to be assessed no earlier than 2021)	Purley

Site name	Proposed use	Alternative option for site	Place
Dairy Crest dairy, 823-825 Brighton Road	Conversion of buildings fronting Brighton Road to studio space (with potential for a Creative and Cultural Industries Enterprise Centre serving Purley) with new light industrial units to the rear	Conversion of buildings fronting Brighton Road to residential use with new build on remainder of the site	Purley
Purley Back Lanes, 16-28 Pampisford Road	Residential development and public car park including new industrial units to replace those currently on the site	-	Purley
The Good Companions Public House site, 251 Tithe Pit Shaw Lane	Mixed use of residential and retail	-	Sanderstead
Land at, Poppy Lane	Residential development will help to meet the need for new homes in the borough.	-	Shirley
Shirley Garden Centre, Cranwell Court, 60 Wickham Road	Residential development	-	Shirley
Rear of The Cricketers, 47 Shirley Road	Residential development	-	Shirley
Coombe Farm, Oaks Road	Gypsy and traveller site	Residential development (conversion or new build)	Shirley
Stroud Green Pumping Station, 140 Primrose Lane	Residential development (including the conversion of the locally listed pumping station) if the site is no longer required for its current use in the future	-	Shirley
Land east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road	Residential development (possibly for self build)	-	Shirley
Land to west of Shirley Oaks Road, Shirley Oaks Road	Residential development (possibly self build)	-	Shirley

Site name	Proposed use	Alternative option for site	Place
Land to rear of, 5-13 Honeysuckle Gardens	Residential development	-	Shirley
Land at Shrublands Estate,	Residential development	-	Shirley
BMW House, 375-401 Brighton Road	Mixed use residential and supermarket	-	South Croydon
Normanton Park Hotel, 34-36 Normanton Road	Residential development	-	South Croydon
Coombe Lodge Nurseries, Conduit Lane	A gypsy and traveller site	School	South Croydon
Coombe Road Playing Fields, Coombe Road	Secondary school	-	South Croydon
24 Station Road	Residential development with a retail unit.	-	South Norwood & Woodside
Land adjacent to Croydon Sports Arena, 243 Albert Road	Secondary School	-	South Norwood & Woodside
Paxton House, 9 Cargreen Road	Residential development	-	South Norwood & Woodside
Land and car park at rear of The Beehive Public House, 45A Woodside Green	Residential development	-	South Norwood & Woodside
Cheriton House, 20 Chipstead Avenue	Residential redevelopment	-	Thornton Heath
843 London Road	Primary school	-	Thornton Heath
Supermarket, car park, 54 Brigstock Road	Mixed use of residential, retail along Brigstock Road, and employment use	-	Thornton Heath
18-28 Thornton Road	Residential development	-	Thornton Heath
3B Torridge Road	Residential redevelopment	-	Thornton Heath
35-47 Osborne Road	Residential development	-	Thornton Heath
2 Zion Place	Residential development	-	Thornton Heath

Site name	Proposed use	Alternative option for site	Place
Ambassador House, 3-17 Brigstock Road	Mixed use conversion comprising residential, retail and community facilities	-	Thornton Heath
797 London Road	Conversion or redevelopment to residential use	-	Thornton Heath
Croydon University Hospital Site, London Road	Consolidation of the hospital uses on a smaller area of the site with enabling residential development on remaining part subject to there being no loss of services provided by the hospital in terms of both quantity and quality	-	Thornton Heath
Croydon Garden Centre, 89 Waddon Way	Secondary School	Residential development if not required for a secondary school (to be assessed no earlier than 2021)	Waddon
Heath Clark, Stafford Road	Secondary School and residential development subject to access from Stafford Road	Residential development if not required for a school (to be assessed no earlier than 2021)	Waddon
Morrisons Supermarket, 500 Purley Way	Redevelopment of a mix of residential, retail, commercial and community uses to form the basis of a new residential community.	Residential development	Waddon
294-330 Purley Way	Mixed use development comprising retail store, commercial space and residential units	-	Waddon
Sea Cadet Training Centre, 34 The Waldrons	Residential use with community use	-	Waddon
PC World, 2 Trojan Way	Redevelopment of this area to a mixture of residential, retail and commercial use, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community.	Residential development	Waddon

Site name	Proposed use	Alternative option for site	Place
Superstores, Drury Crescent	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community	-	Waddon
Harveys Furnishing Group Ltd, 230-250 Purley Way	Redevelopment of this area to a mixture of residential, retail and commercial use, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community. As the site is partly within a Flood Zone 3 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment.	-	Waddon
Wing Yip, 544 Purley Way	Redevelopment of a mix of residential, retail, commercial and community uses to form the basis of a new residential community.	Redevelopment including residential use.	Waddon
Furniture Village, 222 Purley Way	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by NHS) and community uses to form the basis of a new residential community.	Residential development	Waddon
Sainsbury Supermarket, 2 Trafalgar Way	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community	Residential development	Waddon
Grafton Quarter, Grafton Road	Creative and Cultural Industries Enterprise Centre and residential development	-	Waddon

4. CONSULTATION

4.1 The draft Detailed Policies and Proposals (Preferred and Alternative Options) has been prepared by the Spatial Planning Service with significant assistance from the Development Management Service. It is presented as a justified and effective planning policy framework.

- 4.2 Other Croydon Council services have also been involved with the preparation of the draft Detailed Policies and Proposals (Preferred and Alternative Options), notably Housing Development & Regeneration, Housing Strategy & Commissioning, Highways, Economic Development, Public Safety & Public Realm and Corporate Property & Regeneration.
- 4.3 Proposed allocations have also been shared with a large proportion of the owners of specific sites to ensure that all of the listed proposal sites have the potential for being developed by 2036. Sites where the landowner had no intention of developing the site by 2036 have not been included in the Detailed Proposals.
- 4.4 Recommendation 1.3 is necessary to ensure that at the time the consultation on the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) commences (in early November) the Plan is up to date, factually correct and minors amendments can be made to support the consultation.
- 4.5 The draft Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) also takes into consideration the responses to the October 2013 consultation on the Detailed Policies. A summary of those consultation responses and the amendments made to the draft Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) are set out in the table below. Note that where there were no comments that entailed any further consideration and/or changes, the policies have been omitted in the table. The full consultation log can be found in Appendix 5 to this report.

Policy as in October 2013 consultation document	Summary of comments	Summary of changes made to Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options)
DM1: Private and communal amenity space in residential developments	<p>Amenity space standards are too low</p> <p>Amenity space standards are not flexible enough – not everyone wants outdoor space and not every location is suited for balconies</p> <p>Clear minimum standards are required</p>	The policy has been deleted and incorporated into the Design and Character policy with more a more flexible approach and higher standards based on potential occupiers of development
DM2: Housing choice for sustainable communities	<p>Three bedroom flats do not sell</p> <p>Policy does not reflect need for homes for all people, in particular housing for the elderly</p>	An assessment of the deliverability and impact of the proposed policy was carried out and found it to be deliverable when combined with the approach to enable growth across the borough

Policy as in October 2013 consultation document	Summary of comments	Summary of changes made to Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options)
	Policy approach is not deliverable	
DM3: Development on garden land	<p>Policy is unclear</p> <p>Welcome reference to biodiversity</p> <p>Policy will protect gardens in the north of borough but not in south</p>	<p>Further consideration given to making policy clearer</p> <p>Reference to biodiversity retained</p>
DM4: Residential annexes	No significant comments. Most comments regard confusion over phrase 'capable of reintegration'	No policy proposed as the preferred option after reconsideration of the objective to address impact on streetscene and that this is already considered in the Design and Character policies. The alternative option for a policy on annexes no longer contains the phrase 'capable of reintegration'.
DM5: Commuted sums for the provision of affordable homes	Policy will not enable development	Policy deleted as no longer conforms with National Planning Policy Guidance
DM6: Development in Croydon Metropolitan Centre, District and Local Centres	<ol style="list-style-type: none"> 1. Requiring speculative ground floor units to be fitted out upon completion of development will not work in practice 2. A5 Hot food takeaways should be restricted near schools 3. The maximum size of community facilities permitted by policy in Main Retail Frontage should be 250m² 	<ol style="list-style-type: none"> 1. Policy changed to require a free fitting out to be agreed through a s.106 agreement 2. Proposed policy approach for hot food takeaways will prevent further clustering near schools so not changed 3. Maximum size of community facilities permitted in Main Retail Frontages increased to 250m²
DM7: Development in Shopping Parades	<ol style="list-style-type: none"> 1. A5 Hot food takeaways should be restricted near schools 2. Specific comments about Shopping Parades in Addiscombe related to their 	<ol style="list-style-type: none"> 1. Proposed policy approach for hot food takeaways will prevent further clustering near schools so not changed 2. No changes made as

Policy as in October 2013 consultation document	Summary of comments	Summary of changes made to Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options)
	<p>wider function</p> <p>3. Comments requesting specific additional shopping parades be designated</p>	<p>comments were regarding public realm and community function which was beyond the scope of the policy</p> <p>3. All of the suggested parades were existing Shopping Parades that will remain Shopping Parades. The comments arose because the table in the consultation document only listed Shopping Parades where changes were proposed so the majority of parades were not listed.</p>
<p>DM9: Development in edge of centre and out of centre locations</p>	<p>Policy reflects the Town Centre first approach in national planning policy</p> <p>The policy is too restrictive</p> <p>The policy should be amended to allow community facilities to expand</p>	<p>No changes resulting from comments (as the policy already would allow community facilities to expand). Further work is being done to make application clearer following recent application to sequential test in planning applications.</p>
<p>DM10: Expansion of industrial and warehousing premises in Strategic and Separated Industrial Locations</p>	<p>1. Policy will constrain development</p> <p>2. Policy should also apply to Tier 2 Integrated Industrial Locations</p>	<p>1. No changes as policy does not constrain development and is intended to make development of existing premises in Tier 1 Employment Locations easier.</p> <p>2. Policy changed so that applies to Tier 2 Integrated Industrial Locations as well</p>
<p>DM11: Design and character</p>	<p>Requiring highest quality of materials in new developments is too inflexible</p>	<p>Change to requirement for highest quality materials to become 'high quality materials'</p>
<p>DM12: Shop front design and security</p>	<p>Policy should say 'Retain and incorporate historic shop fronts' to avoid confusion with historically informed shop fronts</p>	<p>Change made to say 'Retain and incorporate historic shop fronts'</p>
<p>DM13: Refuse and recycling</p>	<p>Policy does not require refuse and recycling facilities in new</p>	<p>Policy changed to require refuse and recycling facilities</p>

Policy as in October 2013 consultation document	Summary of comments	Summary of changes made to Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options)
	developments to be conveniently located for occupiers	to be conveniently located for occupiers
DM14: Public art	<ol style="list-style-type: none"> 1. The design requirements for the provision of public art in all major developments is not supported because it is overly prescriptive and does not allow for detailed site considerations and viability constraints to be taken into account 2. The requirement to engage with the local community in the creation of public art adds an unnecessary level of bureaucracy to the development process. 	<ol style="list-style-type: none"> 1. No change as public art does not need to be expensive – at its simplest in can be incorporated into railings around a site 2. No changes made as community engagement is important to ensure each piece of art is innovative and appropriate for each area as well as encouraging community ownership of the art works
DM15: Tall and large buildings	<ol style="list-style-type: none"> 1. Design elements should be considered in developments to negate the potential negative impact on mental health caused by isolation in large blocks of flats and the loss of light and privacy in adjoining residences 2. The prescription of PTAL rating of 4 as the threshold for the acceptability of tall buildings as overly restrictive as there may be locations suited to tall buildings of 6 storeys or otherwise which are in PTAL ratings of 3/4. 3. Consider incorporating a policy which states that tall buildings be of should be of exceptional quality and design and should conserve or enhance the significance of the area's 	<ol style="list-style-type: none"> 1. The provision of communal amenity space should address the mental health issues of residents. Policy DM11 of the Plan considers impact of new developments on adjacent dwellings including light and privacy 2. No changes made as the locations where tall buildings would be permitted are generally within areas which have a PTAL of 4 or more already 3. Policy will be amended to read 'The design should be of exceptional quality and demonstrate that...' with further consideration given to references to the area's heritage

Policy as in October 2013 consultation document	Summary of comments	Summary of changes made to Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options)
	heritage assets, their setting and the wider historic environment	
DM16: Views and Landmarks	Various suggestions for new views, panoramas and landmarks	All suggestions have been considered with those meeting the criteria for designation being included in the Plan through the Croydon Local Plan: Strategic Policies (Partial Review)
DM17: Heritage assets and conservation	English Heritage made various comments to strengthen the wording of the policy to provide better protection of the borough's heritage assets	All of English Heritage's suggestions have been incorporated into the policy wording
DM18: Providing and protecting community facilities	Some community facilities lost protection due to policy wording not protecting community facilities in shopping frontages designations. Comments about Purley Leisure Centre not being allocated in the Plan	A number of identified community facilities in designated frontages (including Purley Leisure Centre I and the Phoenix Community Centre in Crystal Palace) will be removed from the frontages designations so they continue to benefit from protection
DM19: Sustainable design and construction	<ol style="list-style-type: none"> 1. There is no mention of flooding in the policy 2. The entire borough is an Air Quality Management Area and therefore developers should give careful consideration to the air quality impacts of their proposed development 	<ol style="list-style-type: none"> 1. A specific policy on flooding will be added to the Plan 2. No changes on air quality policy as it is considered sufficient as written
DM21: Metropolitan Green Belt, Metropolitan Open Land and Local Green Space	<ol style="list-style-type: none"> 1. Croydon should undertake a Green Belt review to help meet housing need 2. Various suggestions for new Local Green Spaces 	<ol style="list-style-type: none"> 1. No changes made to policy as a Green Belt review is a strategic matter and not appropriate for the Detailed Policies. 2. All suggestions have been considered with those meeting the criteria for designation being included in the Plan
DM22: Biodiversity	Concern that biodiversity role	Biodiversity role of gardens is

Policy as in October 2013 consultation document	Summary of comments	Summary of changes made to Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options)
	of gardens is not mentioned in policy	covered by Policy DM2
DM23: Trees	<ol style="list-style-type: none"> 1. Trees should be considered as part of the overall design of development and this policy should be incorporated into the Design and character policy (DM11) 2. Needs guidance as to how retained trees are deemed to make a contribution to the character of an area 	<ol style="list-style-type: none"> 1. Policy DM11 sets out the requirements for the retention and replacement of trees 2. No changes made to policy as it is difficult to define character and contribution
DM24: Highway safety and reducing congestion	<ol style="list-style-type: none"> 1. More on street parking is creating huge implications for road safety for both pedestrians, motorists and cyclists 2. Question whether there should be a specific mention of freight within this policy to ensure that individual development sites consider how deliveries to the site can be safely and efficiently managed 3. New development should not be allowed to commence before developers have demonstrated to the Council that full and legal access to all parts of the development is unrestricted 4. All development proposals should come with a Transport Statement or Transport Assessment 5. Include guidance for 	<ol style="list-style-type: none"> 1. The suitability of the road network is assessed on a site by site basis through the Development Management process and by the guidance from the Council's Transport team. 2. No change as it is considered that Policy SP8.19 and the proposed change to paragraph 10.8 will address this point 3. The comments received relate to a particular application. The issue of demonstrating that access to a development site is legal and unrestricted is a civil matter and not a matter of planning consideration 4. An application cannot be refused on the grounds that a transport statement or transport assessment has not been submitted. However, major development proposals, as part of the application

Policy as in October 2013 consultation document	Summary of comments	Summary of changes made to Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options)
	<p>ensuring high quality of provision for cyclists</p> <p>6. The policy need to go further. It needs to recognise that cyclists are more seriously vulnerable to road vehicles than are pedestrian, hence footpath sharing should be introduced in suitable locations</p>	<p>process, will be required to demonstrate how they will promote measures to increase the use of public transport, cycling and walking and that they will not result in a severe impact on the local road network and public transport network.</p> <p>5. The London Plan (as amended through the Further Alterations), includes new cycle parking standards which will apply in Croydon</p> <p>6. Paragraph 10.10 will require new developments to increase permeability and connectivity for both pedestrians and cyclists</p>
DM25: Parking in new developments	<p>1. A blanket requirement for car parking for affordable housing may not be appropriate as income disparities and car ownership levels will often be lower in affordable tenures and the provision of parking would be better applied on a site by site basis for affordable housing</p> <p>2. The standards relating to electric vehicle charging points may differ from those set out in the London Plan. All uses should provide both active and passive provision in line with London Plan table 6.2, although there is support the proposals to ensure that all parking spaces</p>	<p>1. Determining parking provision on a site by site is unlikely to be effective as it is not until occupation of the units that actual car parking requirements are known</p> <p>2. The standards will ensure that all parking provision for residential development has passive provision for electric cars which goes further than the 20% in the London Plan</p> <p>3. This policy has been drafted to be compliant with both the NPPF, the London Plan and Strategic Policy SP8.17</p> <p>4. There are methods beyond planning policies, such as</p>

Policy as in October 2013 consultation document	Summary of comments	Summary of changes made to Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options)
	<p>within larger residential development sites have passive provision for future charging points</p> <p>3. Many areas of [Place] are low public transport accessible localities and are likely to remain so. The reduction of off street parking and attempts to force residents to use public transport are flawed as residents will still use their cars and will park their vehicles in the roadway if sufficient off road parking is not available and avoidable congestion results</p> <p>4. Parking issues at transport hubs need to be addressed.</p> <p>5. The policy should explicitly encourage car-free developments (except for disabled parking and access to a car-club car) where the potential overspill parking can be controlled, i.e. by making the development “permit-free” within a Controlled Parking Zone</p> <p>6. The requirement for 5% of spaces with a minimum of 1 parking space to provide on-site car club/pool car parking spaces on sites over dwellings is overly prescriptive</p> <p>7. Do not agree it is appropriate to provide on-site car club/pool car</p>	<p>Controlled Parking Zones, which are the most appropriate for addressing this issue</p> <p>5. This is done in SP8.15 of the Strategic Policies which encourages car free development in centres where there are high levels of public transport accessibility and where the critical mass of development enables viable alternatives, such as car clubs</p> <p>6. This requirement provides clarity for developers. The Development Management process allows for specific site circumstances to be taken into account.</p> <p>7. Changes have been made to DM25 which mean in circumstances where a car club may be provided in a location that is commercially unviable developers will be required to work with a car club operator to find a suitable location from which they would operate. Developers will be expected to then fund on on-street parking bay.</p>

Policy as in October 2013 consultation document	Summary of comments	Summary of changes made to Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options)
	parking spaces within non-residential development. There is no information about how this system would work or be monitored for non-residential development. It is considered that this approach would result in the need to develop spaces that are not likely to be used and therefore be an inefficient use of land.	
DM29: Addiscombe	Detailed comments about the Place of Addiscombe ranging from suggestions for additional areas for a Place-specific policy to comments on the heights and uses of buildings and public realm and highways improvements	Overall no changes have been made to the policies as a result of the comments.
DM32: Croydon Opportunity Area	Concerns over overlapping boundaries of Croydon Opportunity Area and adjacent Places	Croydon Opportunity Area is the only Place with a fixed boundary
DM38: Shirley	Reduce maximum height of buildings in Shirley Local Centre from 4 to 3 stories	No change to building height policy
DM42: Waddon	Support for possible local centre for Fiveways area	No changes required

4.6 The next stage in preparing the Croydon Local Plan: Detailed Policies and Proposals is to consult more widely with residents and other stakeholders and this report is seeking endorsement to begin public and stakeholder consultation on the contents of the Detailed Policies and Proposals (Preferred and Alternative Options) report. This will fulfil the requirements of Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's adopted Statement of Community Involvement 2012. The results of this engagement will help formulate the Proposed Submission Croydon Local Plan: Detailed Policies and Proposals.

4.7 It is planned that both the consultation responses and the Proposed Submission Croydon Local Plan: Detailed Policies and Proposals itself will be reported to Cabinet in July 2016.

5 FINANCIAL AND RISK ASSESSMENT CONSIDERATIONS

5.1

1 Revenue and Capital consequences of report recommendations

	Current year	Medium Term Financial Strategy – 3 year forecast		
	2015/16	2016/17	2017/18	2018/19
	£'000	£'000	£'000	£'000
Revenue Budget available				
Expenditure	60.5			
Effect of decision from report				
Expenditure (previously agreed)	33.5			
Expenditure	27			
Remaining budget	<u>0</u>	<u></u>	<u></u>	<u></u>

2 The effect of the decision

The draft Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) report is one stage in the process of preparing the Croydon Local Plan: Detailed Policies and Proposals. Stakeholder engagement is a statutory requirement in preparing a Development Plan Document, of which the Croydon Local Plan: Detailed Policies and Proposals is one. Undertaking consultation enables further work on the Croydon Local Plan: Detailed Policies and Proposals. All the current work required to support the Croydon Local Plan: Detailed Policies and Proposals is accounted for within the current Spatial Planning Service resource level and Local Plan budget (reserve). Other future expenditure is limited to staff costs funded from the staff budget for the Spatial Planning service, expenditure associated with the Detailed Policies and Proposals (Preferred and Alternative Options) report (publishing and consultation costs), Proposed Submission draft Croydon Local Plan: Detailed Policies and Proposals (publishing and consultation costs), a statutory Examination in Public (submission of the plan and facilitation costs), and the adoption of the Croydon Local Plan: Detailed Policies and Proposals (publishing costs). All of these costs will be funded from the Local Plan Budget (reserve). There is an earmarked reserve of £380k for the delivery of the Croydon Local Plan and the expenditure for this element of the Local Plan can be funded from within it.

3 Risks

The preparation of the Croydon Local Plan: Detailed Policies and Proposals is a complex multi-stage process, being prepared to a tight timetable. There is therefore inherent risk that any unforeseen circumstances, additional analysis or legal challenge will result in additional financial costs above those available and could delay the final adoption of the Croydon Local Plan: Detailed Policies and Proposals.

These are being mitigated to reduce their impact with a programme management

approach and up front communication with key stakeholders including statutory organisations. Further work is currently being undertaken to monitor the processes to ensure the document is found to be sound and based on up to date evidence.

As the Croydon Local Plan: Detailed Policies and Proposals will be part of the overarching Local Planning Authority's spatial planning strategy for the next twenty years, it is also essential that it is of sufficient quality and purpose to ensure the Council can achieve its Vision.

4 Options

There are no options with regard to consultation, as most of the processes being undertaken are specified by statutory requirements or by government policies. Failure to undertake sufficient evidential analysis or stakeholder consultation may prompt challenge at the Public Examination stage, increasing overall costs.

In the absence of the Croydon Local Plan: Detailed Policies and Proposals future planning decisions will be at risk of challenge as existing saved policies of the Unitary Development Plan could have reduced weight if they don't conform with the government's planning policies as expressed in the National Planning Policy Framework.

5 Future savings/efficiencies

A sound Croydon Local Plan: Detailed Policies and Proposals will contribute indirect financial savings by assisting the regeneration of the borough through the setting of firm planning framework that will provide certainty to the community and developers and mitigate cost associated with planning appeals.

- 6** Approved by Dianne Ellender (Head of Finance and Deputy S151 Officer)
Department Head(s) of Finance/nominated deputy (ies)

6. COMMENTS OF THE COUNCIL SOLICITOR AND MONITORING OFFICER

- 6.1 The Council Solicitor comments that the draft Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) forms the basis of public and stakeholder consultation on the development of the Croydon Local Plan: Detailed Policies and Proposals in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's adopted Statement of Community Involvement 2012. It will also contribute towards compliance with the Duty to Cooperate as required under Section 33A (1) (c) of the Planning and Compulsory Purchase Act 2004.

Approved by Sean Murphy - Lawyer on behalf of the Council Solicitor & Director of Democratic & Legal Services

7. HUMAN RESOURCES IMPACT

- 7.1 There are no direct Human Resources considerations arising from this report in terms of impact on staff. However, consultation on the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) can be undertaken in a proportionate manner with the current Spatial Planning resource level and availability.

Approved by Adrian Prescod, HR Business Partner, for and on behalf of Director of HR, Resources department.

8. EQUALITIES IMPACT

- 8.1 The draft Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) has been subject to an Equality Analysis, which has assessed the draft Plan's impact on equalities and mitigation measures have been taken into account where necessary. The equality analysis was undertaken to assess the likely impact on protected groups. This concluded that a full analysis would not be required as the draft Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) would not have any adverse impact on protected groups compared to non-protected groups. The analysis found a number of equality and inclusion issues that would be likely to have a positive impact e.g. the construction of three bedroom homes will provide extra housing for Croydon communities and the provision.

9. ENVIRONMENTAL IMPACT

- 9.1 A full Sustainability Appraisal (incorporating a Strategic Environmental Assessment) of the draft Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) has been prepared. Amendments have been made to the draft Detailed Policies and Proposals (Preferred and Alternative Options) report as a result of the findings of the Sustainability Appraisal. A Scoping Report on the sustainability objectives was published on 7 August 2012 and was thereupon subject to a five week consultation.

10. CRIME AND DISORDER REDUCTION IMPACT

- 10.1 The draft Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) report does not have an impact on the reduction or prevention of crime and disorder.

11. REASONS FOR RECOMMENDATIONS/PROPOSED DECISION

- 11.1 Public and stakeholder engagement is an essential and statutory requirement in preparing the Croydon Local Plan: Detailed Policies and Proposals. The draft Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) report is considered to be positively prepared, justified, effective and consistent with national policy. It is presented as a draft planning policy framework and list of proposal sites and therefore is able to form the basis of public and stakeholder consultation on the development of the Croydon Local Plan: Detailed Policies and Proposals.

12. OPTIONS CONSIDERED AND REJECTED

- 12.1 There are no options with regard to consultation, as most of the processes being undertaken are specified by statutory requirements or by government policies. The draft Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) report contains all the options considered and rejected. It is proposed that the draft Croydon Local Plan: Detailed Policies

and Proposals (Preferred and Alternative Options) report be published for public and stakeholder consultation on each of the options presented highlighting the preferred options.

CONTACT OFFICER: Tim Naylor, Head of Spatial Planning (ext. 62615)

BACKGROUND PAPERS - LOCAL GOVERNMENT ACT 1972

(Available

via <https://secure.croydon.gov.uk/akscroydon/users/public/admin/kabmenu.pl?cmte=CAB>)

- Sustainability Appraisal of the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options)
- Equalities Analysis of the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options)
- Health Impact Assessment screening of the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options)
- Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) – Education evidence base
- Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) – NHS sites evidence base

APPENDICES

(Available

via <https://secure.croydon.gov.uk/akscroydon/users/public/admin/kabmenu.pl?cmte=CAB>)

Appendix 1 – Draft Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options)

Appendix 2 – Appendices 3 & 4 of the Draft Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options)

Appendix 3 – Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies (Preferred and Alternative Options) and the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options)

Appendix 4 – Saved policies of the Unitary Development Plan to be deleted upon adoption of the Croydon Local Plan: Detailed Policies and Proposals DPD

Appendix 5 – Consultation log (including draft Council response to comments) for the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options) consultation, October 2013