

# **Croydon Local Plan: Detailed Policies and Proposals** (Preferred and Alternative Options)

*October 2015*

# Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options)

A Development Plan forming part of the Croydon Local Plan

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# Foreword

**Councillor Alison Butler, Deputy Leader (Statutory) and Cabinet Member for Homes and Regeneration**

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## Table of proposed amendments to the Policies Map by Place

Full details of all the changes to the Policies Map can be found in *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)* published alongside this document.

Place	Town centre boundary changes (Policy DM4)	Neighbourhood Centre locations (Policy DM5)	Shopping Parade designations (Policy DM6)	Restaurant Quarter Parade designations (Policy DM7)	Proposed Local Green Space (Policy DM24)	Proposed new Sites of Nature Conservation Importance (Policy DM25)	Place-specific development management policies and Detailed Proposals (Policies DM31–DM47)
Addington		✓	✓		✓		✓
Addiscombe	✓	✓	✓		✓	✓	✓
Broad Green and Selhurst	✓	✓			✓		✓
Coulsdon		✓			✓		✓
Croydon Opportunity Area	✓			✓	✓	✓	✓
Crystal Palace and Upper Norwood	✓	✓			✓		✓
Kenley and Old Coulsdon		✓	✓		✓		✓
Norbury	✓	✓			✓		✓
Purley	✓	✓	✓		✓	✓	✓
Sanderstead					✓	✓	✓
Selsdon	✓	✓			✓	✓	✓
Shirley	✓	✓	✓		✓	✓	✓
South Croydon	✓	✓	✓		✓		✓

<b>Place</b>	<b>Town centre boundary changes (Policy DM4)</b>	<b>Neighbourhood Centre locations (Policy DM5)</b>	<b>Shopping Parade designations (Policy DM6)</b>	<b>Restaurant Quarter Parade designations (Policy DM7)</b>	<b>Proposed Local Green Space (Policy DM24)</b>	<b>Proposed new Sites of Nature Conservation Importance (Policy DM25)</b>	<b>Place-specific development management policies and Detailed Proposals (Policies DM31–DM47)</b>
South Norwood and Woodside	✓	✓	✓		✓		✓
Thornton Heath	✓	✓	✓		✓		✓
Waddon		✓	✓		✓		✓

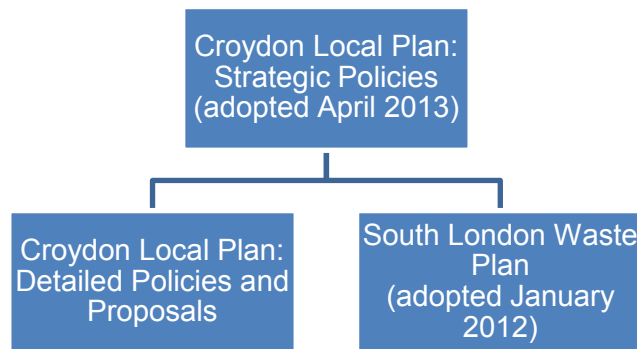
# Map of the 16 Places of Croydon



# 1. Introduction

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

**1.2** The Croydon Local Plan is split into two documents, the Strategic Policies (formerly known as the Core Strategy) which was subject to independent examination by a planning inspector in September 2012 and adopted on 23 April 2013; and this document, the Croydon Local Plan: Detailed Policies and Proposals (CLP2). Added to these two plans is the South London Waste Plan adopted in 2012 which provides detailed policies for determining applications for waste facilities.



**1.3** The Croydon Local Plan: Strategic Policies sets out the issues that the Plan as a whole is addressing and the strategic policy framework. A partial review of the Croydon Local Plan: Strategic Policies is being prepared alongside the CLP2 to extend the period the Local Plan covers so that it expires in 2036 and not 2031. The partial review will also update the borough's housing

targets in the light of changes to the London Plan that were adopted in Spring 2015 and also an updated assessment of Croydon's need for new homes.

**1.4** Detailed planning policies that will help put the strategic policy framework into practice when determining planning applications will be set out in the CLP2. In addition, the CLP2 will allocate specific sites for development up to 2036 to meet the requirements of the Strategic Policies.

**1.5** The CLP2 will assist the regeneration of the borough through the setting of firm planning framework that will provide certainty to the community and developers. It will also enable the compulsory purchase of sites needed to bring forward new development in Croydon.

## Preparing the Croydon Local Plan: Detailed Policies and Proposals

**1.6** This document, the Detailed Policies and Proposals (Preferred and Alternative Options) report, is the third stage of preparing the CLP2 and follows on from the consultation on the Detailed Policies (Preferred and Alternative Options) that took place in the autumn of 2013 and the 'Call for Sites' that took place in Spring 2012 and again in Spring 2014<sup>1</sup>. Following on from the consultation on the preferred options for the policies and proposals the Council will prepare the Proposed Submission draft,

<sup>1</sup> The "Call for Sites" was when the Council asked developers, landowners and other interested parties to send in sites that they wished to see developed or safeguarded to be assessed by the Council. There were two Calls for Sites, the second taking place two years after the first.

which will then be subject to independent examination by a Planning Inspector. The full timetable is shown below.

**Table 1.1 Timetable for preparing the CLP2**

<b>What?</b>	<b>When?</b>
'Call for Sites'	Spring 2012
First consultation on Detailed Policies (Preferred and Alternative Options)	October – November 2013
Second consultation on Detailed Policies and the Proposals (Preferred and Alternative Options)	November –December 2015
Publication for comments of the CLP2 that Council intends to submit to Secretary of State	Spring 2016
Submission of the CLP2 to the Secretary of State	Late 2016
Independent examination	Mid 2017
Adoption of CLP2 as the Council's planning policies	Late 2017

### About the Detailed Policies and Proposals (Preferred and Alternative Options)

**1.7** The Detailed Policies and Proposals (Preferred and Alternative Options) sets out the Council's preferred planning policies that it would like to include in the final version of the plan. It also includes alternative policies which could also fulfil the requirements of the Croydon Local Plan: Strategic Policies (and its partial review) but which the Council does not believe to be the best approach.

**1.8** The Detailed Policies and Proposals (Preferred and Alternative Options) also set out the Council's preferred site allocations that it would like to include in the final version of the plan.

**1.9** The Strategic Housing Market Assessment for Croydon prepared in 2015 has identified that the borough would have to plan for 42,930 homes between 2016 and 2036 to meet all the need for housing in the borough. In comparison the London Plan (2015) only requires Croydon to build an equivalent of around 28,700 new homes over the same period.

**1.10** The Croydon Local Plan: Strategic Policies – Partial Review, being consulted upon alongside this document, sets out the preferred option for planning to meet the London Plan housing target and, as appropriate, exceed this target.

**1.11** This document sets out the sites that are the Council's preferred sites to meet the London Plan targets. The document also includes alternative options which could also meet the requirements of the Croydon Local Plan: Strategic Policies (as it is proposed to be amended in the partial review) but which the Council does not believe to be the best approach.

**1.12** The next section of this document explains how the policies and proposals and their alternative options are presented.

## 2. Using and commenting on this document

### Using this document

**2.1** This document is set out in the same order as the Croydon Local Plan: Strategic Policies. In this section you can find a guide to how to understand how the policies and proposals are presented.

**2.2** Sections 4 to 10 contain proposed development management policies on various topics from Homes to Transport. Section 11 contains Place-specific policies and the detailed proposals.

**2.3** This document is accompanied by another document detailing changes to the Policies Map which shows the geographical extent of all the designations related to the detailed policies as well as the boundaries of each detailed proposal site.

**2.4** All policies in this document should be used in conjunction with the National Planning Policy Framework (2012), the London Plan (2015) and the Croydon Local Plan: Strategic Policies (2013).

### **Guide to the detailed policies**

**2.5** For each proposed policy (except the Place-specific policies) the following information is provided:

- a) Strategic Objectives and related Croydon Local Plan strategic policies;
- b) Unitary Development Plan policies to be replaced by this policy
- c) Why we are proposing this policy;
- d) Key Evidence;
- e) What the evidence says;
- f) Proposed policy wording; and

g) Why we are proposing this approach and how the preferred option would work.

**2.6** For each proposed policy 'Option 1' is always the preferred option and is highlighted with a light green background for ease of use. If there is no 'Option 2' (the alternative option) then it means that the only reasonable alternative to the proposed policy is to rely on National Planning Policy Framework (2012), the London Plan (2015) and the Croydon Local Plan: Strategic Policies (2013) to determine planning applications.

### **Guide to the Place-specific policies (including the detailed proposals)**

**2.7** For each Place-specific policy the following information is provided:

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

**2.8** For each Place there is also a list of alternative sites that could be allocated for development but are not preferred sites. On alternative sites the potential use is residential unless otherwise stated.

**2.9** A full description of each detailed proposal, any alternative options and sites can be found in *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) that is published as part of this consultation.

Commenting on this document and the *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)*

**2.10** The Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options draft) is being published for a six week period. During this time the Council is inviting comments on the preferred options that are presented in this document. In particular the Council is seeking comments on the seven key questions below.

Key Questions
a) Do you think that the preferred options are the most appropriate for Croydon to help us meet our Strategic Objectives set out in section 3?
b) Do you think that the preferred option for each site is deliverable?
c) Do you think the preferred options enable sustainable development?
d) Do you think that the Council's preferred approach to the protection of existing, and enabling the development of new community facilities, as detailed in .Policy DM18: 'Providing and protecting community facilities', is the most appropriate?

Key Questions
e) Are there any other locations in the Borough that you think should be designated as a Restaurant Quarter as described in Policy DM7?
f) Are you aware of any other sites within the borough that should be considered as a proposed allocation because they are either bigger than 0.25 hectares, would provide ten or more homes or would meet a development need identified by the Croydon Local Plan: Strategic Policies?
g) Do you agree with the Council's methodology for undertaking a Health Impact Assessment of the Detailed Policies and Proposals?

**2.11** Any comments should be received by the Council by **dd mmmm yyyy**. You may make a comment by e-mail or in writing to the addresses below:

Email: [ldf@croydon.gov.uk](mailto:ldf@croydon.gov.uk)

Post: Croydon Local Plan – Detailed Policies and Proposals  
 Spatial Planning  
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# 3. Strategic Context

## We are Croydon

**3.1** 'We are Croydon' is the vision for where Croydon will be in 2040 and the work of 20,000 people, imagining the borough in the future.

**3.2** The 'We are Croydon' vision is used by Croydon Council's partners as the basis for future strategies and plans, including the Croydon Local Plan's own spatial vision.

**3.3** 'We are Croydon' has informed the Croydon Local Plan's spatial vision and strategic objectives. These are used to guide the overall strategy and spatial choices about where developments should go in broad terms and how development should take place.

The We are Croydon Vision
<p><b>A Creative City:</b> A place noted for its health, culture and creativity – one of the best incubators of new artistic and sporting talent in the country</p>
<p><b>A Connected City:</b> A place defined by its connectivity and permeability; with one of the best digital, communications and transport networks in the country</p>
<p><b>A Sustainable City:</b> 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>
<p><b>A Caring City:</b> A place noted for its safety, openness and community spirit where all people are welcome to live and work and where individuals and communities feel empowered to deliver solutions for themselves.</p>

The We are Croydon Vision
<p><b>We are Croydon:</b> We will be London's most enterprising borough - a city that fosters ideas, innovation and learning and provides skills, opportunity and a sense of belonging for all</p>
<p><b>An Enterprising City:</b> A place renowned for its enterprise and innovation with a highly adaptable and skilled workforce and diverse and responsive economy</p>
<p><b>A Learning City:</b> A place that unleashes and nurtures local talent, is recognised for its culture of lifelong learning and ambitions for children and young people</p>



## Croydon Local Plan's spatial vision

In 2031, we will be London's most enterprising borough - a city that fosters ideas, innovation and learning and provides skills, opportunity and a sense of belonging for all; an enterprising city, a Metropolitan Centre, a learning city, a creative city, a connected city, a sustainable city, and a caring city.

The historic legacy of Croydon as a major trading centre within the Wandle Valley and south of central London gives richness to its streets and public spaces. The 'sixties boom' added many buildings with a range of varied and interesting attributes. Newer development in our borough has been respectful of this historic legacy, including enhancement of Croydon's distinctive district centres and suburbs.

Croydon Metropolitan Centre has a friendly atmosphere with a retail and commercial centre unrivalled south of the Thames serving the wider Gatwick Diamond economic area. The scope for growth and new enterprises to locate is significant and the Council will be continuing to create an environment for inward investment. Large numbers of people use its shops, businesses, leisure and cultural facilities and enjoy returning to it with its compact and convenient arrangement of large stores, (including a full scale department store), multiples and brand shops as an alternative to central London or out-of-town centres. Historic areas such as Surrey Street, Church Street and George Street, South End and the area around West Croydon station boast bijou, independent and culturally diverse shops, markets and restaurants, all within easy walking distance of North End and Wellesley Road. Many existing office blocks have been refurbished, converted or redeveloped into homes and a new residential community now resides in the centre which boasts an environment that is family friendly. The Council will continue to take a flexible approach to offices in the Croydon Metropolitan Centre becoming residential, whilst not undermining the opportunity for economic growth.

Croydon's connectivity has continued as its main strength, being outer London's largest regional public transport interchange. Access to people, markets and goods, puts Croydon Metropolitan Centre at the top of the list of successful business centres. The square mile and West End can be reached more quickly on public transport from Croydon than from most parts of east and west London. Croydon has the largest economy in the Wandle Valley and is the main business centre serving Gatwick Airport, supplying it with many of the people, skills and facilities it needs. Croydon's relations with both Central London and the South Coast are stronger, providing an alternative, exciting place to do business, live and visit.

In 2031, the borough's District and Local centres still possess their unique characteristics. Enterprise and leisure facilities in these areas contribute to diverse local economies. The richness of character of Croydon's suburbs have been respectfully enhanced through demanding the best design from new development and having a deep understanding of the qualities places have for homes, open spaces, diversity, facilities and natural resources. Their easy access to the beautiful countryside of the North Downs is an important asset and a substantial

factor in people's decision to live in the borough.

## Strategic Objectives

**3.4** The strategic objectives form the link between the spatial vision and the Croydon Local Plan. They are the objectives needed to fulfil the spatial vision.

### A Place of Opportunity

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

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

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

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

### A Place to Belong

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

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

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

### A Place with a Sustainable Future

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

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

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

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

# A Place of Opportunity

The content of this section is related to the theme of Croydon as 'A Place of Opportunity'. It adds further detail to the Croydon Local Plan: Strategic Policies on planning for homes and employment.

# 4.Homes

Housing choice for sustainable communities

## Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 3
- Policy SP2.1
- Policy SP2.5

- Policy SP2.6
- Policy SP4.1

## Unitary Development Plan policies to be replaced by this policy

- H7 Conversions
- H11 Retaining Small Houses

### Why we are proposing this policy

**4.1** The Council seeks the provision of a mix and range of housing as set out in Strategic Policy SP2.5 of the Croydon Local Plan and it is also the aim of Strategic Objective 3. This will assist in building sustainable communities, in line with paragraph 50 of the National Planning Policy Framework.

**4.2** The need for larger homes for families in Croydon was identified in the Croydon Strategic Housing Market Assessment (SHMA) 2015. Croydon has large numbers of households that are overcrowded. Meanwhile there is also a growth in single person households which is driving the requirement for smaller homes.

**4.3** Three bedroom residential units are needed to house families and the existing stock retained to assist provision. The London Plan defines family housing as 'generally having three or more bedrooms'. In line with London Plan Policy 3.14 the retention of residential units originally designed with three or more bedrooms is supported by the Council.

### Key evidence

- Croydon's Strategic Housing Market Assessment (2015)
- Croydon Housing Typologies (2010)
- Croydon Opportunity Area Planning Framework (2013)
- Mayor of London's Housing SPG (2012)

## **What the evidence says**

**4.4** Croydon's Strategic Housing Market Assessment identified the need for 42,930 new homes to be built between 2016 and 2036 . The strategic policy requirement is for 31,760 new homes to be built in the same period, making more efficient use of housing stock a necessity including sub-divisions, conversions and change of use to residential.

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

**4.6** Croydon's Opportunity Area Planning Framework identifies percentages for levels of family three bed housing in six 'character areas' in the Croydon Opportunity Area.

**4.7** The Croydon Housing Typologies Study has found that the strongest opportunities for homes suitable for families will be associated with the lower and moderate density sites in the Croydon Metropolitan Centre (including the inner residential area in the Croydon Opportunity Area<sup>2</sup>). It indicates that there will be more opportunities for studio, one and two bedroom units on the higher density sites in the Croydon Metropolitan Centre.

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<sup>2</sup> Paragraph 9.12 of the Croydon Opportunity Area Planning Framework Jan 2013

Policy DM1: Housing choice for sustainable communities

**Option 1**

Preferred option

The Council will seek to enable housing choice for sustainable communities by:

- a) Requiring the minimum provision of homes designed with 3 or more bedrooms on sites of 10 or more dwellings as shown in Table 4.1;  
and
- b) Permitting the sub division of the residential units where the sub division does not result in the net loss of 3 bedroom homes (as originally built) or the loss of homes smaller than 130 m<sup>2</sup>.

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

Setting <sup>3</sup>	PTAL <sup>4</sup> of 0, 1a, 1b, 2 or 3	PTAL of 4, 5, 6a or 6b
Suburban – areas with predominantly lower density development such as , for example, detached and semi-detached houses, predominantly residential, small building footprints and typically 2 to3 storeys	70%	60%
Urban – areas with predominantly dense development such as, for example, terraced houses, mansion blocks, a mix of different uses, medium building footprints and typically buildings of 2 to 4 storeys, located within 800 metres walking distance of a District Centre or along main arterial routes.	60%	40%
Central – areas with very dense development, a mix of different uses, large building footprints and typically buildings of 4 to 6 storeys, located within 800 metres walking distance of Croydon Metropolitan Centre.	This location does not exist in Croydon	20% (minimum of 5% in Retail Core area of Croydon Opportunity Area and 10% in ‘New Town’ and East Croydon as defined by the Croydon Opportunity Area Planning Framework)

<sup>3</sup> The definition of each setting is the same as that in the London Plan, Table 3.2.

<sup>4</sup> Public Transport Accessibility Level – a rating of accessibility provided by Transport for London. A site with a lower PTAL than the surrounding sites and adjoining streets shall be considered at the higher PTAL



## **Why we are proposing this approach and how the preferred option would work**

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

**4.9** To meet the need for three bedroom homes the Council will require a minimum proportion of homes to have three bedrooms or more. London Plan Policy 3.4 Optimising Housing Potential provides the basis of Table 4.1 and the definitions of Suburban, Urban and Central, and relating new development to access to the public transport network.

**4.10** The proportion of homes to have three bedrooms will vary across the borough based on existing character and public transport accessibility and is based upon the London Plan's density matrix<sup>5</sup>. The approach recognises that more central locations with higher density development will not be so compatible for accommodating larger units. The Council's housing allocations scheme gives more priority to households that are working and the use of local letting schemes and the level of housing need will help to balance any issues arising regarding the viability of providing family homes.

**4.11** The Strategic Housing Market Assessment 2015 identifies a difference in the size of housing required between tenures with affordable housing requirement for a greater proportion of smaller homes (particularly one bedroom homes) than market homes.<sup>6</sup> If there is agreement between the Council and an affordable housing provider that it is neither viable nor is there need or demand for larger affordable units on a particular site then the

Council may consider a reduced provision of affordable homes with three or more bedrooms.

**4.12** It is recognised that the development market will need time to adjust to providing the quantum of larger family homes of three bedrooms or more in line with this policy to meet the identified need in the borough. In the early years of the Plan, it may therefore be acceptable for an element of the family homes requirement to be provided in the form of two bedroom four person homes, with a minimum floor area as defined by the Technical Housing Standards nationally described space standard and the Mayor's Housing SPG or equivalent. The exact proportion of two bedroom four person units that will be acceptable in lieu of the larger family homes will be agreed on a site by site basis taking into account evidence of the impact on viability and sales. The viability assessment needs to demonstrate that the percentage of three bedroom homes would not be viable.

**4.13** This policy is also intended to ensure that the conversion of single family houses into flats does not further reduce provision of three bedroom homes. Any property with a gross internal floor area of less than 130m<sup>2</sup> cannot be sub divided.

**4.14** The gross original internal floor area does not include general storage areas such as lofts, cellars, fuel stores, garages or conservatory type structures. Parts of rooms with ceilings less than 1.5 metres are excluded unless used solely for storage. The calculation of the Gross Internal Area must comply with the National Technical Housing Standards or equivalent 2015.

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<sup>5</sup> London Plan Policy 3.4

<sup>6</sup> Table 34, para 9.22, Fig.68 Strategic Housing Market Assessment, June 2015

## Development on garden land

### Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 5
- Strategic Objective 10
- Policy SP1.2
- Policy SP2.1

- Policy SP2.2
- Policy SP4.1
- Policy SP7.3 and 7.4

### Unitary Development Plan policies to be replaced by this policy

- H5 Back Land and Back Garden Development

### Why we are proposing this policy

**4.15** The National Planning Policy Framework prioritises brownfield or previously developed land for development. Private residential gardens are classified as greenfield. This policy aligns with paragraph 53 which states that Local Planning Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example, where development would cause harm to the local area; and the Local Plan's Strategic Objectives 5 and 10, ensuring new development integrates, respects and enhances the borough's natural environment, and the protection and enhancement of biodiversity.

**4.16** The London Plan, in policy 3.5, supports the presumption against garden land development where it can be locally justified by a sound local evidence base.

**4.17** Poorly planned piecemeal development of garden land in the past has adversely impacted on local biodiversity, amenity, and character. It has also resulted in noise and visual intrusion to neighbouring property, interruption to dominant building lines along streets and the weakening of the dominant built form and architecture. In landscape terms it has also weakened landscape character with loss of trees including street trees to make way for new access roads.

### Key evidence

- The Borough Character Appraisal and Character Typology (2015)
- London's Strategic Housing Land Availability Assessment (2013)
- Mayor's Housing SPG (2012)

## What the evidence says

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

**4.19** London's Strategic Housing Land Availability Assessment, which forms the basis of London Plan housing targets for Croydon, assumes that garden land will not be developed. Therefore, no allowance is made for developing on garden land in the London Plan's housing target for Croydon. As such, the protection of some gardens from development by this policy will not impact on meeting Croydon's housing targets.

## Policy DM2: Development on garden land

### **Option 1**

Preferred option

The Council will permit new dwellings or other development within the curtilage or garden of an existing dwelling or the redevelopment of existing dwellings and their curtilage or gardens where:

- a) It will complement the local character; and
- b) Biodiversity is protected.

## Why we are proposing this approach and how the preferred option would work

**4.20** Proposed new developments need to ensure that existing infrastructure has the capacity to support additional people living in the area in order to deliver sustainable communities in line with the National Planning Policy Framework.

**4.21** The need to deliver 31,760 homes does not outweigh the need to respect the local character, and amenity and to protect biodiversity.

**4.22** The Mayor of London's Housing SPG November 2012 provides guidance on private garden land development (paragraph 1.2.17) and the implementation of London Plan Policy 3.5 Quality and Design of Housing Developments. It advises boroughs and developers of the strategic and local aspects and objectives when considering development of gardens and to strike a balance between these and other objectives when seeking to optimise housing provision on a particular site.

**4.23** A minimum length of 10m after subdivision of the garden of the original dwelling should be retained as well as a minimum separation of 18-21m between directly facing habitable room

windows on main rear elevations of the new and existing properties.

**4.24** The design of the new building and the access road from the existing highway to the new development must consider the impact on the street scene and reference should be made to Policy DM10: on Design and Character and its supporting text in paragraphs 6.28 and 6.29.

**4.25** Policy DM10.8: Landscape and Policy DM26: Trees should be referred to with regards to the protection of existing trees and vegetation in gardens. British Standard 5837, 2012 or equivalent, should be referred to with regard to the protection of existing trees in relation to design, demolition and construction.

**4.26** Gardens are important sources of vegetation and open space for wildlife. They also provide the opportunity to grow food and benefit public health through exercise. Housing in parts of Croydon have long gardens with mature planting which may be part of wildlife corridors or adjoin local open space in the borough and provide valuable habitats. It is important that any proposed development ensures the retention of habitats or wildlife corridors' ecological value.

**4.27** The Council may require an ecology report to be submitted as part of a planning application for development within the curtilage of a dwelling. The applicant will be required to pay for an independent assessment to be carried out on behalf of the local authority.

**4.28** Croydon Local Plan: Strategic Policy SP6.3 Sustainable design and construction requires that the National Technical Housing Standards (2015) and London Plan requirements or equivalent are complied with by new-build development.

**4.29** The development of outbuilding to self-contained unit is development that requires planning permission. If the outbuilding is required for a purpose incidental to the enjoyment of the dwelling house, then subject to it complying with the other requirements of the legislation, it would be permitted development under Schedule 2, Part1 Class E of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015

## Residential care and nursing homes

### Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 3
- Strategic Objective 5
- Policy SP2

- Policy SP5

### Unitary Development Plan policies to be replaced

- H12 Residential Care Homes

### Why we are proposing this policy

**4.30** Croydon has a very high number of residential and nursing care homes compared to other London Boroughs. Analysis of changing needs for services supplied by the nursing and residential care home market evidences a 'saturation point' has been reached for some customer groups or categories of people in need. At the same time there is a greater public policy focus on supporting people to remain living at home safely whenever possible. It is therefore necessary that Croydon plans to enable it to supply care provision to meet current and future needs of Croydon residents. A change in policy ensures:

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

### Key evidence

- Croydon's Market Position Statement 2015
- Care Home Forecast

### What the evidence says

**4.31** Croydon experiences a range of challenges arising from the significant number of residential and nursing care home that continue to be sited in the borough. These challenges include excess demand on a range of local health and social care services which is not reflected in national funding formulae for central Government funding towards local services.

**4.32** As at September 2015 the 142 Care homes in Croydon have a total capacity of 2,796 bed spaces. Between April 2014 and November 2014, 761 of those bed spaces were occupied by people placed by Croydon Council and Croydon Care

Commissioning Group (CCG). It was estimated that between 1,000 and 1,150 bed spaces were occupied by self-funders. The remainder of the bed spaces were either vacant or occupied by people placed from outside of Croydon. This has an adverse impact on the provision of health services in Croydon.

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

**4.34** Croydon has produced a Market Position Statement (2015) to ascertain the level of future need. As need changes, it is projected that 1,118 beds spaces will be needed by 2020 and 1,450 by 2030 across learning disability, mental health, older people and physical disability services, to meet the increased complex and dual care needs of people placed by the Council or the CCG.

Policy DM3: Residential care and nursing homes

***Option 1***

Preferred option

Planning permission for new residential care or nursing homes will only be granted if there is a need for the particular services provided by the home in supporting with the care of residents of Croydon.

## **Why we are proposing this approach and how the preferred option would work**

**4.35** In order to manage the supply of residential care and nursing home bed spaces in Croydon it is necessary to have a policy that limits further care homes to those for which there is an identified need.

**4.36** The Care Act 2014 places a duty on all local authorities to meet the need for residential care and nursing home bed spaces within their own area. Croydon achieves this already without the need for further care homes opening.

**4.37** A change in policy will build and strengthen working relationships with residential care and nursing home providers. I will also make clear the Council's requirements and enable these to be planned for.

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

**4.39** This policy does not apply to sheltered accommodation or supported living.

## Residential annexes

### Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 3
- Policy SP2.2
- Policy SP2.5

- Policy SP2.6

### Unitary Development Plan policies to be replaced

- None

### Why did we look at this subject?

**4.40** A residential annexe is defined as accommodation ancillary to the main dwelling within the residential curtilage.

**4.41** In the past, poor design of residential annexes had adverse impacts on the street scene. SPD2 'Residential Extensions and Alterations' sought to address this impact with comprehensive design guidance and is referred to in the Design and Character policy. Conversion of outbuildings within the residential curtilage to an annexe, with the use for primary living accommodation such as a bedroom, bathroom, or kitchen would require planning permission if it is self-contained and be guided by the policies of the Local Plan including the Design and Character policy

**4.42** The London Plan Policy 3.8 requires that boroughs should ensure new development offer a range of housing choices in terms of mix of housing sizes and types, with all new housing built to National Technical Housing Standards. Policy for residential

annexes could assist in allowing for accommodating changes in the needs of occupiers, in line with the Strategic Objective 3, providing a choice of housing for people at all stages of life whilst ensuring the local character is protected. This aligns with the National Planning Policy Framework paragraph 58 regarding the quality of development that will function well.

### Key evidence

- SPD2 Residential Extensions and Alterations (2006)
- London Plan (2015)
- Mayor's Housing SPG (2012)



## Residential annexes

<p><b>Option 1</b></p> <p>Preferred option</p>	<p><b>Option 2</b></p> <p>Alternative policy</p>
<p>No policy</p>	<p>Residential annexes will be permitted where they:</p> <ul style="list-style-type: none"> <li>a) Are ancillary to the main residence;</li> <li>b) Are not self-contained, share communal facilities within the main dwelling, retain internal linkages with the main dwelling;</li> <li>c) Have a single shared entrance with the main dwelling; and</li> <li>d) Comply with the National Technical Housing Standards (2015) or equivalent.</li> </ul>

### Why we are proposing this approach

#### Option 1 (preferred option)

**4.43** Proposals for annexes will be considered by other policies in the Local Plan including the Policy DM10: Design and character. The Design and Character policy would apply to proposals for annexes and refers to SPD2 on Residential Extensions and Alterations which provides guidance on design of extensions and alterations.

#### Option 2

**4.44** Residential annexes that assist households to adapt to changing circumstances are to be encouraged so long as they form part of an existing residential unit with internal links and internal circulation to include a shared staircase if required. The annexe must not become a complete subdivision, or be capable of

self-containment, or adversely impact local character through intensification. It must be able to be physically re-incorporated into the main dwelling and used as a single property. A separate building such as an outbuilding proposed for conversion to a separate dwelling, not ancillary to the main dwelling is not considered as an annexe and would require planning permission.

# 5. Employment

Development in Croydon Metropolitan Centre, District and Local Centres

## Strategic Objectives and related Croydon Local Plan strategic policies

- Policy SP3.6
- Policy SP3.7
- Policy SP3.8
- Policy SP3.9
- Policy SP3.10

- Policy SP3.11
- Policy SP3.12
- Policy SP3.13

## Unitary Development Plan policies to be replaced by this policy

- SH3 Control of Retail Units outside Primary Shopping Areas
- SH4 Retail Vitality within Main Retail Frontages and Shopping Area Frontages

- SH5 Retail Vitality within Secondary Retail Frontages

## Why we are proposing this policy

5.1 Retailing is at the heart of the borough's town centres. However, they are also places where a wide range of other uses help to ensure vitality and viability is maintained. This policy sets out the approach to uses by location within a centre. For this purpose it sets the following designations:

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

**5.2** These boundaries have been reviewed during the preparation of this Plan to ensure they meet the needs of the borough. The review has been supported by an Assessment of boundaries and designations for Croydon Metropolitan Centre, District and Local Centres including analysis of mixed use developments (2012 and 2015) and a Review of Town Centre Designations (2013).

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

**5.4** Paragraph 23 of the National Planning Policy Framework states 'Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period....'

### Key evidence

- Croydon's Monitoring Report (annual)
- Borough Wide Retail Needs Study Update (2008)
- Croydon Metropolitan Centre Retail Strategy (2009)
- Office, Industrial & Warehousing Land/Premises Market Assessment (2010)
- Employment Land Review Update (2013)
- Review of Town Centre Designations (2013)
- Assessment of boundaries and designations for Croydon Metropolitan Centre, District and Local Centres including analysis of mixed use developments (2012 and 2015)

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

#### **Option 1**

Preferred option

**DM4.1** The Council will ensure that the vitality and viability of Croydon Metropolitan Centre and the borough's District and Local Centres is maintained and increased by not permitting new developments or changes of use which would result in a net loss of ground floor<sup>7</sup> Class A uses within Main Retail Frontages (unless it relates to the expansion of an existing community use).

**DM4.2** Within Croydon Metropolitan Centre and the borough's District and Local Centres development proposals and changes of use must accord with Table 5.1.

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

a) Demonstrate that a specific end user will be occupying the ground floor unit upon completion; or

<sup>7</sup> For the purposes of this policy all floors within purpose built shopping centres are considered to be ground floors.

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

**Table 5.1 New development proposals and changes of use in Croydon Metropolitan Centre and District and Local Centres**

<b>Part of the town centre</b>	<b>Use</b>	<b>Expansion of existing uses or newly proposed uses</b>
Main Retail Frontage	A1	Acceptable in principle
	A2 – A4	Acceptable in principle as long as it does not result in more than 60% of the ground floor of units falling outside the A1 Use Class
	A5	Acceptable in principle as long as it does not result in more than 60% of the ground floor of units falling outside the A1 Use Class and does not result in two or more adjoining A5 units
	All Other Uses	All changes of use to a non Class A ground floor space within Main Retail Frontages will be refused. Expansions of existing non Class A uses will be refused unless it relates to a Community Use.
Secondary Retail Frontage	A1 – A4 and Community Uses	Acceptable in principle with a ground floor limit on Community Uses in these locations of 250m <sup>2</sup> (gross)
	A5	Acceptable in principle as long as it does not result in two or more adjoining A5 units at ground floor
	All Other Uses	Unless it relates to a Community Use proposals involving an increase of existing non A Class ground floor space within Secondary Retail Frontage will be refused
Outside a Frontage but within Primary Shopping Area	All Uses	Acceptable in principle subject to the requirements of Policy DM4.3
Rest of Centre	A1	See .Policy DM8: Development in edge of centre and out of centre locations
	All Other Uses	Acceptable in principle subject to the requirements of Policy DM4.3

## Proposed amendments to the Policies Map

**5.5** Each of these designations set by this policy are shown on the Policies Map. These designations are generally the same as the designations of the same name in the Unitary Development Plan<sup>8</sup>. However there are a number of proposed amendments to the boundaries. These changes are summarised in Table 5.2 and full details including maps of each amendment can be found in *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)*.

**5.6** Community facilities falling within Main Retail Frontages, Secondary Retail Frontages, Shopping Parades or Restaurant Quarter Parades will not be safeguarded. However, the Frontage designations currently relating to Purley Leisure Centre and The Phoenix Community Centre in Westow Street, SE19, have been removed in order that they remain protected community facilities.

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<sup>8</sup> The Croydon Local Plan: Strategic Policies altered the designation of Coulsdon, Norbury, Purley and Thornton Heath Town Centres and Addiscombe Local Centre to District Centres with no boundary changes.

Table 5.2 Amendments to designations (see *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)* for full details)

Centre	Boundary of Centre	Primary Shopping Area	Main Retail Frontage	Secondary Retail Frontage
Croydon Metropolitan Centre		✓	✓	✓
<b>District Centres</b>				
Addiscombe	✓	✓		✓
Crystal Palace (formerly Upper Norwood)		✓		✓
Norbury (preferred option)	✓		✓	✓
Norbury (alternative option)	✓		✓	✓
Purley	✓		✓	
Selsdon	✓	✓	✓	✓
South Norwood	✓	✓		✓
Thornton Heath	✓	✓	✓	✓
<b>Local Centres</b>				

Centre	Boundary of Centre	Primary Shopping Area	Main Retail Frontage	Secondary Retail Frontage
Beulah Road <sup>9</sup>	✓	✓	✓	✓
Brighton Road (Sanderstead Road)	✓	✓	✓	✓
Brighton Road (Selsdon Road)	✓	✓		
Broad Green	✓	✓	✓	✓
Pollards Hill	✓	✓	✓	
Shirley	✓	✓	✓	
Thornton Heath Pond	✓	✓		✓

### Why we are proposing this approach and how the preferred option would work

**5.7** In part, this policy sets thresholds for uses within the Main and Secondary Retail Frontages. For the purposes of calculating the percentage of units within a given frontage, the Council will apply the rule of seven units either side of the subject property and an equal number of units on the opposite side of the road (if the frontage designation extends there also). Further guidance on this point is available in Appendix 1.

**5.8** This policy limits the saturation of A5 uses as the associated waste and delivery issues can cause harm to residential amenity.

<sup>9</sup> Beulah Road is proposed as a new Local Centre

Furthermore, limiting hot-food takeaways will help to ensure residents have a greater choice of retail services.

**5.9** The reason why 250m<sup>2</sup> is the threshold for community uses within Secondary Retail Frontages in Croydon Metropolitan Centre and District and Local Centres is that it would allow uses such as dentist surgeries and a High Street police office to operate but would deter larger scale activities from potentially undermining the A Use Class focus of these locations.

**5.10** Across the borough there are many examples of mixed use developments in town centres but outside of Main and Secondary Retail Frontages where the ground floor units have been left as an empty shell. The costs of fitting out these units to a standard that allows them to be used for their intended purpose can be prohibitive and the resultant boarded up units harm the vitality of the centre. To avoid this all mixed use developments within a town centre but outside of a designated frontage will be required to have either an end user for the unit (evidenced by a pre-let agreement or by the applicant being the end user) at the time of granting permission or to provide a free fitting out of the unit for the first occupier.

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

## Development in Neighbourhood Centres

### Strategic Objectives and related Croydon Local Plan strategic policies

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

- Policy SP5.4
- Policy SP5.5
- Policy SP5.6
- Policy SP5.7

### Unitary Development Plan policies to be replaced

- None

### Why we are proposing this policy

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

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

**5.14** Community facilities are defined in the Croydon Local Plan: Strategic Policies as facilities providing for the health and

wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.

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

**5.16** Typically more limited in retail offer to local or district centres, neighbourhood centres may contain a church, playground, school, public house, GP and pharmacy.



**5.17** Neighbourhood Centres are particularly important to those who do not have access to a car, are unable to travel far or those with a disability.

### **Key evidence**

- London Plan (2015)
- Croydon Annual Monitoring Report (2014)
- Assessments of boundaries and designations for Croydon Metropolitan Centre, district and local centres (2012 and 2015)
- Borough Wide Retail Needs Study Update (2008)
- The Urban Design Compendium (2000)
- Barton, H., et al. (2003) Shaping Neighbourhoods: A Guide for Health, Sustainability and Vitality

### **What the evidence says**

**5.18** The London Plan states that boroughs should identify and promote the complementary offers of the other smaller centres in the network including neighbourhood centres and local shopping parades. These play a key role in meeting ‘walk to’, everyday needs and are often the core of local ‘Lifetime’ neighbourhoods.

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

**5.20** The London Plan sets out its ambitions to plan for a range of social infrastructure required for London’s communities and neighbourhoods to support a high and improving quality of life. It supports a city of diverse, strong, secure and accessible

neighbourhoods and seeks to ensure that neighbourhoods and more local centres provide convenient access, especially by foot, to local goods and services needed on a day to day basis. Local neighbourhoods should act as a focal point for local communities and enhance their overall attractiveness.

**5.21** Surplus commercial capacity should be identified and brought forward to meet housing and local community needs, recognising that this process should contribute to strengthening the ‘offer’ of the centre as a whole.

**5.22** The London Plan advocates a lighter touch approach regarding neighbourhood centres in order to sustain and improve their convenience offer while supporting redevelopment of surplus units for housing.

**5.23** The Urban Design Compendium notes that ‘local facilities bring residents together, reinforce community and discourage car use’. Furthermore, it states that newsagents should be within a five minute walk, and local shops, health centres and other services which serve a local need, should be a ten minute walk. This approach is also considered appropriate in Shaping Neighbourhoods: A Guide for Health, Sustainability and Vitality.

Policy DM5: Development in Neighbourhood Centres

<p><b>Option 1</b></p> <p>Preferred option</p>
<p><b>DM5.1</b> The Council will ensure that the vitality and viability of Neighbourhood Centres are maintained and enhanced and that they continue to provide a level of service of neighbourhood significance.</p> <p><b>DM5.2</b> In the vicinity of Neighbourhood Centres, development proposals must:</p> <p>a) Accord with Table 5.3;</p> <p>b) Demonstrably relate to the Neighbourhood Centre, be in scale and be within reasonable walking distance to other retail and community uses within the centre; and</p> <p>c) Not have a detrimental impact on neighbouring amenity or traffic safety.</p>

**Table 5.3 New development proposals and changes of use in the vicinity of Neighbourhood Centres**

Part of Neighbourhood Centre	Use	Expansion of existing units or newly proposed units
Within a Shopping Parade	All	See .Policy DM6: Development in Shopping Parades
Outside of a Shopping Parade	A1 – A5, B1 and town centre community uses	Acceptable in principle with a limit of floor space of 280m <sup>2</sup> (net)
	All other community uses	Acceptable in principle
	C3	Acceptable in principle
	All other uses (including A1 – A5, B1 and town centre uses with more than 280m <sup>2</sup> (net) floor space)	Not acceptable

## Proposed amendments to the Policies Map

**5.24** In all instances the Neighbourhood Centres that have been identified do not appear in the Unitary Development Plan. The proposed Neighbourhood Centres are listed in Table 5.8 below. The proposed location of each Neighbourhood Centre can be found in *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)*.

**Table 5.8 Proposed Neighbourhood Centres (see *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)* for full details)**

Neighbourhood Centre	New
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	✓

Neighbourhood Centre	New
South End/Parker Road/St Peter's Church	✓
South Norwood Hill	✓
Spring Park/Bridle Road	✓
Waddon Road/Abbey Road	✓
Woodside Green	✓

### Why we are proposing this approach and how the preferred option would work

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

**5.26** Neighbourhood Centres are not town centres (unlike District and Local Centres). Thresholds are applied to specific uses within Neighbourhood Centres to ensure that proposed developments only serve a neighbourhood need and should not be to the detriment of designated Local or District Centres whilst enabling development of town centre uses that serve the local community.

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

**5.28** Within Neighbourhood Centres, development proposals for A1 – A5 uses, B1 uses and community facilities should be of a reasonable scale proportionate to serve a neighbourhood need and have a clear relationship to other facilities within the centre.

**5.29** Development of A1 – A5 uses, B1 uses and community facilities should not have a detrimental impact on neighbouring amenity or traffic safety.

**5.30** Proposals for A1 – A5 uses, B1 uses and community facilities should be within a five or ten minute walk from the centre, have a clear visual relationship to the centre and should not be disconnected from the centre by physical barriers. Further guidance is available in Appendix 2.

**5.31** Neighbourhood Centres typically serve their immediate residential properties, and as such a five to ten minute walk is considered appropriate.

**5.32** The Council will not permit the development or expansion of retail or commercial premises that would increase significantly the 'offer' of the Neighbourhood Centre to the detriment of a Local or District Centre. For this reason, development of retail and town centre community uses floor space above 280m<sup>2</sup> floor space will still be subject to a sequential test in accord with Policy DM8: Development in edge of centre and out of centre locations.

## Development in Shopping Parades

### Strategic Objectives and related Croydon Local Plan strategic policies

- Policy SP3.6
- Policy SP3.7
- Policy SP3.8
- Policy SP3.9

- Policy SP3.10
- Policy SP3.11
- Policy SP3.12
- Policy SP3.13

### Unitary Development Plan policies to be replaced by this policy

- SH6 Retail Vitality within Shopping Parades

### Why we are proposing this policy

**5.33** The primary function of Shopping Parades is to provide local convenience shopping facilities. This policy sets out the policy approach to different uses within Shopping Parades and also designates each Shopping Parade in the borough. The policy applies to the ground floor only in each parade.

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

### Key evidence

- Croydon's Monitoring Report (annual)
- Assessments of boundaries and designations for Shopping Parades (2012 and 2015)

### What the evidence says

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

**5.36** There are also a small number of existing designated Shopping Parades that no longer serve the function of a Shopping

Parade (because the shops are no longer there) or need to have their designation amended (to reflect growth or contraction of the retail function of the area).

**Policy DM6: Development in Shopping Parades**

<b>Option 1</b>
Preferred option
The Council will ensure that the vitality and viability of the borough’s Shopping Parades is maintained and increased and that they continue to serve local communities by ensuring new development proposals and changes of use are in accordance with Table 5.4.

**Table 5.4 New development proposals and changes of use in Shopping Parades**

Use	Expansion of existing uses or newly proposed uses
A1	Changes of use or proposals which do not result in an increase in floor space of the overall Parade are acceptable in principle. Other development will be subject to the provisions of Policy DM8: Development in edge of centre and out of centre locations.
A2 – A4 and Community Uses	Acceptable in principle as long as it does not result in more than 50% of the ground floor of units (within the entirety of the Parade) falling outside the A1 Use Class
A5	Acceptable in principle as long as it does not result in more than 50% of the ground floor of units (within the entirety of the Parade) falling outside the A1 Use Class and does not result in two or more adjoining A5 units
B1 (Change of use only)	Changes of use to office, research & development and light industrial workshops are acceptable in principle as long as it does not result in more than 50% of the ground floor of units (within the entirety of the Parade) falling outside the A1 Use Class.
All Other Uses (including new development of B1)	Unless it relates to a Community Use or change of use to B1 use proposals involving an increase of non Class A ground floor space within parades will be refused

**Proposed amendments to the Policies Map**

**5.37** In most instances the proposed Shopping Parade is unchanged from that included within the current Unitary Development Plan. Those that have changed are detailed in Table 5.5 below. The proposed extent and location of each of the amendments to Shopping Parade in the borough can be found in

*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).*

**Table 5.5 Amendments to Shopping Parades designations (see *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)* for full details)**

Shopping Parade	New	Amended boundary	De-designated <sup>10</sup>
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	✓		

<sup>10</sup> 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 <sup>10</sup>
Morland Road			✓
Northwood Road			✓
Old Lodge Lane			✓
Portland Road/Sandown Road	✓		
Royal Oak			✓
Shirley Road	✓		
Southbridge Road	✓		
The Parade, Coulsdon Road		✓	
Thornton Road	✓		
Waddon Road		✓	
Whitehorse Lane	✓		
Whitehorse Road		✓	

### **Why we are proposing this approach and how the preferred option would work**

**5.38** This policy seeks to ensure that at least 50% of the units within the Shopping Parade are within Class A1 use. Under certain circumstances when one or more units within a Parade are much larger than the other units (for example, when there is an ‘anchor’ store) the 50% threshold may be applied to the gross floor space within the Parade rather than the number of units. Unless it relates to a community use, proposals involving the net loss of ground floor A Class floor space within Shopping Parades

will be refused. The Council's annual land use surveys suggest this threshold is generally effective in securing a predominance of A1 Class activity in Shopping Parades but does not render them prone to issues of long-term vacancy.

**5.39** This policy also limits the saturation of A5 uses as the associated waste and delivery issues can cause harm to residential amenity. Furthermore, limiting hot-food takeaways will help to ensure residents have a greater choice of retail services.

**5.40** Sui generis activities which serve the local area (such as a laundrette) and community facilities are also acceptable uses within Shopping Parades. Shopping Parades can also provide space for small start-up companies who need office or workshop space so changes of use to Class B1 uses are also acceptable to facilitate this. However all other uses (including sui generis which serve a wider catchment) are not acceptable uses. New development of Class B1 uses are also unacceptable as new development of this type could threaten the retail character of a Shopping Parade in a way that change of use would not.



## Development in Restaurant Quarter Parades

### Strategic Objectives and related Croydon Local Plan strategic policies

- Policy SP3.6
- Policy SP3.7
- Policy SP3.8
- Policy SP3.9
- Policy SP3.10

- Policy SP3.11
- Policy SP3.12
- Policy SP3.13

### Unitary Development Plan policies to be replaced by this policy

- None

### Why we are proposing this policy

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

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

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

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

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

Policy DM7: Development in Restaurant Quarter Parades

<b>Option 1</b>
Preferred option
The Council will designate and ensure that the vitality and viability of the borough’s Restaurant Quarters is maintained and increased and that they continue to serve local communities by ensuring new development proposals and changes of use are in accordance with Table 5.6.

**Table 5.6 New development proposals and changes of use in Restaurant Quarter Parades**

Use	Expansion of existing uses or newly proposed uses
A3 - A4	Acceptable in principle
A5	Proposals for new A5 uses or extensions to existing A5 uses will be refused
All Other Uses	Unless it relates to a Community Use (up to 250m <sup>2</sup> gross) proposals involving an increase of non A3 - A4 Class ground floor space within Restaurant Quarter Parades will be refused

**Proposed amendments to the Policies Map**

**5.46** Restaurant Quarter Parades are a new designation that will be on the Policies Map. A list of proposed Restaurant Quarter Parades can be found in Table 5.7 below. The proposed extent and location of each Restaurant Quarter Parade in the borough can be found in *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)*.

**Table 5.7 Proposed Restaurant Quarter Parade designations (see *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)* for full details)**

Restaurant Quarter Parade	New
South End	✓

**Why we are proposing this approach and how the preferred option would work**

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

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

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

## Development in edge of centre and out of centre locations

### Strategic Objectives and related Croydon Local Plan strategic policies

- Policy SP3.6
- Policy SP3.7
- Policy SP3.8
- Policy SP3.9
- Policy SP3.10

- Policy SP3.11
- Policy SP3.12
- Policy SP3.13

### Unitary Development Plan policies to be replaced by this policy

- SH3 Locations for Shopping Development
- EM4 Offices outside Croydon Metropolitan Centre and town centres
- EM7 Redevelopment or Extension for Offices outside Croydon Metropolitan Centre and the Town, District and Local Centres

- HT1 Visitor Accommodation
- LR2 Development of Leisure and Indoor Sports, Arts, Culture and Entertainment Facilities outside of Croydon Metropolitan Centre and Town and District Centres

### Why we are proposing this policy

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

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

**Key evidence**

- Croydon’s Monitoring Report (annual)

- Borough Wide Retail Needs Study Update (2008)
- Croydon Metropolitan Centre Retail Strategy (2009)

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

**Option 1**

Preferred option

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

a) Ensuring new development proposals for main town centre uses in edge of centre and out of centre locations are in accordance with Table 5.8; and

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

**Table 5.8 Development of main town centre uses in edge of centre and out of centre locations**

Use	Extension of existing building/use	Other development in edge of centre locations	Other development in out of centre locations
A1 – A4	<p>Maximum of 10% increase in floor space (gross), as originally built, will be permitted for existing occupiers</p> <p>An impact assessment will be required for extensions which result in a unit greater than 2,500m<sup>2</sup></p>	<p>Where a sequential test satisfactorily demonstrates such uses cannot be accommodated within a town centre or existing vacant units in edge of centre locations, proposals will be acceptable in principle, provided the site is accessible and well connected to the town centre</p> <p>An impact assessment will be required for proposals which result in a unit greater than 2,500m<sup>2</sup></p>	<p>Where a sequential test satisfactorily demonstrates such uses cannot be accommodated within a town centre or edge of centre location or existing vacant units in any location, proposals will be acceptable in principle, provided the site is accessible and well connected to the town centre</p> <p>An impact assessment will be required for proposals which result in a unit greater than 2,500m<sup>2</sup></p>
A5	Not acceptable	Not acceptable	Not acceptable

Use	Extension of existing building/use	Other development in edge of centre locations	Other development in out of centre locations
Offices and other main town centre uses	<p>Maximum of 20% increase in floor space (gross), as originally built, will be permitted for existing occupiers</p> <p>An impact assessment will be required for extensions which result in a unit greater than 2,500m<sup>2</sup></p>	<p>Where a sequential test satisfactorily demonstrates such uses cannot be accommodated within a town centre or existing vacant units in edge of centre locations, proposals will be acceptable in principle, provided the site is accessible and well connected to the town centre</p> <p>An impact assessment will be required for proposals which result in a unit greater than 2,500m<sup>2</sup></p>	<p>Where a sequential test satisfactorily demonstrates such uses cannot be accommodated within a town centre or edge of centre location or existing vacant units in any location, proposals will be acceptable in principle, provided the site is accessible and well connected to the town centre</p> <p>An impact assessment will be required for proposals which result in a unit greater than 2,500m<sup>2</sup></p>
Non town centre community uses	Acceptable in principle	Acceptable in principle	Acceptable in principle

**Why we are proposing this approach and how the preferred option would work**

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

- a) Retail development (including warehouse clubs and factory outlet centres);
- b) Leisure, entertainment facilities and the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls);
- c) Offices; and

d) Arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

**5.53** For the purposes of this policy edge of centre and out of centre locations are defined as shown in Table 5.9. ‘Well connected’ is defined as a location benefiting from a Public Transport Accessibility Level of 4 and above.

**Table 5.9 Definition of edge of centre and out of centre location (informed by Annex 2 of the National Planning Policy Framework)**

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

**5.54** For existing uses or units, extensions will be permitted up to a maximum of 10% of existing floor space for Class A1, A2, A3 and A4 uses and 20% of the existing floor space for other town centre uses without the need to undertake a sequential test. The unit will be required to be occupied for a minimum of 12 months. Any extensions involving new occupiers or a change of use will be required to undertake a sequential test. Where the proposed extension results in a unit greater than 2,500m<sup>2</sup> of floor space an impact assessment will be required. Impact assessment will be required to assess the impact of the whole unit and not just the proposed extension.

**5.55** In order to stop the 'piecemeal' expansion of commercial premises, once the maximum allowed floor space threshold has been reached for a given site further expansion will normally be refused. Where planning permission is required, floor space gained through the introduction of mezzanine floors will be counted towards the maximum permissible threshold.

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

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

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

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

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

### Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 1
- Policy SP3.1

- Policy SP3.2

### Unitary Development Plan policies to be replaced by this policy

- EM2 Industry and Warehousing in Employment Areas

### Why we are proposing this policy

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

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

### Key evidence

- Office, Industrial & Warehousing Land/Premises Market Assessment (2010)
- Employment Land Review Update (2013)

- Land for Industry and Transport SPG (2012)

### What the evidence says

**5.62** The Office, Industrial & Warehousing Land/Premises Market Assessment recommends that the Council promote improved estate management at Purley Way North (Mill Lane area), Selsdon Road (north and central parts of estate) and Vulcan Way with the intention of encouraging redevelopment and intensification of land use, and improving environmental quality.

**5.63** The Employment Land Review Update (2013) found that forecasts for demand and supply of industrial/warehousing land in Croydon was broadly consistent with the Office, Industrial & Warehousing Land/Premises (2010) and the Land for Industry and Transport SPG (2012).

**5.64** The Mayor of London's SPG on Land for Industry and Transport sets out an annual indicative industrial land release benchmark for Croydon of 0.5 hectare with a total release benchmark for 2011 – 2031 of 9ha. However, as Croydon lost 9ha

of industrial land in a single 5 year period between 2006 and 2010, it is likely that expansion in Strategic and Separated Industrial Locations will be required to compensate for losses to the industrial stock elsewhere.

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

<b>Option 1</b>
Preferred option
Within the Strategic, Separated and Integrated Industrial Locations identified in Table 4.3 of the Croydon Local Plan: Strategic Policies, the Council will encourage the redevelopment of low density industrial and warehousing premises with higher density industrial and warehousing premises.

**Why we are proposing this approach and how the preferred option would work**

**5.65** The approach promoted by this policy is to encourage greater density of occupation within the current boundaries of the Strategic, Separated and Integrated Industrial Locations. There are isolated examples where higher densities have been achieved without compromising the operational ability of the premises and the Council is keen to see more of this type of development.



## A Place to Belong

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

# 6. Urban Design and Local Character

Design and character

## Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 5
- Strategic Objective 7
- Strategic Objective 8
- Strategic Objective 10

- Policy SP1
- Policy SP2.2
- Policy SP4

## Unitary Development Plan policies to be replaced by this policy

- UD2 Layout and Sitting of New Development
- UD3 Scale and Design of New Buildings
- UD5 Advertisements
- UD6 Safety and Security
- UD7 Inclusive Design
- UD8 Protecting Residential Amenity

- UD9 Wooded Hillside and Ridges
- UD11 Views and Landmarks
- UD12 New Street Design and Layout
- UD13 Parking Design and Layout
- UD14 Landscape Design

## Why we are proposing this policy

**6.1** The Council recognises that the built environment and landscape play a vital role in creating and reinforcing positive perceptions, and engendering a sense of place. Croydon Local Plan Strategic Policy SP4, 'Urban Design and Local Character'

supports the creation of places that are well designed, safe, accessible, inclusive and enrich the quality of life for all those who live in, work in and visit the borough. To achieve this, the Council will encourage and continue to work with developers to ensure

that all developments are of high quality. Croydon has strategic objectives to ensure that high quality new development both integrates respects and enhances the borough's natural environment and built heritage, to create spaces and buildings that foster safe, healthy communities. The borough has the largest population of any London borough. Provision of outdoor amenity space is important for health and wellbeing, particularly as the north of the borough is urban in character and has less open space compared to south, where most of the borough's Metropolitan Green Belt can be found. Private and communal outdoor amenity space can assist in mitigation of climate change with vegetation that contributes to biodiversity and space that is multi-functional; for socialising, play, and sport, food growing and gardening. The provision of space that is easily accessible and designed in the context of local character will assist in providing a sense of ownership to the local community and will contribute to the health, well-being and perception of the security of Croydon's community.

**6.2A** fundamental part of achieving high quality built environments is thorough understanding the local character and the qualities which contribute to local distinctiveness.

### **Key evidence**

- CABE Design and Access Statements, How to write, read and use them (2006)
- SPD2 Residential Alterations and Extensions
- SPD3 Designing for Community Safety
- The Mayor Of London's Housing Supplementary Guidance (2012)
- The Mayor of London's Draft Sustainable Design and Construction Supplementary Planning Guidance (2013)
- By Design, Urban design in the planning system towards better practice (2000)

- The Borough Character Appraisal (2015)
- Appendix 4 – Character Typology (2015)
- GLA SPG – Shaping Neighbourhoods: Children and Young People's Play And Informal Recreation (2012)
- Croydon Public Realm Design Guide (2012)
- Croydon's Conservation Area Appraisal Management Plans (various)
- Conservation Area General Guidance (2013)
- Croydon Opportunity Area Planning Framework (2013)
- East Croydon masterplan (2011)
- Fair Field masterplan (2013)
- Mid Croydon masterplan (2012)
- West Croydon masterplan (2011)
- Old Town masterplan (2014)

### **What the evidence says**

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

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

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

**6.6** The Croydon Local Plan: Strategic Policies provides policy on urban design, local character and public realm. However, in line with the National Planning Policy Framework, there is a need to

provide detailed guidance on scale, density massing, height, landscape, layout, materials and access. This will provide greater clarity for applicants.

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

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

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

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

**6.11** The London Plan’s Policy 3.2D introduces an additional requirement for new development to be mindful of health issues.’ New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles to help to reduce health inequalities’. The provision of communal outdoor amenity space will provide opportunities for increased outdoor activity and social interaction.

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

**6.13** The Mayor of London’s Housing SPG expands on the London Plan’s Policy 3.5 and Chapter 7 policies on design and acknowledges the need for site layout and design to consider the provision of useable amenity space alongside the siting of the building. This is incorporated in the preferred option.

**6.14** The Mayor of London’s Housing SPG in Annex 1 ‘Summary of the Quality and Design Standards for private outdoor space’ has a minimum standard of 5m<sup>2</sup> of private outdoor space for 1-2 person dwellings and an extra 1m<sup>2</sup> to be provided for each additional occupant.

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

**6.16** The minimum standard of 10m<sup>2</sup> per child of children's play space, where there are 10 or more children living in the development is from the Mayor's Housing SPG (2.16) and, although it applies to publicly funded housing development and that on GLA land, it is considered best practice. The Mayor's SPG Providing for Children and Young People's Play and Informal Recreation also recommends a minimum benchmark of 10m<sup>2</sup> of dedicated play space per child.

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

**6.18** The London Housing Design Guide in 5.1.1 Standards – identified that ‘in the past, planning guidance for privacy has been concerned with achieving visual separation between dwellings by setting a minimum distance of 18-21m between facing homes.’ It says that ‘these are still useful yardsticks for visual privacy, but adhering rigidly to these measures can limit the variety of urban spaces and housing types in the city, and can sometimes unnecessarily restrict density’. Hence the preferred option has not used this dimension in the policy although it is referred to in the explanation of how the policy would work.

## Policy DM10: Design and character

### **Option 1**

Preferred option

**DM10.1** To ensure that development enhances and sensitively responds to the predominant built form, proposals should be of high quality and respect:

- a) The development pattern, layout and siting;
- b) The scale, height, massing, and density;
- c) The appearance, existing materials and built and natural features of the surrounding area, and

d) Where an extension or alteration is proposed, comply with SPD2 Residential Extensions and Alterations or equivalent.

**DM10.2** To improve the quality of the borough's public, private and semi-public spaces, proposals should create clear, well defined and designed public and private spaces.

**DM10.3** To ensure the important contribution that historic street furniture plays in reinforcing local character and distinctiveness is recognised, the Council will seek to support proposals that restore and incorporate historic street furniture within the development.

**DM10.4** To ensure that proposals for new development include private amenity space and flatted development and major housing schemes also include communal amenity space, the amenity space provided should:

- a) Be of high quality design, enhancing and respecting local character of the surrounding area;
- b) Comply with SPD3 'Designing for Community Safety' or equivalent;
- c) Be sited to ensure private outdoor amenity space can be adequately screened;
- d) Provide functional space;
- e) Provide a minimum amount of private amenity space of 5 m<sup>2</sup> per 1-2 person unit and an extra 1m<sup>2</sup> per extra occupant thereafter; and
- f) All flatted development and developments of ten or more houses must provide a minimum of 10m<sup>2</sup> per child of new play space, calculated using the Mayor of London's population yield calculator and as set out in Table 6.1 below. The calculation will be based on all units being for affordable or social rent unless a signed Section 106 Agreement states otherwise.

**DM10.5** The Council will support proposals for development that ensure that the amenity of the occupiers of adjoining buildings are protected and that they do not result in direct overlooking of private outdoor space (with the exception of communal open space) or significant loss of existing sunlight or daylight levels of adjoining occupiers.

**DM10.6** To create a high quality built environment, proposals should demonstrate that:

- a) The architectural detailing will result in a high quality building;

- b) High quality, durable and sustainable materials that respond to the local character are incorporated; and
- c) Services, utilities and rainwater goods will be discreetly incorporated within the building envelope<sup>11</sup>.

**DM10.7** To ensure the design of roof-form positively contributes to the character of the local and wider area; proposals should ensure the design is sympathetic with its local context.

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

- a) Incorporate hard and soft landscaping in accordance with SPG12 (Landscape) and the Croydon's Public Realm Design Guide, or equivalent;
- b) Provide spaces which are visually attractive, easily accessible and safe for all users, and provide a stimulating environment;
- c) Seek to retain existing landscape features that contribute to the setting and local character of an area;
- d) Retain existing trees and vegetation including natural habitats<sup>12</sup>; and
- e) In exceptional circumstances where the loss of mature trees is outweighed by the benefits of a development, those trees lost shall be replaced with new semi-mature trees of a commensurate species, scale and form.

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

- a) Respect enhance and strengthen local character;
- b) Be designed in accordance with Croydon's Public Realm Design Guide;
- c) Seek opportunities to enhance and emphasise the key features of heritage assets and local landmark buildings; or seek to encourage the use of public spaces and make them feel safer by incorporating lighting within public spaces; and
- d) Ensure lighting schemes do not cause glare and light pollution.

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<sup>11</sup> The building envelope (also known as the building shell) refers to the outer structure of a building.

<sup>12</sup> Natural Habitats are defined as the natural home or environment of an animal, plant or other living organism.

**Table 6.1: Private amenity and play space standards in all flatted developments and all schemes of ten or more units**

<b>Unit size</b>	<b>Minimum private amenity space</b>	<b>Minimum play space (for affordable or social rented housing)</b>	<b>Minimum play space (for private market or intermediate shared ownership housing)</b>
1 bedroom house or flat	5m <sup>2</sup>	0.8m <sup>2</sup> per unit (based on 0.08 children per unit)	0.3m <sup>2</sup> per unit (based on 0.03 children per unit)
2 bedroom houses or flats	6m <sup>2</sup> or 7m <sup>2</sup> (depending on size of second bedroom)	8.1m <sup>2</sup> per unit (based on 0.81 children per unit)	1.2m <sup>2</sup> per unit (based on 0.12 children per unit)
3 bed houses or flats	Between 7m <sup>2</sup> and 9m <sup>2</sup> (depending on size of second and third bedrooms)	18.5m <sup>2</sup> per unit (based on 1.85 children per unit)	4.6m <sup>2</sup> per unit (based on 0.46 children per unit)
4 bed houses or flats	Between 8m <sup>2</sup> and 11m <sup>2</sup> (depending on size of second, third and fourth bedrooms)	19.0m <sup>2</sup> per unit (based on 1.9 children per unit)	10.4m <sup>2</sup> per unit (based on 1.04 children per unit)

**Why we are proposing this approach and how the preferred option would work**

Site context

**6.19** All proposals will be expected to clearly demonstrate that they positively respond to the opportunities and constraints of the site and local area.

Character

**6.20** When assessing the local character the Council will require proposals to show that they have paid special attention to and positively responded to the established:

- a) Form including layout, scale (height and massing), appearance (materials and details), density, building lines and landscape; and
- b) Townscape rhythm, symmetries and uniformities; and
- c) Composition of elevations and roofscape.

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

**6.22** To ensure developments positively contribute to or improve local character, the Council will consider the cumulative impact that proposals may have upon the local area.

**6.23** The Council will assess whether a proposed conversion or house in multiple-occupation will affect local character and street scene and whether this will impact adversely on amenities of neighbouring properties through change of appearance, noise and disturbance or parking issues. Conversions of large residential properties and the use of front gardens for car parking can cause unacceptable harm to the setting of building and the character of the local area. For this reason, the Council will seek to support proposals to incorporate parking within the rear, to the side or underneath buildings.



**6.24** The Council will only consider parking within the forecourt of buildings, in locations where forecourt parking would not cause undue harm to the character or setting of the building and where forecourts are large enough to accommodate parking and sufficient screening without the vehicle encroaching on the public highway.

**6.25** The Council will support proposals that take the opportunity to incorporate cycle parking within the building envelope, in a safe, secure, convenient and well lit location. Where it is not possible to incorporate cycle parking within the existing building envelope, the Council will require cycle parking to be located within the setting of the building, in a visually unobtrusive location. They should also be located within, safe, secure, well lit and conveniently located weather proof shelters.

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

#### Layout

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

**6.28** The Council will require detailed design of roads, footpaths and cycleways to be clearly communicated. Early planning of road and site layouts enables applicants to incorporate parking and servicing in locations where their presence will not dictate the urban form and their visual impact can be minimised. When designing parking and road layouts, careful consideration should be given to creating layouts that are safe, secure, accessible, and permeable and balance the needs of all users. Particular attention should be paid to ensure safe and accessible pedestrian routes are accommodated within the development.

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

**6.30** When considering the layout of new development, the Council will support proposals that minimise the amount of blank and inactive frontages, increase the amount of natural surveillance, and avoid dark and secluded areas. 'Designing for Community Safety', SPD3 or equivalent, should be referred to for aspects of safety in layout, and design. The provision of sufficient lighting, in line with EU lighting uniformity requirements, will encourage greater pedestrian access, movement and reduce opportunity for undesirable behaviour.

**6.31** The Council considers the health and wellbeing of those living and working within the borough to be of the utmost importance. New developments can impact upon the amenity of the occupants of neighbouring properties. Site layouts should be designed to protect or improve conditions for occupants of nearby properties and future occupants. In line with the Housing Supplementary Planning Guidance, when assessing site layouts

the Council will consider a development's impact on visual amenity, overlooking, outlook, and sunlight and daylight.

#### Amenity space

**6.32** This policy will apply to all new residential developments and conversions. Croydon's local character is the leading consideration on the quantum of private and communal open space to be provided for developments. The minimum standards in the Mayor's Housing SPG for private open space may need to be exceeded in order to achieve a design solution that respects local character. When calculating the amount of private and communal open space to be provided the following elements should be excluded:

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

**6.33** Private open space is defined as amenity space which is accessible only to, useable for and screened for the purposes of individual dwellings at the rear or in the case of flatted schemes within the grounds

**6.34** Communal open space is defined as amenity space that is shared, accessible to all within the development and could be for their exclusive use.

**6.35** Balconies, winter gardens or roof terraces may be included as the development's private amenity space provision where they are not detrimental to the privacy of adjoining occupiers and may be an innovative way of providing private or communal amenity

space in areas of high density. The minimum width and depth of balconies should be 1.5m.

**6.36** Private amenity space can be indoors in exceptional circumstances where site constraints make it impossible to provide private outdoor space for all dwellings. The area provided should be equivalent to the private outdoor amenity space requirement and this area added to the minimum Gross Internal Area.

**6.37** The provision of private and communal amenity space per unit, including child play space of 10m<sup>2</sup> per child, based on the calculation of numbers of children yielded from the development as set out in the Table 6.1 may be pooled to create a communal amenity space for a flatted development that meets all the requirements of this policy.

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

**6.39** The Play Space Standards are based on Wandsworth yield calculator which the London Plan Supplementary Planning Guidance (SPG) 'Shaping Neighbourhoods: Children and Young People Play and Informal Recreation' 2012 is based on. This SPG should be referred to for the allocation and design guidance for play space. The requirements for play space will be calculated on the basis that all units are for affordable or social rent. This is because many applications are made by private developers which are then later sold, prior to occupation, to a Registered Provider of affordable housing and let on an affordable rent basis. In order to ensure that these affordable homes have sufficient play space for all the child occupiers it is necessary to require that all developments meet the higher play space requirements of

affordable and social rented homes unless there is a signed Section 106 agreement specifically stating a different mix of housing tenures in a development.

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

**6.41** Overlooking of a portion of a private outdoor space may be permissible provided that a distance of 10m perpendicular from the rear elevation of the property is screened to ensure the immediately accessible area, where sitting outside the property is more likely, has some privacy from overlooking.

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

**6.43** Amenity, including sunlight and daylight need to be considered in the layout of private and communal open space and Building Research Establishment Guidelines referred to.

## Design

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

**6.45** The quality of materials can play an important role determining whether the integrity of the design concept is realised. The choice of materials and the quality of craftsmanship is vital to the overall success of the development in terms of function and appearance. When assessing proposed materials the Council will consider the quality, durability, attractiveness, sustainability, texture, colour and compatibility with existing buildings. Additionally, when working with existing buildings, original architectural features; such as mouldings, architraves, chimneys or porches that contribute to the architectural character of a building should, whenever possible, be retained.

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

**6.47** Servicing equipment such as plant, utility boxes, ventilation systems (including heating and cooling), lift, mechanical equipment, fire escapes and rainwater goods form an integral part of the operational components of a building. Early consideration will enable it be incorporated within the building envelope without compromising the integrity of the original design concept.

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

**6.49** Information and guidance about the relationships of proposed extensions to neighbouring properties is available in the Residential Extensions and Alterations SPD or equivalent.

#### Public Realm

**6.50** A well-designed, cared for and high quality public realm<sup>13</sup> plays an important role in reinforcing the perception of Croydon as a welcoming, safe and accessible place. Croydon's aspirations for its public realm are outlined in the Croydon Local Plan Strategic Policies SP4.6 to SP4.10.

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

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

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

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

#### Landscape

**6.55** The character of a place can be significantly affected by the quality of the landscape and the way it is maintained. Sensitively designed landscape can enrich and reinforce existing wildlife habitats and improve the ecological value of sites and their surroundings. The Council considers landscape as an integral part of all development and would therefore require proposals for new developments and extensions to be accompanied by plans detailing all existing and proposed hard and soft landscaping affected by or to be incorporated into the scheme.

**6.56** SPG12 Landscape Design is referenced in the policy and provides detailed guidance and clarity on what the Council is seeking from development proposals on providing safe well-designed landscaped schemes. The Croydon Public Realm Design Guide also sets out detailed guidance and clarity on what the Council is seeking from the public realm components of development proposals. If these documents are superseded the equivalent Council documents should be referred to.

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<sup>13</sup> The public realm is defined as public spaces that are accessible to all without charge. These can include public, semi-public and privately owned spaces.

## Lighting

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

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

## Design and Access Statements

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

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

**6.60** The Statement should refer to By Design, SPD3 Designing for Community Safety or equivalent and SPG12 Landscape Design or equivalent, and demonstrate how the National Planning Policy Framework, the London Plan and the Croydon Local Plan design policies are being met. Advice on the content of the Design and Access Statements can be found in the Council's advisory note 'Preparing Design Statements Advice Note for Applicants and Agents' and CABE's 'Design and Access Statements, How to write, read and use them'.

## Shop front design and security

### Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 5
- Strategic Objective 7

- Strategic Objective 10
- Policy SP4

### Unitary Development Plan policies to be replaced by this policy

- UD4 Shopfront Design

### Why we are proposing this policy

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

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

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

**6.64** Over recent years, changes in retail patterns and a growing demand for housing have led to many of these shops being converted in residential accommodation. Many of these conversions have been carried out in a way which often destroyed the inherent adaptability of shop units and the shop fronts. This policy will provide guidance to ensure that conversions are carried out sympathetically and flexibly to allow for future change.

### Key evidence

- Shop fronts and Signs Supplementary Planning Guidance No.1 (March 1996)
- Shopfronts Security Addendum to Supplementary Planning Guidance No.1 (April 2012)
- Converting Shops into Homes Addendum to Supplementary Planning Guidance No.1, Addendum No. 2

### What the evidence says

**6.65** Paragraph 56 of the National Planning Policy Framework (requiring good design) outlines the need for robust and comprehensive policies that 'establish a strong sense of place,

using streetscapes and buildings to create attractive and comfortable places to live, work and visit'. Furthermore policies should aim to 'create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion'.

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

**6.67** The Converting Shops into Homes Addendum to Supplementary Planning Guidance No.1 Shop Fronts & Signs was adopted October 2004. This addendum provides guidance on how to sympathetically convert shops to residential development.

**6.68** The Croydon Local Plan: Strategic Policies makes no reference to detailed policies on shop front design.

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

## Policy DM11: Shop front design and security

### **Option 1**

Preferred option

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

**DM11.2** To ensure shop fronts are attractive, secure and of a high quality design, the Council will support proposals for new shop fronts and related alterations in the Metropolitan Centre, District and Local Centres, Shopping Parades and Restaurant Quarter Parades that do not include solid, perforated/pinhole external shutters; or consist of a mix of solid and open grille which conform to SPG No.1 Shopfronts and Signs and the Shop Front Security Addendum to SPG No.1 or its equivalent.

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

- a) Respect the scale, character, proportions, materials and features of the buildings of which they form part;
- b) Retain and incorporate historic shop fronts, including signboards, roller blind boxes, corbels, stall risers, cornices, fanlights, console brackets, transoms, pilasters and lobbies into the design;

- c) For new elements, adopt and reinterpret the language of shop front design; and
- d) Optimise window and door openings whilst designing for privacy.

**Why we are proposing this approach and how the preferred option would work**

**6.70** The Council expects all shop front design to be of a high design quality and craftsmanship and whenever possible, use sustainable or recycled materials.

**6.71** The Council encourages improved shop front security and public realm through the integration of innovative technologies.

**6.72** By encouraging shop owners to consider the inclusion of internal shop front shutters during the early stages of the design process. Proposals will respect the distinctive local character of an area whilst maintaining a welcoming environment and public realm.

**6.73** Those seeking planning permission for shop front improvements and new shop fronts should seek additional guidance from the Council's Shopfronts and Signs SPG No.1 published on 27th March 1996 and Shop Front Security Addendum to Supplementary Planning Guidance No.1 Shop Fronts & Signs adopted in April 2012 or equivalent guidance.

**6.74** Changes in retail patterns and a growing demand for housing have led to the piecemeal change of shops converted to residential. Construction works often associated with these changes in use (usually brick-infill) often destroy the inherent adaptability of shop units and shop fronts and detract from the character of the area.

**6.75** Wherever possible it is preferable to keep and adapt existing historic shop fronts. Key features such as large windows, details and proportions of the shop front can make for unique, adaptable and attractive home that enhance and compliment the character of the local area.

**6.76** Those seeking planning permission to convert shops into homes should seek additional guidance from Addendum to Supplementary Planning Guidance No.1 Converting Shops into Homes Adopted October 2004.



## Advertisement hoardings

### Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 5

- Strategic Objective 7

### Unitary Development Plan policies to be replaced

- UD5 Advertisements

### Why we are proposing this policy

**6.77** Advertising is closely associated with urban life and can be one of the most dominant elements of the environment. In the right context advertisement hoardings can enhance the appearance and vitality of an area. However, where they are poorly designed or located and where too many signs have been installed they can cause considerable damage to visual amenity by cluttering the built environment and detracting from the quality of the area.

**6.78** Changes in legislation and national policy have resulted in the need for updated guidance. The provision of a policy for advertisement hoardings would align with paragraph 67 of the National Planning Policy Framework which highlights a need for controls on advertisements to be efficient, effective and simple in concept and operation. This policy provides guidance that is clear and concise.

### Key evidence

- Advertisement and Hoardings & Other Advertisements Supplementary Planning Guidance No.8 (February 2003)
- The London Plan (2015)

### What the evidence says

**6.79** The National Planning Policy Framework acknowledges the impact that advertisements can have on the appearance of the built and natural environment. It highlights the importance of the need for detailed assessment where 'advertisements would have an appreciable impact on a building or on their surroundings. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts'.<sup>14</sup> The Advertisement and Hoardings & Other Advertisements Supplementary Planning Guidance (SPG) No.8 (February 2003) provided guidance about acceptable locations, number, scale and type of advertisements such as wall mounted and Free standing hoardings and 'A' boards, panels, signs and window advertisements. The SPG highlights the need to ensure advertisements are sensitively located and design to minimise the impact on residential areas and on heritage assets.

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<sup>14</sup> National Planning Policy Framework paragraph 67.

Policy DM12: Advertisement hoardings

<p><b>Option 1</b></p> <p>Preferred option</p>	<p><b>Option 2</b></p> <p>Alternative policy</p>
<p><b>DM12.1</b> To ensure advertisement hoardings positively contributes to the character and appearance of existing and new streets, the Council will require advertisement hoardings to:</p> <ul style="list-style-type: none"> <li>a) Be designed to improve the public realm;</li> <li>b) Demonstrate that the rear of the signs are well designed;</li> <li>c) Reinforce the special character of heritage assets and other visually attractive parts of the borough; and</li> <li>d) Ensure the location and size of hoardings does not harm amenity or conflict with public safety.</li> </ul> <p><b>DM12.2</b> To ensure advertisement hoardings positively contribute to the character and appearance of the building on which they are attached:</p> <ul style="list-style-type: none"> <li>a) The design and proportions should complement the symmetry and proportions of the host structure;</li> <li>b) They should be located where they do not obscure or destroy interesting architectural features and detailing; and</li> <li>c) They should be located where they do not cover windows or adversely impact on the functioning of the building.</li> </ul>	<p>Update the existing Advertisement Hoardings &amp; other Advertisements Supplementary Planning Guidance No.8</p>

## **Why we are proposing this approach and how the preferred option would work**

**6.80** Larger hoarding sizes are becoming increasingly prevalent, with new displays now incorporating high level brightly illuminated or flashing LCD screens. These are often mounted on large, poorly designed and unsightly platforms and gantries or on exposed flank brick walls which are intrusive in the street scene and can be a potential distraction for motorists. When assessing proposals for advertising hoarding, the Council will expect signs and their supporting structures to be of a high quality architectural design that positively enhances its setting.

### Hoardings affecting heritage assets

**6.81** In sensitive locations such as conservation areas, local heritage areas, and adjacent to listed buildings and locally listed buildings, an excessive number of advertisements and signs in close proximity can lead to visual clutter and can detract from their character, appearance and setting. To reduce their impact on the significance of these heritage assets in these locations, the number of advertisements will be restricted and proposals will need to demonstrate that they positively enhance and respect their immediate setting and context.

### Wall mounted hoardings

**6.82** Wall mounted advertisement hoardings are often difficult to sensitively integrate on buildings because they can be overbearing in scale, dominate the street scene and can create a poor relationship with building on which they are located. To ensure wall mounted hoardings can be sensitively incorporated on the side of buildings or on boundary walls the Council will need to be satisfied that their design, scale, and siting would not have an adverse impact on the host building or structure on which it will be located.

### Areas of Special Advertisement Control

**6.83** To protect the open character of and visual amenity of the Metropolitan Greenbelt and the Bradmore Green Conservation Area, the Secretary of State designated these locations as Areas of Special Advertisement Control. This designation prohibits the display of certain advertisements without the consent of the Council.

**6.84** When assessing proposals, it will need to demonstrate that it would not:

- a) Significantly detract from residential amenity;
- b) Affect the setting or character of a heritage asset;
- c) Have a significant impact on the character of Green Belt, Metropolitan Open Land, Local Open Land or other rural spaces;
- d) Have a significant impact on public safety including potential for traffic hazards;
- e) Have a significant impact to environmentally sensitive and major gateway approaches to the Borough;
- f) Visually separate areas such as car parks and other locations where safety issue may arise as a result of obscured views into an area; and
- g) Result in numerous hoardings in an area where the cumulative impact would be detrimental to the visual amenity.

**6.85** Assessments relating to amenity and safety will need to comply with Town and Country Planning (Control of advertisements) (England) (amendment) Regulations 2012.

## Refuse and recycling

### Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 5
- Strategic Objective 7

- Policy SP4.5
- Policy SP4.6

### Unitary Development Plan policies to be replaced by this policy

- UD15 Refuse and Recycling Storage

### Why we are proposing this policy

**6.86** Most residential and non-residential developments generate waste which will need to be temporarily stored on site. The current kerbside recycling scheme necessitates the need to provide sufficient room to store separated waste within all developments.

**6.87** Both the London Plan and the National Planning Policy Framework do not contain policies relating to refuse and recycling within developments. While the Housing Supplementary Planning Guidance (2012) provides guidance for residential developments, it requires local authorities to set out local requirements. Additionally the Croydon Local Plan: Strategic Policies refers to the Detailed Policies and Proposals for specific design guidance.

**6.88** This policy will provide developers working on residential and non-residential schemes greater clarity about what the Council will expect them to provide.

### Key evidence

- The Mayor of London's Housing Supplementary Planning Guidance (November 2012)
- British Standards BS 5906:2005 – Waste management in buildings – Code of practice
- 2010 No.2214 Building and Buildings, England and Wales – The Building Regulations 2010
- The Building Regulations 2000 – Approved Document H, Drainage and Waste Disposal (2000 edition)

### What the evidence says

**6.89** The Croydon Local Plan: Strategic Policies does not provide specific design guidance and refers to the Detailed Policies and Proposals for specific design guidance.

**6.90** The existing Unitary Development Plan policies have proved useful to both the Council and those applying for planning permission by providing guidance about the location and design of

facilities which are integral to the functional running of each development.

**6.91** The London Housing Design Guide provide some general guidance, however, it states that the Guide should be used in conjunction with local guidance. The Housing Design Guide does not address non-residential development.

## Policy DM13: Refuse and recycling

### **Option 1**

Preferred option

**DM13.1** To ensure that the location and design of refuse and recycling facilities are treated as an integral element of the overall design, the Council will require developments to:

- a) Sensitively integrate refuse and recycling facilities within the building envelope;
- b) Ensure facilities are visually screened;
- c) Provide adequate space for the temporary storage of waste (including bulky waste) materials generated by the development; and
- d) Provide layouts that ensure facilities are safe, conveniently located and easily accessible by residents and operatives.

**DM13.2** To ensure existing and future waste can be sustainably and efficiently managed the Council will require a waste management plan for major developments and for developments that are likely to generate large amounts of waste.

**DM13.3** To ensure refuse and recycling facilities are easily accessible by operatives, the council will require refuse and recycling facilities to:

- a) Have unimpeded entrances for emptying and servicing;
- b) Incorporate an unimpeded route from the bin storage facilities to the refuse vehicle collection point;
- c) Ensure storage or collection areas are located within 20 metres of refuse vehicle collection point;
- d) Be located in an area where they can be accessed by refuse vehicles in a forward gear. In exceptional circumstances be located no

further than 20 metres from the point where the vehicles are required to reverse into the development; and

e) Provide a minimum clear width of 3.5 metres and height of 4.5 metres in locations where refuse vehicles are required to pass under any part of a building.

**DM13.4** To ensure refuse and recycling facilities are easily accessible by operatives, the council will require developments to provide access roads that:

a) Are constructed to highway adopted standards;

b) Are capable of allowing access for refuse vehicles of at least 10.75 m long, 2.5 m wide and 3.5 m high;

c) Provide sufficient clearance to safely accommodate the overhang of lifting equipment on routes with a gradient; and

d) Facilitate the safe manoeuvring of refuse vehicles.

**DM13.5** To ensure developments provide safe and conflict free access on routes that are shared by pedestrians and reversing refuse vehicles the Council will require a raised pedestrian footpath to be provided.

## **Why we are proposing this approach and how the preferred option would work**

### Design considerations

**6.92** The Council considers the layout, siting, function and design of recycling and refuse storage facilities to all be of equal importance. It is important that these facilities are considered as an integral part of the development process.

**6.93** If considered at the initial stage of the design process, proposals for new developments can integrate refuse and recycling within the building envelope without causing undue noise and odour nuisance.

**6.94** Conversions of existing buildings will also be expected to provide sufficient facilities. However, where integration within the building envelope is not possible, designs that locate refuse and recycling facilities behind the building line may be supported. The Council will expect facilities to be covered and located where they will not be visually intrusive and compromise the provision of shared amenity space, preferably integrated within landscape.

### Technical considerations

**6.95** It is important that refuse facilities are located in an area where they are easily accessible to all residents, including children and wheelchair users. This would include the provision of a safe route for those on foot as well as ensuring facilities are located on a hard level surface. Facilities must also be easily accessible for waste collectors.

**6.96** It is essential that developments incorporate enough suitable space to store the amount of waste and recycling likely to arise from the development once they are occupied and to build in capacity to meet future demand. This ensures that problems with rubbish being left on footways are minimised, occupants have space to recycle, commercial and household waste are kept

separately and waste collection services can operate safely and efficiently. To ensure this demand can be met, major developments or those which are likely to generate large amounts of refuse and recycling will be required to submit a waste management plan.

**6.97** Additional guidance should be sought from Croydon's Public Realm and Safety Department.

## Public art

### Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 5
- Strategic Objective 7

- Policy SP4.5
- Policy SP4.6

### Unitary Development Plan policies to be replaced by this policy

- UD16 Public Art

### Why we are proposing this policy

**6.98** Despite its size there are relatively few examples of public art within the Borough. The Council acknowledges the important role that public art can play in enhancing the setting of a building and creating a visually stimulating public realm and strengthening local distinctiveness.

**6.99** There is a need to ensure that opportunities to incorporate public art within new developments or public realm improvements are taken and that it relates to the local character contributes to the sense of place and reinforces local distinctiveness.

**6.100** The incorporation of public art offers the opportunity to work with the local community to create distinctive works that help engender a sense of ownership and strengthen the sense of place.

### Key evidence

- London Plan (2015)
- Public Realm Design Guide (2012)

- SPG19 Public Art (2005)

### What the evidence says

**6.101** SPG19 provides a useful guidance for those wishing to incorporate public art within their development. However, this document provides references to 'percent for art' a policy that is no longer live. This amended policy provides link to the Council's Public Realm Design Guide which provides more detailed guidance.



Policy DM14: Public art

**Option 1**

Preferred option

To enhance and express local character, the Council will support the inclusion of public art and require all major<sup>15</sup> schemes to include public art that:

- a) Is integrated into proposals at an early stage of the design process;
- b) Enhances and creates local distinctiveness and reinforces a sense of place;
- c) Responds to local character;
- d) Makes a positive contribution to the public realm; and
- e) Engages the local community in its creation.

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<sup>15</sup> Major schemes are defined as being over 0.5 hectares or residential schemes over 10 units or developments over 1000m<sup>2</sup>

## **Why we are proposing this approach and how the preferred option would work**

**6.102** By considering public art during the early stages of the design process and clarifying the scope at the beginning of the Design Team Service process, opportunities can be taken to integrate public art into the fabric of the development itself in more imaginative ways. Public art should not be confined to statues, but can be incorporated in imaginative, simple and cost effective ways such as bespoke paving, gates, lighting, signage, street furniture, playground equipment, railings and landscaping.

**6.103** The Council expects all public art to be of the highest design quality and craftsmanship and whenever possible, encourage the use of sustainable or recycled materials. When commissioning public art, developers should place equal weight on creating the right piece of work, the craftsmanship of the artist and those installing the piece and the maintenance after it has been installed.

**6.104** Those commissioning public art should seek additional guidance from Croydon's Public Realm Design Guide and the Public Art Supplementary Planning Guidance No.19 (2011)

## Tall and large buildings

### Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 5
- Strategic Objective 7

- Policy SP4.5
- Policy SP4.6

### Unitary Development Plan policies to be replaced by this policy

- None

### Why we are proposing this policy

**6.105** The Council acknowledges the positive contribution that well-designed tall buildings of high architectural quality can make. If sensitively and appropriately located, these buildings can facilitate regeneration through the provision of new jobs, homes and community facilities and an attractive built environment.

**6.106** The need for this policy has been identified in the borough's Croydon Local Plan: Strategic Policies which sets out the Council's intention to include detailed tall buildings policies within the Detailed Policies and Proposals plan. The Detailed Policies and Proposals also provide a link to the Croydon Opportunity Area Planning Framework and contain the Place-specific development management policies which identify areas suitable for tall buildings.

**6.107** The borough's Open Space Needs Assessment identified significant gaps in the provision of amenity green space, particularly in the north of the borough. To address this there is a need to ensure tall and large residential developments are located

in areas with sufficient green infrastructure or provide new green infrastructure to meet the increased demand.

### Key evidence

- London Plan (2015)
- Croydon Opportunity Area Planning Framework (2013)
- East Croydon Masterplan (2011)
- West Croydon Masterplan (2011)
- Mid Croydon Masterplan (2012)
- Infrastructure Delivery Plan (annually updated)
- Borough Character Appraisal (2015)
- Appendix 3 – Places of Croydon – Local Character
- Appendix 4 – Character Typology (2015)
- Open Space Needs Assessment (2009)

### What the evidence says

**6.108** London Plan Policy 7.7 refers to tall and large buildings. This policy advises boroughs to work with the Mayor to identify

areas that are appropriate, sensitive or inappropriate for tall or large buildings.

**6.109** The Croydon Opportunity Area Planning Framework identifies locations within the OAPF that are suitable for tall buildings. It provides guidance on indicative tall building heights, form and typologies. This approach reflects the Mayor's aspirations for new residential development within the Croydon Opportunity Area.

**6.110** The base line information used to select locations outside of the Croydon Opportunity Area included mapping of the residential and non-residential character analysis and mapping, PTAL<sup>16</sup> ratings and open space deficiency mapping.

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<sup>16</sup> Public Transport Accessibility Level – a rating of accessibility provided by Transport for London

## Policy DM15: Tall and large buildings

### **Option 1**

Preferred option

**DM15.1** To ensure tall or large buildings respect and enhance local character, and do not harm the setting of heritage assets, proposals will be permitted where they:

- a) Are located in areas identified for such buildings in Policies DM32 to DM47, in masterplans and in the Croydon Opportunity Area Planning Framework;
- b) Are located in areas meeting a minimum Public Transport Accessibility Level (PTAL) rating of 4 with direct public transport connections to the Croydon Opportunity Area; and
- c) The design should be of exceptional quality and demonstrate that a sensitive approach has been taken in the articulation and composition of the building form which is proportionate to its scale.
- d) To improve the quality and access to open space buildings taller than 40 storeys will need to incorporate amenity space such as sky gardens, atriums and roof terraces that is accessible to the public as well as residents of the development.

**DM15.2** To ensure tall and large buildings are well integrated with the local area, the ground and first floors should incorporate a mix of publically accessible uses and spaces.

### **Why we are proposing this approach and how the preferred option would work**

**6.111** Tall and large buildings have been defined as those which are significantly taller and larger; in terms of scale, mass and height than the predominant surrounding buildings, causing a significant change to the skyline.

**6.112** When considering whether a development can be considered to be tall or large, the context within which the building is situated must be considered. This would mean that a proposal for six storeys; in an area where predominant building heights are

two storeys, would be considered to be a tall building. In an area where an urban block<sup>17</sup> comprises of buildings with narrow frontages, a proposal for a building with a scale that differs from this would be considered to be large.

**6.113** This definition closely aligns with the Croydon Local Plan Strategic Policy SP4.5, London Plan Policy 7.25 and CABE and Historic England's guidance which refer to tall and large buildings.

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<sup>17</sup> An urban block is a rectangular area in a city surrounded by streets and usually containing several buildings.

**6.114** There is a need to expand the current definition of tall buildings to include large buildings. This policy will expand the definition of tall buildings to include large buildings and ensure development is sensitive to its local context.

**6.115** This policy in conjunction with the Place-specific development management policies (Policies DM32 to DM47) will establish clear principles and more certainty for developers about the locations for tall and large buildings.

**6.116** Proposals for tall or large buildings will need to include urban design analysis that demonstrates how they align with the Opportunity Area Planning Framework and the Fair Field, Mid Croydon, Old Town and East and West Croydon Masterplans. In locations outside of these areas proposals for tall or large buildings will be expected to demonstrate that they will not cause unacceptable harm to the character of the surrounding area and to the wider setting of heritage assets and meet all policy requirements, including those relating to tall buildings.

**6.117** Proposals for tall or large developments within sensitive locations<sup>18</sup> will be expected to demonstrate that it meets the requirements of the London Plan Policies 7.6 and 7.7.

**6.118** Paragraph 6.23 of the Croydon Opportunity Area Framework outlines the importance of creating slender tall buildings in locations where the proposed building will be taller than the predominant surrounding development heights. This criterion will help to minimise the impact that the proposed building will have upon the setting and character in terms of microclimate, overshadowing and wind turbulence. This criterion is equally

applicable in locations outside of the Croydon Opportunity Area (as listed in the Places of Croydon Policies DM32 to DM47) where opportunities for tall or large buildings may be available.

**6.119** Due to their size and scale and the increased densities arising from tall buildings, their impact on surroundings are greater than those of more conventionally sized buildings. Tall and large buildings, in areas such as the Metropolitan Centre that have been identified for growth, will place additional pressure on existing resources such as community facilities and public space. There is an opportunity to address the shortage space by incorporating high quality public amenity spaces such as sky gardens, atrium spaces and roof terraces in tall buildings. To ensure that these buildings address current and future need for amenity space provision full public access to these spaces will be supported. The Council will work with developers to secure legal agreements for this type of amenity space provision.

**6.120** The design quality of the top of tall buildings is equally as important as the base. A base with a design that has been carefully considered can have a significant impact on the streetscape, local views and how the building physically and visually integrates with the street and the spaces surrounding it. To ensure tall buildings that are well integrated within its immediate local area it should incorporate active and publically accessible ground and first floors and a stimulating and inclusive public realm. To make the public realm around the building feel safe and attractive for pedestrians, the façade should be transparent with sufficient openings to assist overlooking and passive supervision.

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<sup>18</sup> Sensitive locations, include sites close to heritage assets, residential amenity spaces, schools, or where topography changes would result in the development crowding or blocking designated views or viewing corridors.,

## Views and Landmarks

### Strategic Objectives and related Croydon Local Plan strategic policies

- Policy SP4.2
- Policy SPS4.6

- Policy SP4.9
- Policy SP4.13

### Unitary Development Plan policies to be replaced

- UD11 Views and Landmarks

### Why we are proposing this policy

**6.121** Croydon has compiled a list of Local Designated Views of significance for the borough. These include Croydon Panoramas that reinforce Croydon's sense of local place and identity and Local Designated Landmarks that assist with way finding and contribute to local character of the borough.

### Key evidence

- The Borough Character Appraisal (2015)
- Croydon Opportunity Area Planning Framework (2013)

### What the evidence says

**6.122** The Unitary Development Plan Policy UD1 contained a list of Views and Landmarks. These have been assessed alongside others suggested in the Borough Character Appraisal and by Development Management Officers and from the previous consultation on the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options) in 2013.

## Policy DM16: Views and Landmarks

### **Option 1**

Preferred option

The Council will consider the proposed development in relation to its impact on protected Local Designated Views. Developments should enhance the Croydon Panorama as a whole and should seek to avoid buildings that tightly define the edges of the viewing corridors. They should not create a crowding effect around, or obstruct, or appear too close or high in relation to the Local Designated Landmark(s) identified in the Croydon Panoramas and Local Designated Views.

### **Why we are proposing this approach and how the preferred option would work**

**6.123** When new development is proposed it should consider the effect on a Local Designated View to avoid detrimental impact on the quality of the View and ensure it is not sited too close to avoid overcrowding the View of a Local Designated Landmark. This is considered in the Croydon Local Plan Strategic Policy SP4.2 which states that development will be required to protect Local Designated Views, Croydon Panoramas, the setting of Local Designated Landmarks, other important vistas and skylines.

**6.124** The London Plan Policy 7.11 'London View Management Framework' is reflected in the Croydon Local Plan Strategic Policy SP4.13 which states that the Council and its partners will strengthen the protection of and promote improvements to local views, Croydon Panoramas and Local Designated Landmarks.

**6.125** The Croydon Opportunity Area Planning Framework refers to the potential impact of tall buildings on views and assessment of impact on the skyline. It identifies townscapes along which people have generous views of the Croydon Opportunity Area. Further to this, it identifies the need for development to demonstrate that it integrates with and improves the local character and, that new buildings will be assessed against their

impact on these views to ensure they do not result in an overbearing wall of development.

**6.126** The Panoramas selected are the wide expansive views of substantial parts of Croydon where public access to a view point to view the Panorama should be maintained.

**6.127** The important Local Designated Landmarks in the views are noted in the list of Croydon Panoramas and Local Designated Views in the Croydon Local Plan: Strategic Policies (Partial Review). This policy aligns with the London Plan, Policy 7.12.

**6.128** To enhance the Croydon Panoramas and Local Designated Views new development will be assessed against their impact on the Local Designated Views and the Landmarks identified within the views.

**6.129** For all Croydon Panoramas, any development that prevents the retention of a public access to the viewpoint and any development that does not comply with this policy in relation to the Local Designated Landmarks will be considered intrusive and unacceptable. Elevations of the proposed development seen from the viewpoint of the Croydon Panorama will be required as part of an assessment of impact of new development on these views.



## Heritage assets and conservation

### Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 5
- Strategic Objective 7
- Policy SP1
- Policy SP2.2

- Policy SP4.1
- Policy SP4.12
- Policy SP4.13

### Unitary Development Plan policies to be replaced

- UC2 Control of Demolition on Conservation Areas
- UC3 Development Proposals in Conservation Areas
- UC4 Changes of Use in Conservation Areas
- UC5 Local Areas of Special Character
- UC8 Use of Listed Buildings
- UC9 Buildings on the Local List

- UC10 Historic Parks and Gardens
- UC11 Development Proposals on Archaeological Sites
- UC13 Preserving Locally Important Remains
- UC14 Enabling Development

### Why we are proposing this policy

**6.130** Croydon has a rich and varied heritage that provides depth of character to the borough's environment. The historic environment contributes to local character and distinctiveness and enables an understanding of the pattern of historic development of an area. In order to maintain the borough's character it is vital that heritage assets are protected and sensitively adapted and that

their setting is not harmed. The historic environment is a finite resource and, once lost, cannot be replaced.

**6.131** The Council recognises the value of the historic environment, especially in relation to the positive contribution it can make to creating and maintaining sustainable communities, and considers it to be important to conserve the valued components of the borough's historic environment for the future.

This view is supported by the National Planning Policy Framework (Chapter 12), the London Plan (Chapter 7) and the strategic objectives and policies of the Croydon Local Plan. The strategic policies state that ‘Croydon needs to ensure protection of its heritage assets and their settings, to retain local distinctiveness and character’. This is particularly important given the context of the significant change that Croydon, in particular the Croydon Opportunity Area, has seen in the last century and is likely to continue to experience. The Council also supports the principles of heritage-led regeneration.

**6.132** This policy seeks to improve the protection afforded to heritage assets in the borough. Heritage assets are the valued elements of the historic environment and make an important contribution to the quality of the borough’s architectural, historic and townscape character. A heritage asset is a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets can be identified in various ways, for example through statutory designation as heritage assets of national significance, such as Listed Buildings, Conservation Areas, Scheduled Ancient Monuments, and Registered Historic Parks and Gardens, or through designation by the Local Planning Authority, which includes locally listed buildings, Local Heritage Areas (LHA) and Locally Listed Historic Parks and Gardens. Heritage assets can also be identified through area assessments, master planning or during the planning process itself.

**6.133** Through the planning process the Council will consider the significance of all sites and areas identified as having heritage significance. The Council will monitor proposed removals and additions to the established lists of heritage assets as and when appropriate. The Council will continue to make information relating to heritage assets available to view on the Croydon Council website.

**6.134** The special character of a heritage asset is the principle reason for why the asset is considered to have a degree of significance. It is usually defined by its architectural character or other distinguishing features, for example landscape features, historic importance, or, in the case of an historic area, the distinctive character of the area as a whole.

**6.135** The setting of a heritage asset is defined in the glossary of the National Planning Policy Framework as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.’

### **Key evidence**

- The Setting of Heritage Assets, English Heritage - Historic Environment Good Practice Advice in Planning : 3(2015)
- Understanding Place: Conservation Area Assessment, Designation and Management, English Heritage (2010)
- Understanding Place: Historic Area Assessments, English Heritage (2011)
- Enabling development and the conservation of significant places, English Heritage (2008)
- Croydon Borough Character Appraisal (2012)
- Croydon’s Local List of Buildings of Historic or Architectural Importance SPD (2007)
- Conservation Area Appraisal and Management Plans (various)
- Conservation Area General Guidance SPD (2013)
- Croydon Opportunity Area Planning Framework (2013)
- East Croydon Masterplan (2011)
- West Croydon Masterplan (2011)
- Mid Croydon Masterplan (2012)

## What the evidence says

**6.136** This policy addresses detailed issues that relate to the detailed application of Croydon Local Plan Strategic Policies to heritage assets in the borough and fulfils the aim outlined in strategic Policy SP4 to strengthen the protection afforded to heritage assets in the borough.

**6.137** The National Planning Policy Framework paragraph 126 states that 'local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment'.

**6.138** The London Plan Policy 7.8G states that Boroughs should 'include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area'.

**6.139** The Croydon Local Plan: Strategic Policies provides general policies SP4.11-15 that relate to the historic environment. However, there is a need to provide detailed policy on specific issues in order to provide additional policy protection to the borough's heritage assets and to enable the Council to meet its statutory duties.

## Policy DM17: Heritage assets and conservation

### **Option 1**

Preferred option

**DM17.1** To preserve and enhance the character, appearance and setting of heritage assets within the borough, the Council will determine all development proposals that affect heritage assets in accordance with the following:

- a) Development affecting heritage assets will only be permitted if their significance is preserved or enhanced;
- b) Proposals for development will only be permitted if they will enhance the setting of the heritage asset affected or have no adverse impact on the existing setting;
- c) Proposals for changes of use should retain the significance of a building and will be supported only if they are necessary to keep the building in active use;
- d) Where there is evidence of intentional damage or deliberate neglect to a heritage asset, its current condition will not be taken into account in the decision-making process; and
- e) Proposals for enabling development must have benefits that outweigh the detriment of departing from other planning policies and the proposed development must be the minimum necessary to secure the heritage asset's long-term future.

**DM17.2** Applications for development proposals that affect heritage assets or their setting must demonstrate:

- a) How particular attention has been paid to scale, height, massing, historic building lines, the pattern of historic development, use, design, detailing and materials;
- b) That it is of a high quality design that integrates with and makes a positive contribution to the historic environment; and
- c) How the integrity and significance of any retained fabric is preserved.

**DM17.3** To preserve and enhance Listed Buildings, Scheduled Ancient Monuments and Registered Parks and Gardens within the borough, the Council will determine all development proposals that affect these heritage assets in accordance with the following:

- a) Substantial harm to or loss of a Grade II listed building or park or garden should be exceptional;
- b) Substantial harm to or loss of a Grade I or II\* listed building or a scheduled ancient monument should be wholly exceptional; and
- c) All alterations and extensions should enhance the character, features and setting of the building or monument and must not adversely affect the asset's significance.

**DM17.4** To preserve and enhance the character, appearance and setting of Conservation Areas within the borough, the Council will determine all development proposals that affect conservation areas in accordance with the following:

- a) The demolition of a building that makes a positive contribution to the special character and appearance of a Conservation Area will be treated as substantial harm;
- b) Where the demolition of a building in a Conservation Area is considered to be acceptable, permission for its demolition will only be granted subject to conditions linking demolition to the implementation of an approved redevelopment scheme; and
- c) All proposals for development must have regard to the development principles in the Conservation Area General Guidance SPD and Conservation Area Appraisal and Management Plan SPDs or equivalent.

**DM17.5** To protect and enhance the character, appearance and setting of Locally Listed Buildings within the borough, the Council will determine all development proposals that affect locally listed buildings in accordance with the following:

- a) Substantial weight will be given to protecting and enhancing Locally Listed Buildings;
- b) All alterations and extensions should enhance the building's character, setting and features and must not adversely affect the

significance of the building; and

c) All proposals for development must have regard to Croydon's Local List of Buildings of Historic or Architectural Importance SPD or equivalent.

**DM17.6** To preserve and enhance the character, appearance and setting of Local Heritage Areas within the borough, the Council will determine all development proposals that affect a Local Heritage Area in accordance with the following:

a) Substantial weight will be given to protecting and enhancing buildings, townscape and landscape features that make a positive contribution to the special character and appearance of a Local Heritage Area; and

b) All proposals for development must have regard for the development principles in the Conservation Area General Guidance SPD and the Local Heritage Area evidence base.

**DM17.7** Substantial weight will be given to conserving and enhancing landscape features or planting that makes a positive contribution to the special historic character and original layout of statutorily registered and locally listed historic parks and gardens.

**DM17.8** All development proposals must preserve and enhance War Memorials and other monuments, and their settings.

**DM17.9** In consultation with the Greater London Archaeological Advisory Service, or equivalent authority, the Council will require the necessary level of investigation and recording for development proposals that affect, or have the potential to affect Croydon's archaeological heritage. Remains of archaeological importance, whether scheduled or not, should be protected in situ or, if this is not possible, excavated and removed as directed by the Greater London Archaeological Advisory Service or equivalent authority.

### **Why we are proposing this approach and how the preferred option would work**

**6.140** While the Council recognises that many non-designated heritage assets do not benefit from statutory protection, the Council will seek to protect all heritage assets from demolition due to their national or local historic and architectural significance and the contribution they make to the borough's townscape character. The Council will seek to retain original features and detailing present on buildings and ensure that alterations and extensions to historic buildings are carried out in a manner that does not harm their significance and respects the scale, character, detailing and

materials of the original building and area. Proposals that include the reinstatement of significant lost architectural or landscape features or the removal or harmful alterations, where this can be demonstrably undertaken without harm to the significance of the heritage asset, will be supported in principle.

**6.141** In addition to the collective value of buildings and their relationship to each other, the character of conservation areas and Local Heritage Areas (LHA) may be defined by the wider townscape, land uses, public realm, open spaces, road layout or landscaped areas. This character can be relatively consistent or in larger areas may contain several 'character areas' within the

conservation area or LHA. In addition to protecting individual buildings the Council will ensure that the wider character of an area is protected and enhanced.

**6.142** Conservation areas are subject to management as designated heritage assets whilst LHA are considered to be local heritage assets. In order to qualify for designation as an LHA, an area needs to be of local heritage significance and meet one or more of the following criteria:

- a) Architectural Significance – Be an area of distinctive architectural character as a result of the collective value of a group of historic buildings with consistent architectural form, style, features, detailing or materials. The group will often, but not always, have been built as a single development over a short period of time and will be well preserved;
- b) Townscape Quality – Be an attractive and historic composition of urban form, either planned or unplanned and distinctive from the surrounding area; or
- c) Landscape Quality – Be an area that is distinguished by the quality, extent or features of its historic landscape, which is well preserved.

**6.143** These criteria have been developed and updated in line with the new policy framework introduced by the Croydon Local Plan: Strategic Policies reflecting the status of the LHAs as heritage assets. The criteria were based upon the original Local Area of Special Character designation criteria outlined in the Croydon Unitary Development Plan (1992 and 2006).

**6.144** All planning applications submitted that relate to heritage assets should include a description of the significance of the heritage asset affected and analysis of the resultant impact of the development on the heritage asset and its setting. The level of detail of this statement should be proportionate to the significance

of the asset affected and will, if necessary, be directed by the Council.

**6.145** All development that relates directly to heritage assets or affects their setting must be of a high quality design that enhances their special character and must pay special attention to the area's established height, scale, massing, building lines, detailing and materials. New development will be discouraged from copying existing buildings but rather must be informed by and well integrated with the established character of the area.

**6.146** Development will be encouraged to enhance the setting of heritage assets, or at the very least not have any adverse impact on the current setting. In some cases there may be opportunities to better reveal the setting of heritage assets; however this must not have adverse impacts on local character or other heritage assets.

**6.147** Historic buildings should be maintained in their original use wherever possible unless fully justified by demonstration that this is necessary to secure its long term future viability. Where a proposed change of use is fully justified, it should be demonstrated how the building's original fabric and character is to be preserved.

**6.148** Historic landscapes, including registered and locally listed historic parks and gardens may have interest from: their age, connection with historic buildings, events or people, presence of ornamental features and artefacts, style of layout, or work of an important designer. The Council will ensure that historic parks and gardens are not adversely affected by new development.

**6.149** Croydon's archaeological heritage comprises of both above and below ground remains, previously identified through individual finds, evidence of previous settlements and standing structures. At present approximately a quarter of the borough is covered by

archaeological priority zones, which are areas that have a high likelihood of archaeological significance. Due to its nature, much of the borough's archaeological heritage is likely to have been undiscovered and as a result is very sensitive. If a site is identified as having potential archaeological significance applicants will be required to undertake an archaeological desk-based assessment and, if necessary, a field investigation. Any discovered archaeological remains will be required to either be preserved in situ or through a programme of excavation, recording, publication and archiving, undertaken by an archaeological organisation approved by the Council, prior to the commencement of any development. The Council will consult with and follow the guidance of the Greater London Archaeological Advisory Service, or equivalent authority, on the archaeological implications of development proposals.

**6.150** Where development proposals affect heritage assets the submission of a full planning application will be sought as opposed to an outline planning application, unless the Local Planning Authority has sufficient comfort that the level of detail submitted will ensure that the proposed development will preserve or enhance the affected asset(s).

**6.151** The Council supports the principle of improving access to historic buildings but will ensure that works undertaken to achieve this are done so in the most creative manner possible and that any harm to significance is minimised and outweighed by the public benefit of securing access.

**6.152** The Council will maintain the 'Heritage at Risk Register', which is managed by Historic England, and monitors the condition of heritage assets where possible. If deemed appropriate, the Council will exercise its legal powers to ensure that essential maintenance of designated heritage assets is undertaken. The Council will seek to work with partners to secure creative solutions that would contribute positively to local character and vitality

**6.153** When, in exceptional circumstances, a heritage asset cannot be retained, the development will be required to conduct a full recording survey (including photographs) and deposit the information in the Croydon Local Studies Library and Archives Centre. This should be secured through a planning condition. This is in addition to the recording requirements imposed in respect of the loss of nationally significant designated heritage assets

**6.154** This policy should be read in conjunction with existing and future Council guidance documents including the Conservation Area General Guidance SPD, Conservation Area Appraisal and Management Plan SPDs, the Local List of Buildings of Historic or Architectural Importance SPD and the Residential Extensions and Alterations SPD.

# 7. Community Facilities

Providing and protecting community facilities

## Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 4
- Strategic Objective 6
- Strategic Objective 7

- Strategic Objective 8
- Policy SP5

## Unitary Development Plan policies to be replaced

- CS1 Development of New Community Facilities
- CS2 Retaining Existing Community Facilities

## Why we are proposing this policy

**7.1** The National Planning Policy Framework in paragraph 69 states that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. The Council recognises the benefits of a healthy community and with the expected growth in the borough's population, existing community facilities that serve their current and future needs should be retained and new facilities provided.

**7.2** Croydon's population, as it grows, will put increasing pressure on community facilities. Consequently, a changing approach towards locating services and facilities is needed, especially to ensure they are provided in sustainable locations.

## Key evidence

- London Plan (2015)

## What the evidence says

**7.3** The London Plan Policy 3.16 cites the protection and enhancement of social infrastructure which includes community uses and encourages London boroughs to develop policies to protect these uses.



## Policy DM18: Providing and protecting community facilities

### **Option 1**

Preferred option

**DM18.1** The Council will ensure the provision of a network of community facilities, providing essential public services throughout the borough by protecting existing community sites that still serve, or have the ability to serve, the needs of the community.

**DM18.2** The Council will permit the loss of existing community facilities where:

- a) It can be demonstrated that there is no need for the existing premises or land for a community use and that it no longer has the ability to serve the needs of the community and it can be demonstrated that the existing enterprise is not financially viable; or
- b) Community facilities for a specific end user (either on site or off site as part of a comprehensive redevelopment) that meet current or future needs are provided.

**DM18.3** The Council will permit the loss of existing non-commercial community facilities where:

- a) It can be demonstrated that there is no need for the existing premises or land for a community use and that it no longer has the ability to serve the needs of the community;
- b) The existing use is located on the ground floor within a Main Retail Frontage, a Secondary Retail Frontage, a Shopping Parade or a Restaurant Quarter Parade; or
- c) Community facilities for a specific end user (either on site or off site as part of a comprehensive redevelopment) that meet current or future needs are provided.

**DM18.4** The Council will support applications for community use where the proposals:

- a) Include buildings which are flexible, adaptable, capable of multi-use and, where possible, enable future expansion;
- b) Is accessible to local shopping facilities, healthcare, other community services and public transport or provides a community use in a location and of a type that is designed to meet the needs of a particular client group; and
- c) Have regard to the cumulative effect of similar uses within the area, the impact on the street scene, traffic generation and parking provision; and the level of noise, disturbance and intrusion.

## **Why we are proposing this approach and how the preferred option would work**

### Protection of existing community facilities

**7.4** Proposals involving the loss of a community facility will need to:

- a) Explain why the current use is no longer needed if the building/site is occupied;
- b) Show that the loss would not create, or add to, a shortfall in provision of floor space/sites for the existing community use by providing details of a marketing exercise that meets the criteria below; or
- c) Provide a replacement community facility for a specific end user either on site as part of a mixed use development or elsewhere on a site with no current community use.

**7.5** In addition, for proposals involving the loss of an existing profit-making community use (such as a private gym) evidence must be submitted to demonstrate that the existing community use is not financially viable. This evidence will be assessed on behalf of the Council by an independent RICS valuer (paid for by the applicant).

**7.6** The marketing exercise associated with this policy should be for a minimum period of eighteen months. Space should be offered at a reasonable charge for community groups/voluntary sector organisations reflecting its existing use value unfettered by any hope value. The Council may accept 'soft marketing' if it can be demonstrated by the applicant that over a period of at least six months approaches have been made to local community groups and organisations who are looking for premises, offering the site at a reasonable charge that reflects its existing use value. Marketing details need to include a site description, photographs and reasonable terms commensurate with community use. The Council can provide guidance on what it constitutes 'reasonable terms'.

**7.7** In cases where a community use ceases it has to be successfully demonstrated that there is no local need or demand for alternative community use.

**7.8** The protection of community facilities will not apply to Main Retail Frontages, Secondary Retail Frontages, Shopping Parades and Restaurant Quarter Parades as these are locations where Class A uses are the preferred uses.

### Proposals for new community facilities

**7.9** The use of a building and the needs of communities can change over time. Therefore, new community facilities should be designed to be flexible and adaptable to changing circumstances including being capable of multi-use and expansion.

**7.10** New community facilities should be located so that they are close to schools, local shopping facilities and public transport and other community services to reduce the number of trips people need to make to access them. However, it is acknowledged that they may be circumstances where the needs of a particular group or client base mean that it that it does not need to be located close to other services. In such instances applications would need to be supported with information demonstrating how the lack of access to other services will not have a negative impact on the end users of the new community facility and the amenity of the surrounding area.

## Public Houses

### Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 6

- Policy SP5

### Unitary Development Plan policies to be replaced

- CS1 Development of New Community Facilities
- CS2 Retaining Existing Community Facilities

### Why we are proposing this policy

**7.11** The National Planning Policy Framework in paragraph 69 states that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. The loss of public houses over recent years has increased due to rising property values. The importance of public houses as a community asset has been acknowledged through the National Planning Policy Framework which requires local authorities to 'plan positively' for such uses. There is also a body of evidence produced by organisations such as CAMRA (The Campaign for Real Ale), the All Party Parliamentary Beer Group and the Institute for Public Policy Research (IPPR) which also supports this view.

#### .Key evidence

- London Plan (2015)
- CAMRA Guidance – Pub Planning Policy Tool Kit (2014)

- 'How to save London's pubs as community resources'- Steve O'Connell, GLA (2013)
- The Social Value of Community Pubs (2012)

### What the evidence says

**7.12** The Institute of Public Policy Research's 'The Social Value of Community Pubs' details the social and community importance of public houses and their importance as hubs for development of social networks. It notes the significant long term consequences and associated costs for communities with a lack of social infrastructure which can support the wellbeing of individuals and communities. In May 2013 CAMRA advised that public house losses had been running at 26 per week in the six months to March 2013.

**7.13** The London Plan Policy 3.16 cites the protection and enhancement of social infrastructure which can include public houses and encourages London boroughs to develop policies to protect public houses as a community asset.

Policy DM19: Protecting Public Houses

<p><b>Option 1</b></p> <p>Preferred option</p>	<p><b>Option 2</b></p> <p>Alternative policy</p>
<p>Planning permission will not be granted for the demolition or change of use of a public house, unless the Council is satisfied that there is not a defined need for a public house. Even where the Council is satisfied that there is not a defined need for the public house, the Council must be satisfied that:</p> <ul style="list-style-type: none"> <li>a) The loss of the public house would not result in a shortfall of local public house provision of this type;</li> <li>b) Any proposed development would not have a detrimental effect on the design, character and heritage of the existing public house or the wider street scene;</li> <li>c) That the public house is no longer considered economically viable when considered against the CAMRA’s Public House Viability Test; and</li> <li>d) The public house has been marketed as a public house, at a market rate for public houses, for a consistent period of 18 months.</li> </ul>	<p>No specific policy on public houses but public houses as community facilities will be considered by Policy DM18 ‘Providing and protecting community facilities’ and Policy SP5.3 of the Croydon Local Plan: Strategic Policies.</p>

**Why we are proposing this approach and how the preferred option would work**

**7.14** Proposals involving the loss of a public house will need to demonstrate that there is not a defined need for a public house.

**7.15** A defined need can be demonstrated in no particular order of preference by:

- a) The public house being statutorily listed;
- b) The public house being locally listed;

- c) The public house being a non-designated heritage asset;
- d) The public house having other local contextual significance;
- e) There being sustained and documented local objection to the loss of the public house; and
- f) The public house being used for a wider variety of ancillary uses such as functions, social events and other community activities.

**7.16** The Council will resist the loss of these facilities unless it can be demonstrated that is no longer required in its current use. Evidence will be required to show that the loss would not create,

or add to, a shortfall in provision for the public house and demonstrate that there is no demand for such a use on the site. This would include the submission of evidence of suitable marketing activity for a period of 18 months. This evidence should demonstrate that the existing use is no longer financially viable through the submission of financial evidence. Marketing details need to include a site description, photographs and reasonable terms commensurate with public house use. In cases where a public house use has ceased it has to be successfully demonstrated that there is no local need or demand.

## Cemeteries and burial grounds

### Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 6

- Policy SP5

### Unitary Development Plan policies to be replaced

- CS1 Development of New Community Facilities

### Why we are proposing this policy

**7.17** In 2012 Croydon had less than two years supply of burial space remaining in its cemeteries within the borough and at Greenlawns Memorial Park in Tandridge district and Bandon Hill Cemetery in the London Borough of Sutton.

**7.18** A planning application was made to Tandridge District Council to extend the existing burial ground at Greenlawns Memorial Park following consideration of all known options within the London Borough of Croydon itself. The planning application was refused and the refusal was upheld upon appeal.

### Policy DM20: Cemeteries and burial grounds

#### **Option 1**

Preferred option

The Council will support applications for new cemeteries and burial grounds where the proposals:

- a) Have good means of access from roads and are near bus routes or other transport nodes;

**7.19** Therefore, Croydon needs to find an alternative site for a new burial ground and a policy is proposed to guide the search for a site and to help determine any subsequent planning application.

### Key evidence

- Burial Land Need and Provision Study (2010)

### What the evidence says

**7.20** The Burial Land Need and Provision Study identifies that space needs to be found for 1,900 burial spaces in the borough up to 2031.

- b) Are located in areas of with low risk of flooding from all potential sources of flooding;
- c) Are not located in a Groundwater Protection Zone;
- d) Would not have unacceptable adverse impact on the biodiversity of the borough; and
- e) Are not located in Metropolitan Green Belt or on Metropolitan Open Land unless it has been demonstrated that there are no suitable sites that are not in Metropolitan Green Belt or on Metropolitan Open Land, there is no impact on openness and existing provision of public access is maintained.

**Why we are proposing this approach and how the preferred option would work**

**7.21** A new cemetery or burial ground needs to be well accessed from roads and bus routes or other transport nodes in order to be accessible for residents of the borough to visit and attend to gravestones.

**7.22** Cemeteries and burial grounds would be particularly adversely affected by flooding and also have a greater potential to contaminate groundwater supplies. Therefore, they must not be located in areas of flood risk (from any source of flooding) nor should they be located in any Groundwater Protection Zone.

**7.23** The National Planning Policy Framework lists facilities for cemeteries as potentially being acceptable in Green Belt. However, the presumption is that this is for existing cemeteries and that new cemeteries and burial grounds need to demonstrate exceptional circumstances before being permitted in Green Belt (and by default, Metropolitan Open Land).

**7.24** Therefore, a new cemetery or burial ground will only be permitted in Metropolitan Green Belt or Metropolitan Open Land if it has first been demonstrated that there are no suitable sites outside of Metropolitan Green Belt or Metropolitan Open Land.

These sites do not have to be within the borough boundary of Croydon. Furthermore, any ancillary facilities associated with a new cemetery or burial ground must be kept to a minimum so that there is no impact on openness of Metropolitan Green Belt or Metropolitan Open Land. Existing public access to any site in Metropolitan Green Belt or Metropolitan Open Land must also be maintained.

**7.25** Cemeteries and Burial Grounds are not acceptable on Local Green Space.

## A Place with a Sustainable Future

The content of this section is related to the theme of Croydon as 'A Place with a Sustainable Future.' It adds further detail to the Croydon Local Plan: Strategic Policies on how the borough can become a sustainable, well connected place and an environment prepared for the impacts of a changing climate.



# 8.Environment and Climate Change

Development and construction

## Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 5
- Strategic Objective 9
- Strategic Objective 10
- Strategic Objective 11

- Policy SP6.2
- Policy SP6.3

## Unitary Development Plan policies to be replaced

- EP1 Control of Potentially Polluting Uses

## Why we are proposing this policy

**8.1**As part of its commitment to achieving sustainable development and promoting the economic and social wellbeing of the borough, the Council needs to ensure that there is effective protection of the environment and prudent use of natural resources. To do this the Council needs to assess the environmental impacts of development and take action to ensure that sustainable development objectives are met. The entire borough of Croydon is also an Air Quality Management Area.

## Key evidence

- Planning for Air Quality (2006)
- The Mayor of London’s Sustainable Design and Construction SPG (2014)

## Policy DM21: Sustainable Design and Construction

### **Option 1**

Preferred option

The Council will promote high standards of development and construction throughout the borough by:

- a) Ensuring that future development, that may be liable to cause or be affected by pollution through air, noise, dust, or vibration, will not be detrimental to the health, safety and amenity of users of the site or surrounding land; and
- b) Ensuring mitigation measures are put in place to reduce the adverse impacts to acceptable levels. Where necessary, the Council will set planning conditions to reduce the impact on adjacent land uses to acceptable levels, relative to ambient noise levels and the character of the locality.

### **Why we are proposing this approach and how the preferred option would work**

**8.2** In Croydon developments of 10 or more new homes or 500m<sup>2</sup> or more of non-residential floor space are expected to meet high sustainable construction standards in accordance with the Croydon Local Plan.

**8.3** Developers should seek to minimise the adverse environmental impacts of development during construction in line with the Sustainable Design and Construction SPG 2014 and by considering the following best practice measures:

- a) Identifying potential sources of dust and other air pollution as early as possible from the earliest stages of project design and planning;
- b) Locating activities likely to generate air pollution or dust away from sensitive uses such as hospitals, schools, housing and wildlife sites where possible;
- c) Minimising dust generation by dampening stockpiles and covering skips;

- d) Dampening and sweeping construction sites, access roads and dust generating activities such as stone cutting as required;
- e) Accommodating wheel washer facilities as necessary; and
- f) Making use of techniques such as framed construction and prefabricated components in order to minimise construction noise and disruption on site

**8.4** Solid wall insulation will also be encouraged in existing developments where planning permission may be required.

### Demonstrating Environmental Performance or BREEAM

**8.5** National Technical Standards (2015) and London Plan requirements or equivalent should be referred to.

**8.6** For developments that would need to be assessed under the 'bespoke' version of BREEAM, a detailed sustainability statement should be submitted based on BREEAM credits. This is because the costs of certification through the bespoke version of BREEAM are prohibitive.

**8.7** For major developments, an energy statement should be submitted, detailing how London Plan requirements for carbon reduction will be met.

#### Air quality

**8.8** The entire borough of Croydon is an Air Quality Management Area and therefore developers should give careful consideration to the air quality impacts of their proposed development. Since very few developments are 'zero emission' developments, most development will have a negative impact on air quality.

Developers should consider measures to minimise emissions of air pollution at the design stage and should incorporate best practice in the design, construction and operation of the development. Where a development has a negative impact on air quality, developers should identify mitigation measures that will minimise or offset the emissions from the development. This is especially important where provision has been made for a large number of parking spaces, where the development will generate a significant number of trips, or will give rise to other potentially significant sources of pollution.

**8.9** The Council has produced an Interim Policy Guidance (Standards and Requirements for Improving Local Air Quality) on requirements for improving local air quality, which sets out situations when an assessment may be required and suggests methods of undertaking such an assessment within the Croydon area. Developers or architects involved in new residential development, new industrial and commercial development, or mixed use development with housing should consult the Interim Planning Guidance on Improving Local Air Quality.

#### Noise

**8.10** There is a need to ensure that residents and businesses are protected from environmental disturbance during the construction of major developments.

**8.11** The Council's Code of Practice has been prepared to help developers and their contractors ensure that they undertake their works in the most considerate manner, in order to reduce the impact of the work on local communities. It also provides guidance on a Construction Logistic Plan required for major developments and the assessment of traffic movements.

**8.12** Most planning applications received by the Council are assessed for the impact of environmental noise on the new development. This to ensure that the proposed development has adequate sound insulation in order to minimise the adverse impact of noise from a railway or a busy road, aircraft or an industrial activity. Residential developments close to railways and other noise sensitive sites will need a noise assessment.

## Land contamination

### **Strategic Objectives and related Croydon Local Plan strategic policies**

- Strategic Objective 9

- Policy SP6.3

### **Unitary Development Plan policies to be replaced**

- EP2 Land Contamination – Ensuring land is suitable for development
- EP3 Land Contamination – Development on land known to be contaminated

## Why we are proposing this policy

**8.13** Whilst a site may contain elevated levels of ‘contaminants’, it may or may not be defined in legislation as contaminated land.

**8.14** The legislation defines contaminated land as ‘any land which appears to the local authority in whose area it is situated, to be in such a condition, by reasons of substances in, on or under the land that:

- a) Significant harm is being, or there is a significant possibility of such harm being caused; or
- b) Pollution of controlled waters is being or is likely to be caused.’

**8.15** Land contamination is likely to have arisen from the activities of past industrial and waste disposal practices. Elevated levels of heavy metals, oils, pesticides, and asbestos or landfill gas are a few examples of substances or materials which could be considered contaminants and which, where not properly managed, could cause harm to health or the environment.

**8.16** The planning system aims to ensure that the effects of historical contamination do not cause any harm to the future users of a site. Provisions in the planning process ensure that, where contamination is an issue on a site, it is cleaned up or remediated before or as part of its redevelopment. Contaminated sites can be redeveloped into uses such as housing, schools and hospitals.

Policy DM22: Land contamination

### **Option 1**

Preferred option

**8.17** It is the responsibility of the Council to determine whether it considers the site to be contaminated. Planning controls through the imposition of conditions assists in helping to govern these sites.

### **Key evidence**

- Environment Protection Act 1990
- National Planning Policy Framework (2012)

### **What the evidence says**

Before the introduction of the Environment Protection Act 1990, there were instances where the previous controls dealing with contamination were not so effective, and going back further in time, controls were, themselves limited or non-existent. This may have resulted in contamination not being addressed or satisfactorily dealt with prior to or during the site’s development. It is these sites that the legislation aims to deal with by ensuring that, where potentially contaminated sites do exist, they are found and cleaned up. It is the responsibility of the Council to determine whether it considers the site to be contaminated. Planning controls through the imposition of conditions assists in helping to govern these sites.

**DM22.1** The Council will permit development proposals located on or near potentially contaminated sites, provided that detailed site investigation is undertaken prior to the start of construction in order to assess:

- a) The nature and extent of contamination; and
- b) The production of landfill gases and the potential risks to human health, adjacent land uses and the local environment.

**DM22.2** Where the assessment identifies unacceptable risks to human health, adjacent land uses or the local environment, site remediation and aftercare measures will be agreed or secured by condition to protect the health of future occupants or users.

**DM22.3** All development proposals on contaminated sites should be accompanied by a full risk assessment, which takes into account existing site conditions.

### **Why we are proposing this approach and how the preferred option would work**

**8.18** In addressing contamination, it is recognised that retrospective remedial actions, carried out after a site has been developed, will be significantly more expensive and difficult, than if the remediation is carried out prior to or as part of a site's development. As a consequence of this, when a site is to be developed, the Council will seek to ensure that any issues of contamination are addressed through the imposition of planning conditions prior to its development. The scale of remediation of the land should reflect the nature and risk posed by any contaminants. The Council's Contaminated Land Officer will advise on remedial measures and that measures are successfully implemented.

## Sustainable Drainage Systems and Reducing Flood Risk

### Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 9
- Strategic Objective 11
- Policy SP6.4

- Policy SP6.5

### Unitary Development Plan policies to be replaced

- None

### Why we are proposing this policy

**8.19** The National Planning Policy Framework states that development should be directed away from areas at a highest risk of flooding and that Local Plans should apply a sequential, risk-based approach to the location of development. Where development is required in areas at risk of flooding, it should be safe for the lifetime of development without increasing flood risk elsewhere.

**8.20** The National Planning Policy Framework and Planning Practice Guidance state that sustainable drainage systems should be given priority in major developments unless demonstrated to be inappropriate. However, the use of sustainable drainage systems in all developments provides the opportunity to manage surface water as close to the source as possible and provide wider amenity and biodiversity benefits.

### Key evidence

- Strategic Flood Risk Assessment (2015)
- Surface Water Management Plan (2011)
- Local Flood Risk Management Strategy (2015)
- Ministerial Statement HCWS161

## Policy DM23: Sustainable Drainage Systems and Reducing Flood Risk

### **Option 1**

Preferred option

**DM23.1** The Council will ensure that development in the borough reduces flood risk and minimises the impact of flooding by:

- a) Steering development to the areas with a lower risk of flooding;
- b) Applying the Sequential Test and Exception Test in accord with Table 8.1; and
- c) Taking account of all sources of flooding from fluvial, surface water, groundwater, sewers, reservoirs and ordinary watercourses

**DM23.2** In areas at risk of flooding development should be safe for the lifetime of development and should incorporate flood resilience and resistant measures into the design, layout and form of buildings to reduce the level of flood risk both on site and elsewhere.

**DM23.3** Sustainable drainage systems are required in all development and should:

- a) Ensure surface run-off is managed as close to the source as possible;
- b) Accord with the London Plan Sustainable Drainage Hierarchy;
- c) Achieve better than greenfield runoff rates;
- d) Be designed to be multifunctional and incorporate water sensitive urban design to provide opportunities to improve amenity and biodiversity;
- e) Achieve improvements in water quality through an appropriate sustainable drainage system management train; and

Be designed with consideration of future maintenance



**Table 8.1 Application of Sequential test and Exception test to applications in Croydon**

<b>Flood Zones</b>	<b>Land uses</b>	<b>Sequential Test</b>	<b>Exception Test</b>	<b>Flood Risk Assessment</b>
Flood Zone 1	All uses are permitted	Required if identified at risk from other sources of flooding	Not applicable	All major developments and in areas identified at risk from other sources of flood risk
Flood Zone 2	Highly vulnerable uses will only be permitted if the Exception Test is passed	Required for all development unless allocated in the Croydon Local Plan: Detailed Policies and Proposals	Required for highly vulnerable uses	All development
Flood Zone 3a	Highly vulnerable uses will not be permitted  Basements dwellings will not be permitted	Required for all development unless allocated in the Croydon Local Plan: Detailed Policies and Proposals	Required for essential infrastructure and more vulnerable uses	All development
Flood Zone 3b	Water compatible uses will be permitted  Highly vulnerable, more vulnerable and less vulnerable uses will not be permitted  Basements dwellings will not be permitted	Required for all development unless allocated in the Croydon Local Plan: Detailed Policies and Proposals	Required for essential infrastructure	All development

**Why we are proposing this approach and how the preferred option would work**

**8.21** When preparing Flood Risk Assessments regard should be had to the Strategic Flood Risk Assessment, Surface Water Management Plan, Local Flood Risk Management Strategy, other local flood history, relevant flood defence asset information and Environment Agency flood maps. Flood Risk Assessments should assess the risk from all sources of flooding.

**8.22** The Sequential Test and Exception Test are not required for sites allocated in this Plan, for minor development<sup>19</sup> or change

<sup>19</sup> In relation to flood risk minor development means: minor non-residential extensions with a footprint less than 250 square metres; alterations that do not increase the size of buildings; household development within the curtilage of the existing dwelling and physical extensions to the existing dwelling itself. This

of use<sup>20</sup>. For all other development in Flood Zones 2 and 3 the Sequential test and Exception Test should form part of the Flood Risk Assessment, having regard to the guidance in the Strategic Flood Risk Assessment. A Sequential Test is required for development in Flood Zone 1 if the area has been identified at risk from other sources of flooding.

**8.23** For residential development, proposals should be assessed against the Council's published five year supply of housing land and should demonstrate that the five year supply of housing land cannot be met on sites with a lower risk of flooding. For all other uses the Sequential Test should be based on the catchment of the proposed use. The design and layout of development should also take account of the sequential approach, with the most vulnerable uses located in parts of the site at the lowest risk of flooding.

**8.24** Croydon has experienced a number of surface water flood events and has been ranked by Defra as the 4<sup>th</sup> settlement in England most susceptible to surface water flooding<sup>21</sup>. The Local Flood Risk Management Strategy identifies up to 33,614 residential properties at risk from surface water in the borough<sup>22</sup>. Extensive records are held of surface water flooding across the borough with particularly significant episodes at Purley Cross roundabout and Brighton Road, Kenley Station, Brighton Road Coulsdon, Hamsey Green, Purley Oaks Road, Norbury and Thornton Heath<sup>23</sup>. Due to the risk posed by surface water flooding

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excludes the creation of a separate dwelling within the curtilage of the existing dwelling.

<sup>20</sup> This excludes change of use to a caravan, camping or chalet site or to a mobile home or park home site.

<sup>21</sup> National Rank Order of Settlements Susceptible to Surface Water Flooding, Defra 2009

<sup>22</sup> London Borough of Croydon Local Flood Risk Management Strategy

<sup>23</sup> London Borough of Croydon, Merton, Wandsworth Strategic Flood Risk Assessment Level 1

in Croydon development should utilise sustainable drainage systems to achieve better than greenfield runoff rates from the site. Greenfield runoff rates are defined as the runoff rates from a site, in its natural state, prior to any redevelopment and are typically between 2 and 8 litres per second per hectare<sup>24</sup>. If better than greenfield runoff rates cannot be achieved this should be justified to the Local Planning Authority and Lead Local Flood Authority as part of a drainage strategy. In these instances greenfield runoff rates should be achieved as a minimum in line with the London Plan.

**8.25** Sustainable drainage systems should always be considered as early in the design process to inform the design of the development. Proposals should demonstrate an understanding of how surface water will flow across the site, taking account of topography and locating drainage features accordingly. A drainage strategy should demonstrate that the site will achieve better than greenfield runoff rates and that sustainable drainage systems have been designed in line with the London Plan drainage hierarchy. Drainage design should follow the principles of water sensitive urban design and demonstrate a sustainable drainage management train. The drainage strategy should also demonstrate how the drainage system will be managed and maintained for the lifetime of the development.

**8.26** Sustainable drainage systems provide wider benefits than just reducing surface water runoff from a site. They provide opportunities to improve water quality by removing pollutants, improve the quality and attractiveness of public realm and open spaces and enhance biodiversity through the creation of habitats such as ponds and wetlands. Sustainable drainage systems should be designed to manage water as close to the source as

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<sup>24</sup> London Plan Sustainable Design and Construction Supplementary Planning Guidance

possible and include treatment stages which not only manage the flow of water but provide wider benefits to the site. Detailed guidance on sustainable drainage systems is to be produced by the Lead Local Flood Authority.

## 9. Green Grid

Metropolitan Green Belt, Metropolitan Open Land and Local Green Spaces

### Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 9
- Strategic Objective 10

- Policy SP7.2

### Unitary Development Plan policies to be replaced by this policy

- RO1 Maintaining open character of Metropolitan Green Belt and Metropolitan Open Land
- RO2 Control of Development Associated with Residential Properties in Metropolitan Green Belt and Metropolitan Open Land
- RO3 Changes of Use of Existing Buildings in Metropolitan Green Belt and Metropolitan Open Land
- RO4 Conversions of buildings to residential use in Metropolitan Green Belt and Metropolitan Open Land

- RO6 Protecting the Setting of the Metropolitan Green Belt and Metropolitan Open Land
- RO8 Protecting Local Open Land
- RO9 Education Open Space
- RO15 Outdoor Space and Recreation

### Why we are proposing this policy

**9.1** Croydon has a strategic objective to ensure the responsible use of land and natural resources and also to increase the quality of, and access to, green spaces and nature. The borough's trees and green spaces are also important in mitigating higher temperatures as a result of climate change. The Croydon Local Plan: Strategic Policies seeks to protect and safeguard the extent

of the borough's Metropolitan Green Belt, Metropolitan Open Land and Local Green Spaces.

### Key evidence

- Review of potential Local Green Spaces (2013)

Policy DM24: Metropolitan Green Belt, Metropolitan Open Land and Local Green Spaces

**Option 1**

Preferred option

**DM24.1** The Council will protect and safeguard the extent of the borough's Metropolitan Green Belt, Metropolitan Open Land and Local Green Spaces as designated on the Policies Map by applying the same level of protection afforded to Metropolitan Green Belt in national planning policy to Metropolitan Open Land and Local Green Spaces in the borough.

**DM24.2** Extensions to existing buildings in Metropolitan Green Belt, Metropolitan Open Land and Local Green Spaces should not be more than 20% of their original<sup>25</sup> floor space or volume, or 100m<sup>2</sup> (whichever is the smaller) unless they are for agricultural use, forestry, or facilities for outdoor sport, outdoor recreation or cemeteries.

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<sup>25</sup> The floor space and volume of all previous extensions (since 1948), alterations and developments within the curtilage of the dwelling.

## Proposed amendments to the Policies Map

**9.2** Local Green Space is a new designation and all areas so designated will need to be shown on the Policies Map. There are also a number of minor additions to Metropolitan Green Belt arising from the deletion of the current Local Open Land designation. A list of all proposed Local Green Spaces is shown in Table 9.1 and a list of all the proposed minor additions to Metropolitan Green Belt is shown in Table 9.2. Full details of all changes to the Policies Map arising from this policy can be found in *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)*.

**Table 9.1 Proposed Local Green Spaces (see *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)* for full details)**

Local Green Space	New
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	✓

Local Green Space	New
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	✓

Local Green Space	New
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	✓
Wettern Tree Garden	✓
Whitehorse Meadow	✓

Local Green Space	New
Whitehorse Road Recreation Ground	✓
Whitgift Pond	✓
Wilford Road Playground	✓
Woodcote Village Green	✓
Woodside Green	✓

**Table 9.2 Proposed minor extensions to the Metropolitan Green Belt**  
*(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) for full details)*

Minor extension to Metropolitan Green Belt	New
Addington Vale	✓
Bradmore Green, Old Coulsdon	✓
Coulsdon Iron Railway Embankment	✓
Courtwood Playground	✓
Green adjoining St Edmund's Church	✓
Land at Rogers Close, Old Coulsdon	✓
Land between The Bridle Way and Selsdon	✓
Land between Vale Border and Selsdon	✓
Land in Tollers Lane	✓
Land off Lower Barn Road	✓
Land on Riddlesdown Road	✓
Land SW of Cudham Drive, Flora Gardens and Corbett Close, New Addington	✓
Land to rear of Goodenough Close, Middle Close and Weston Close, Old Coulsdon	✓
Land to south of Croham Hurst	✓
Milne Park	✓
St Edmund's Church Green	✓
St John the Evangelist's churchyard, Old Coulsdon	✓
Sanderstead Recreation Ground	✓
The Bridle Road, Shirley	✓

## **Why we are proposing this approach and how the preferred option would work**

### Metropolitan Green Belt

**9.3** Metropolitan Green Belt is a national designation which aims to check the unrestricted sprawl of London, prevent Croydon from merging with towns in neighbouring local authorities, safeguard Croydon's countryside from encroachment, to preserve the setting and special character of Croydon, and to assist in the regeneration by encouraging the recycling of derelict and urban land.

### Metropolitan Open Land

**9.4** Metropolitan Open Land is a London designation which aims to protect land that either contributes to the physical structure of London, includes open air facilities which serve either the whole or significant parts of London, contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value, or forms part of a Green Chain or a link in the network of green infrastructure.

### Local Green Space

**9.5** Local Green Space is a new national designation 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).

### National planning policy

**9.6** Between them the National Planning Policy Framework and London Plan apply the same level of protection to the Metropolitan Open Land and Local Green Spaces as is afforded to Metropolitan Green Belt.

**9.7** The National Planning Policy Framework says that new buildings in the Green Belt are inappropriate with the exception of:

- a) Buildings for agriculture and forestry;
- b) Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- c) The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- f) Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

**9.8** The National Planning Policy Framework also says that the following uses are also not inappropriate in the Green Belt provided they preserve the openness and do not conflict with the purposes of including land within the Green Belt:

- a) Mineral extraction;
- b) Engineering operations;
- c) Local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d) The re-use of buildings provided that the buildings are of permanent and substantial construction; and



e) Development brought forward under a Community Right to Build Order.

- f) Cemetery, church yard or burial ground;
- g) Site of Nature Conservation Importance; or
- h) Playing field or recreation ground.

**9.9** At a local level cemeteries, burial grounds and telecommunications development may be acceptable in Metropolitan Green Belt and on Metropolitan Open Land if it can be demonstrated that there are no other suitable sites and that there is no impact on the openness of the Green Belt or the reason for the site being designated as Metropolitan Open Land. In addition for cemeteries and burial grounds existing levels of public access to sites in Metropolitan Green Belt and Metropolitan Open Land need to be maintained. Neither cemeteries, burial grounds nor telecommunications development are acceptable on Local Green Space.

#### Local Green Space in Croydon

**9.10** Local Green Space is designated by the Croydon Local Plan. Sites have been designated based on the following criteria which reflect the National Planning Policy Framework's definition of Local Green Space.

**9.11** Sites designated as Local Green Space are in close proximity to the land that they serve.

**9.12** Sites designated as Local Green Space are local in character and not part of an extensive tract of land.

• Sites designated as Local Green Space are at least three of the following or are publically accessible and at least one of the following:

- a) Historic Park or Garden;
- b) Community garden;
- c) Children's play area;
- d) Tranquil area;
- e) Natural and semi-natural open space;

#### Extensions and replacement of existing buildings

**9.13** Any extension of more than 20% of the original floor space or volume, or greater than 100m<sup>2</sup> in extent (whichever is the smaller) of an existing building located in Metropolitan Green Belt, on Metropolitan Open Land or in Local Green Space will be considered disproportionate.

**9.14** However this limit does not apply to extensions to buildings that are for uses that are appropriate in Metropolitan Green Belt or on Metropolitan Open Land as listed in paragraphs 9.7 and 9.8.

**9.15** The policy defines disproportionate extensions for development proposals which are considered to be inappropriate development in the Green Belt, Metropolitan Open Land and Local Green Space. It does not apply to proposals to extend uses that the National Planning Policy Framework considers to be acceptable in Green Belt.

**9.16** In determining whether extensions smaller than 20% of the original floor space and less than 100m<sup>2</sup> in extent are disproportionate, a new replacement dwelling is materially larger or, if the or if an ancillary structures harm openness, the Council will have regard to:

- a) Changes in the floor space and volume of buildings;
- b) The floor space and volume of all previous extensions (since 1948), alterations and developments within the curtilage of the dwelling;
- c) Use of basements and roof spaces as living areas;
- d) Whether there is an increase in the spread of buildings across the site, in particular where visible from public vantage points;

- e) The size of the curtilage and character of the surrounding area; and
- f) Whether ancillary structures have an urbanising effect.

**9.17** In considering applications for the replacement of existing buildings in Metropolitan Green Belt, on Metropolitan Open Land or in Local Green Space the Council may seek alterations in the position of the footprint on the site, or other changes that will reduce the impact on the open character of the area.

**9.18** Where a proposed change of use of an existing building in Metropolitan Green Belt, on Metropolitan Open Land or in Local Green Space involves extensions or changes to the use of the surrounding land the Council will exercise strict control to ensure that the proposal does not conflict with openness or the purposes of including land in the designation. The form, bulk and general design of any new structures should be in keeping with their surroundings. In considering such proposals, the Council will have regard to the history of the building and will not look favourably on the conversion of buildings constructed under permitted development rights, if it is considered that there was an intention of early conversion to another use. Conditions removing permitted development rights and legal agreements may be sought to achieve these aims.

#### Visual amenity of Metropolitan Green Belt and Metropolitan Open Land

**9.19** Openness is a primary consideration in designating Metropolitan Green Belt and Metropolitan Open Land. Its openness can be harmed by development not actually located within the designations. Therefore, development conspicuous from the Metropolitan Green Belt or Metropolitan Open Land will not be permitted if it would harm their visual amenity

## Biodiversity

### Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 9
- Strategic Objective 10
- Policy SP7.4

- Policy SP7.5

### Unitary Development Plan policies to be replaced by this policy

- NC1 Sites of Nature Conservation Importance
- NC2 Specially Protected and Priority Species and their Habitats
- NC3 Nature Conservation Opportunities throughout the borough

- NC4 Woodlands, Trees and Hedgerows

### Why we are proposing this policy

**9.20** Croydon has strategic objectives to ensure the responsible use of land and natural resources to mitigate and adapt to climate change, to increase the quality of and access to green space and nature, and to protect and enhance biodiversity.

### Key evidence

- Review of Sites of Nature Conservation Importance (2013 and 2014)

### What the evidence says

**9.21** The Review of Sites of Nature Conservation Importance identified a nine areas not currently designated as Sites of Nature Conservation Importance that are of an equivalent standard to those already designated.

Policy DM25: Biodiversity

**Option 1**

Preferred option

To enhance biodiversity across the borough and improve access to nature, development proposals should:

- a) Incorporate biodiversity on development sites to enhance local flora and fauna and aid pollination locally;
- b) Incorporate biodiversity within and on buildings in the form of green roofs, green walls or equivalent measures;
- c) Incorporate productive landscapes in the design and layout of buildings and landscaping of all major developments<sup>26</sup>;
- d) Have no adverse impact on land with biodiversity or geo-diversity value as designated on the Policies Map; and
- e) Have no adverse impact on species of animal or plant or their habitat protected under British or European law, highlighted within a local/regional Biodiversity Action Plan, or when the Council is presented with evidence that a protected species would be affected.

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<sup>26</sup> Developments of 10 or more residential units, 1,000m<sup>2</sup> or more of non-residential floor space or sites more than 0.5ha in extent.

## Proposed amendments to the Policies Map

**9.22** Each of these designations set by this policy are shown on the Policies Map. These designations are generally the same as the designations of the same name in the Unitary Development Plan. However there are a number of proposed amendments to the boundaries. These changes are summarised in Table 9.3 and full details including maps of each amendment can be found in *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)*.

**Table 9.3 Changes to Sites of Nature Conservation Importance (see *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)* for full details)**

Site of Nature Conservation Importance	New
Copse Hill Spinney	✓
Falconwood Meadow	✓
Grounds of Heathfield House	✓
Hamsey Green Pond	✓
Ladygrove	✓
Shirley Park Golf Course	✓
Spices Yard	✓
Temple Avenue Copse	✓
Whitgift Pond	✓

### Why we are proposing this approach and how the preferred option would work

**9.23** The borough's natural wildlife heritage, including individual species of particular interest or scarcity, is not confined to the designated Sites of Nature Conservation Importance. Backland and other small open spaces, ponds, streams, back gardens,

hedgerows, trees, unimproved grassland, heathland or 'wasteland' habitats can be important support for the borough's biodiversity and enable people to access and enjoy nature.

**9.24** Creating a patchwork of flower-rich meadows, field edges and flowery road verges, and extending this into urban gardens, parks and open spaces, would assist bees and other pollinating insects and could reverse their decline.

**9.25** Development proposals provide opportunities for protecting and enhancing existing habitats and incorporating new wildlife attracting habitats into landscaping and on buildings. In the built environment 'green roofs' can be a particularly useful way of providing a new wildlife habitat as they have a number of other benefits. These include absorbing rainfall and reducing storm water run-off, helping cool buildings and reducing the 'urban heat island' effect. The plants absorb air pollution and dust and green roofs provide green oases amongst built-up areas. They can provide health benefits, protect the building structure from sunlight and temperature fluctuations and they can cut the cost of drainage, heating and air conditioning. Carefully chosen plants can also provide a habitat and meet the needs of local wildlife.

**9.26** Incorporating productive landscapes into the design and layout of buildings and landscapes provides opportunities for local food growing, supports the creation of healthy and active communities, improves the quality of open spaces and enhances biodiversity. Productive landscapes can take the form of allotments, community garden & growing spaces, green roofs & walls and productive planting.

**9.27** Where there is limited outdoor space, there are opportunities for providing productive landscapes in roofs, walls and balconies in the form of rooftop allotments or raised beds. Productive planting can be incorporated into green roofs & walls through the planting of herbs, fruit, vegetables and edible plants.

Productive planting can also be incorporated in soft landscaping where fruit and nut trees could also be used.

**9.28** In major developments where productive landscapes can be managed by a school, community group or residents' associations, opportunities for the provision of allotments and community gardens & growing spaces should be explored.

**9.29** Croydon contains many sites of biodiversity or geo-diversity value from Sites of Nature Conservation Importance which are of local importance to Sites of Special Scientific Interest (SSSIs) which are of national importance. The borough also contains a four Local Nature Reserves and one Regionally Important Geological site (the Croham Hurst Cemented Blackheath Pebble Beds).

**9.30** The Review of Sites of Nature Conservation Importance carried out in 2013 and 2014 provides details on all sites with a rating of Grade I and Grade II, and all sites of local importance.

**9.31** Some types of habitats are rare in Croydon compared with other parts of London and are therefore particularly valuable here, for example open and running water. The size and shape of a site is also a consideration. Long, narrow sites, such as railway corridors and 'fingers' of open land, are more valuable than their size alone would suggest as they bring wildlife close to a larger number of adjacent properties and people.

**9.32** Proposals that might affect such sites will therefore need to be carefully assessed. Any assessment should take into account both operations during construction and the changes likely to be brought about by the new use.

**9.33** Occasionally, protection of nature conservation features may be outweighed by the need to provide essential infrastructure to support growth in the borough and beyond when there is no

other suitable site. When assessing whether there are no other suitable sites the cost of site acquisition is not a consideration and applicants will need to demonstrate that the proposed infrastructure cannot be disaggregated on to smaller sites within the borough or elsewhere. In circumstances where it is deemed that the need to provide essential infrastructure outweighs the protection of nature conservation features harm may be permitted. Compensatory measures of an equivalent nature conservation value will be required to offset the harm caused by the development. It should be noted that some habitats take hundreds of years to become established in their current form and therefore it may be impossible to secure a like-for-like replacement.

**9.34** Some species of flora and fauna are protected by national and international legislation. The habitats of certain wildlife species are also specifically protected, although the retention of the habitats and adequate foraging areas of all protected species are considered essential for their survival. Specially protected species can be found throughout the borough, they are not restricted to designated sites of nature conservation interest. It is therefore always necessary to consider the presence of specially protected species.

**9.35** Where an ecological assessment is needed to support a planning application the Council will require the applicant to pay for an additional independent assessment to be carried on out on behalf of the local authority.

## Trees

### Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 9
- Strategic Objective 10
- Policy SP7.3

- Policy SP7.4
- Policy SP7.5

### Unitary Development Plan policies to be replaced by this policy

- NC4 Woodland, Trees and Hedgerows
- UD14 Landscape Design

### Why we are proposing this policy

**9.36** Croydon has strategic objectives to ensure the responsible use of land and natural resources to mitigate and adapt to climate change, to increase the quality of and access to green space and nature, and to protect and enhance biodiversity.

### Key evidence

- London Tree and Woodland Framework (2005)
- BS5837 Trees in relation to design, demolition and construction (2012) or any successor British Standard

## Policy DM26: Trees

### **Option 1**

Preferred option

The Council will seek to protect and enhance the borough's woodlands, trees and hedgerows by:

- a) Ensuring that all development proposals accord with the recommendations of BS5837 2012 (Trees in relation to design, demolition and construction) or equivalent;
- b) Not permitting development that results in the loss or the excessive pruning of preserved trees or retained trees where they make a contribution to the character of the area;
- c) Not permitting development that could result in the future loss or excessive pruning of preserved trees or trees that make a contribution to the character of the area;
- d) Not permitting development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland, hedgerows and veteran trees; and
- e) Producing a tree strategy outlining how the local authority will manage its tree stock and influence the management of those trees subject to a Tree Preservation Order.

### **Why we are proposing this approach and how the preferred option would work**

**9.37** The London Plan and the London Tree and Woodland Framework outline the Right Place Right Tree approach. Available space, the relationship to buildings and ultimate mature tree size will be taken into account by the Council when designing/accepting layouts to avoid causing future relationship issues. The presumption should be in favour of larger trees.

**9.38** Examples of types of development that could result in the future loss or excessive pruning of preserved trees or trees that make a contribution to the character of an area include new

buildings in close proximity to the tree; or new roads within or accessing a development that pass within close proximity to a tree.

**9.39** In all cases where the proposed development could result in the future loss or excessive pruning of preserved trees or trees that make a contribution to the character of an area, an application will need to be accompanied by sufficient information in accordance with BS5837 Trees in relation to design, demolition and construction (2012), or any successor British Standard to determine the future impact upon the trees.



**9.40** Exceptionally the Council may permit development where the loss of the tree is unavoidable and there are clear benefits that outweigh the harm caused by the loss of the tree. In such cases the Council may impose a condition to require its replacement either, if practicable and acceptable on-site, and if not possible nor acceptable on-site, in another location where it might contribute to the amenity and biodiversity of the local area. When replacing trees proposals should meet the requirements of Policy DM10.8.

# 10. Transport and Communication

Promoting sustainable travel and reducing congestion

## Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 8
- Policy SP8.3
- Policy SP8.4

- Policy SP8.6
- Policy SP8.7

## Unitary Development Plan policies to be replaced by this policy

- T2 Traffic Generation from Development
- T4 Cycling

### Why we are proposing this policy

**10.1** Croydon has a strategic objective to improve accessibility, connectivity, sustainability and ease of movement to, from and within the borough.

**10.2** Strategic Policy SP8 provides a strategic overview for reducing congestion and improving highway safety. This policy extends this approach to ensure that individual developments consider these matters.

**10.3** Croydon suffers from congestion in a number of locations identified in the Croydon Opportunity Area Planning Framework - Strategic Transport Study. Congestion hinders Croydon's

economic regeneration and development. A study from Portland, USA has calculated that congestion costs it \$844m annually<sup>27</sup>. Congestion and use of private transport also leads to increased carbon emissions in the borough. Croydon produces 1,660kt of CO<sub>2</sub> a year which puts it at seventh highest out of 33 London boroughs. The London Plan includes a target to reduce CO<sub>2</sub> emissions by 60% by 2025, the Climate Change Act sets out that emissions will be reduced by 80% by 2050 (based on 1990 levels).

<sup>27</sup> [http://www.portofportland.com/PDFPOP/Trade\\_Trans\\_Studies\\_CoC\\_Report1128Final.pdf](http://www.portofportland.com/PDFPOP/Trade_Trans_Studies_CoC_Report1128Final.pdf)

## Policy DM27: Promoting sustainable travel and reducing congestion

### **Option 1**

Preferred option

To promote sustainable growth in Croydon and reduce the impact of traffic congestion development should:

- a) Promote measures to increase the use of public transport, cycling and walking;
- b) Have a positive impact and must not have a detrimental impact on highway safety for pedestrians, cyclists, public transport users and private vehicles; and
- c) Not result in a severe impact on the transport networks local to the site.

### **Why we are proposing this approach and how the preferred option would work**

**10.4** All development has an impact on traffic movement in the borough. In order to reduce the impact on traffic movement the Council will require new development to promote measures to increase the use of public transport, cycling and walking. This includes ensuring new development has good access to public transport and has good links to main pedestrian and cycle routes in the borough. The design of new developments should prioritise walking and cycling routes into and through developments over routes for cars. Designs should also prioritise access to public transport over accessibility to private motor cars.

**10.5** Some development would result in a severe impact on the local transport networks. A severe impact is one which would detract from the economic and environmental regeneration of the borough by making Croydon less accessible and a less attractive location in which to develop. Such development will not be permitted. Transport for London and Network Rail will be

consulted on planning applications that could result in such an impact on the borough.

**10.6** All major development proposals<sup>28</sup> should demonstrate by means of a Transport Assessment, Travel Plan, Construction Logistics Plan and Delivery & Servicing Plan, or equivalents, how they will promote measures to increase the use of public transport, cycling and walking and that they will not result in a severe impact on the local transport networks.

**10.7** The extent of the local road network will vary depending on the location, scale and type of the development but will always include the routes from the development site to the Strategic Road Network. For developments located on a Strategic Road the local road network will include the entire Strategic Road Network within and leading into the borough.

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<sup>28</sup> Residential development of 10 or more units, 1,000m<sup>2</sup> of non-residential floor space or a development of 0.5ha or more in extent

**10.8** The extent of the local public transport network includes bus routes within a 10 minute walk, tram routes and train stations within a 15 minute walk and cycle and walking routes within 15 minutes of the development. The exact extent of the local transport networks should be considered in the Transport Assessment.

**10.9** The Croydon Local Plan: Strategic Policies require new developments to increase the permeability and connectivity for pedestrians and cyclists of their sites and to create new cycle routes in their developments.

## Car and cycle parking in new development

### Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 8
- Strategic Objective 9
- Policy SP8.15

- Policy SP8.16
- Policy SP8.17

### Unitary Development Plan policies to be replaced by this policy

- T8 Car Parking Standards in New Development

### Why we are proposing this policy

**10.10** Croydon has strategic objectives to improve accessibility, connectivity, sustainability and ease of movement to, from and within the borough and to ensure the responsible use of land and natural resources and management of waste to mitigate and adapt to climate change.

**10.11** Croydon Local Plan Strategic Policy SP8 sets basic car parking standards by referring to pan-London standards set by the London Plan. These are sufficient for managing the overall provision of car parking in new development. However as some potential users of car parking have particular requirements these need to be covered in a Croydon-specific policy.

Policy DM28: Car and cycle parking in new development

**10.12** This policy provides further requirements in terms of the quality of provision and how the parking should be provided

### Key evidence

- Residential Car Parking Research (2007)
- Draft Minor Alterations to the London Plan (2015)

### What the evidence says

**10.13** Occupiers of affordable housing also require car parking spaces although on average car ownership is 30-60% less than that of owner occupied homes.

### Option 1

Preferred option

### Option 2

Alternative policy

<p>To promote sustainable growth in Croydon and reduce the impact of car parking new development must:</p> <p>a) Reduce the impact of car parking in any development located in areas of good public transport accessibility<sup>29</sup> or areas of existing on-street parking stress;</p> <p>b) Ensure that the movement of pedestrians, cycles, public transport and emergency services is not impeded by the provision of car parking;</p> <p>c) Ensure that highway safety is not compromised by the provision of car parking;</p> <p>d) Provide car and cycle parking spaces as set out in Table 10.1; and</p> <p>e) Provide car parking for affordable homes at an average rate not less than <math>\frac{2}{3}</math> that of other tenures.</p>	<p>As Option 1 but with higher car parking standards in areas of low Public Transport Accessibility Level (PTAL 2 or below)</p>
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**Table 10.1 Car parking in new development**

Development type	On-site car club/Pool car parking spaces	Electric charging points and parking bays	Disabled car parking	Overall number of car parking spaces	Overall number of cycle parking spaces
Minor Residential <sup>30</sup>	n/a	Enable the future provision of electric charging points and parking bays for electric vehicles	n/a	As per London Plan Table 6.2 with no provision for higher levels of car parking in areas with low	As per London Plan Table 6.3

<sup>29</sup> Public Transport Accessibility Level (PTAL) rating of 4 or more.

<sup>30</sup> Nine or fewer residential units on a site less than 0.5ha in extent.

Development type	On-site car club/Pool car parking spaces	Electric charging points and parking bays	Disabled car parking	Overall number of car parking spaces	Overall number of cycle parking spaces
Major Residential <sup>31</sup>	5% of spaces with a minimum of 1 parking space	Enable the future provision of electric charging points and parking bays for electric vehicles	10% of visitor parking with a minimum of 1 space plus 1 disabled car parking space for each new dwelling designed to be wheelchair accessible or adaptable	Public Transport Accessibility Levels	
Minor Non-residential <sup>32</sup>	n/a	n/a	As per London Plan Table 6.2	As per London Plan Table 6.2	
Major Non-residential <sup>33</sup>	5% of spaces with a minimum of 2 parking spaces	As per London Plan Table 6.2	As per London Plan Table 6.2		

<sup>31</sup> 10 or more residential units or a site of more than 0.5ha

<sup>32</sup> Less than 1,000m<sup>2</sup> of non-residential floor space on a site less than 0.5ha in extent

<sup>33</sup> A site of more than 0.5ha or more than 1,000m<sup>2</sup> of non-residential floor space

## **Why we are proposing this approach and how the preferred option would work**

**10.14** In locations such as Croydon Metropolitan Centre or District Centres with a minimum Public Transport Accessibility Level<sup>34</sup> rating of 5, the Council will consider developments with a reduced amount of parking.

**10.15** Growth will take place throughout the urban area of the borough through development that complements and enhances the character of each area. As each area of the borough becomes more sustainable through growth it should encourage greater provision of public transport in areas that currently have a low Public Transport Accessibility Level. Therefore, no allowance is proposed for higher levels of car parking in residential development in these areas. The Draft Minor Alterations to the London Plan do allow boroughs to consider higher levels of parking in areas with a low Public Transport Accessibility Level (Level 2 or below) should they wish to so this is presented as an alternative option for consultation.

**10.16** It is recognised that sustainable growth of the suburbs will take place over the whole Plan period and that in the early years the public transport infrastructure necessary to support that growth may not exist in all areas with a low Public Transport Accessibility Level. Therefore, in the early years of the Plan, it may therefore be acceptable for an increased provision of private car parking to be provided in developments in areas with a low Public Transport Accessibility Level if justified by a transport assessment. The transport assessment needs to demonstrate that the public transport provision will not be sufficient to service the development within the first three years following granting of planning

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<sup>34</sup> Public Transport Accessibility Level – a rating of accessibility provided by Transport for London

permission, that it is not reasonable to walk or cycle to the nearest railway station, and that there is no interest from car clubs in operating from the location at the time planning permission is sought.

**10.17** Car parking in new development can be visually intrusive and reduce the amount of land available for outdoor private amenity space within developments. In areas of good public transport accessibility new developments must reduce the visual impact of car parking. This may include use of underground car parking, reduced provision of car parking spaces within the development or active promotion of alternatives to private car use including car clubs, encouraging use of public transport by residents and enhanced provision of covered and secure cycle parking.

**10.18** Car parking, when integrated into new development, can enhance the street scene. However, car parking can also be a barrier to pedestrians, cycles and emergency services as well as detracting from the character of an area. Therefore, it is important that car parking provision is considered at the outset of a development and fully integrated in the design.

**10.19** Some areas of the borough already have a street parking permit system in operation and existing on-street parking is at a premium. In these locations developments will also need to promote alternatives to private car use, again including car clubs, encouraging use of public transport by residents and enhanced provision of covered and secure cycle parking.

**10.20** It is important that spaces provided for an on-site car club or pool car are used by a provider of these vehicles. The council will enter a legal agreement with developers of qualifying developments to ensure that the spaces are used for their intended purpose.



**10.21** In circumstances where the car club is not accessible to the wider community, in low density areas or where it is not commercially viable, the council will expect developers to work with a car club operator to find a suitable site from which a car club would operate. In these circumstances the developer will be expected to fund a Traffic Regulation Order and the lining and signing of an on-street parking bay. This will ensure the parking space will be used by a car club operator and is accessible to both the development and the wider community.

**10.22** Croydon recognises that in many residential developments parking spaces are allocated to particular units and that electric car charging points may not be provided in the correct spaces. Therefore, all spaces in residential developments need to be enabled for future use by electric cars by ensuring the necessary infrastructure with the exception of actual charging points is integrated from the start.

**10.23** Non-residential developments are less likely to have a single assigned parking space per unit. Therefore, electric car parking spaces should be provided in accord with London Plan standards.

**10.24** New development should also provide cycle parking in accord with the standards set out in the London Plan.

## Temporary car parks

### Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 1
- Strategic Objective 5
- Strategic Objective 9

- Policy SP1.1

### Unitary Development Plan policies to be replaced by this policy

- None

### Why we are proposing this policy

**10.25** Croydon has strategic objectives to be the premier business location in South London and the Gatwick Diamond, to ensure that new development is high quality and integrates with the borough's built heritage, and to ensure the responsible use of land. Croydon Local Plan Strategic Policy SP1.1 requires all new development to contribute to enhancing a sense of place and improve the character of an area.

**10.26** The Croydon Local Plan: Strategic Policies encourages temporary uses to use under used and vacant spaces and buildings in the borough. This approach to the re-use of vacant spaces would be undermined if temporary car parks were allowed on these spaces as they can be easier to set up compared to other temporary uses. Temporary car parks could also undermine future car parking strategies for the borough.

**10.27** The Croydon Local Plan: Strategic Policies supports the use of vacant buildings and cleared sites by cultural and creative

industries and community uses. It also supports their use for food growing and tree planting.

Policy DM29: Temporary car parks

**Option 1**

Preferred option

To enhance a sense of place and improving the character of an area, permission will only be granted on empty spaces for temporary uses that are not temporary car parks.

**Why we are proposing this approach and how the preferred option would work**

**10.28** Cultural and creative industries and community uses are considered preferable to temporary car parks as they are likely to bring greater economic and regeneration benefits to the borough. Temporary car parks are also less likely to improve the character of an area or contribute to enhancing a sense of place.

**10.29** Temporary uses can include both specialist organisations such as ACAVA and Acme Studios and community groups, along with temporary landscaping or urban agriculture.

## Telecommunications

### Strategic Objectives and related Croydon Local Plan strategic policies

- Policy SP8

### Unitary Development Plan policies to be replaced

- CS6 Telecommunications

### Why we are proposing this policy

**10.30** A policy on telecommunications is proposed as there are specific locational criteria regarding telecommunications equipment that would not be adequately covered by other policies of the Plan.

### Key evidence

- National Planning Policy Guidance

### Policy DM30: Telecommunications

#### **Option 1**

Preferred option

**DM30.1** Proposals for telecommunications development will be permitted provided that:

- a) If proposing a new mast it has been demonstrated that there are no existing buildings, masts or other structures on which the proposed apparatus can be sited;
- b) If proposing telecommunications development in Metropolitan Green Belt it has been demonstrated that there are no suitable sites that are not in Metropolitan Green Belt and there is no impact on openness; and
- c) If proposing telecommunications development on Metropolitan Open Land it has been demonstrated that there are no suitable sites that are not on Metropolitan Open Land and there is no impact on the existing purpose of the site and its reason for it being designated as Metropolitan Open Land; and
- d) The siting and appearance of the proposed apparatus and associated structures minimises the impact on the visual amenity, character

and appearance of the surrounding area and the operation of other electronic devices within the surrounding area.

**DM30.2** Telecommunication development on a building or other existing structure should be sited and designed to minimise impact to the external appearance of the host building or structure.

**Why we are proposing this approach and how the preferred option would work**

**10.31** Telecommunications equipment should be located on existing structures where possible. If locating equipment on an existing telecommunications structure then information will need to be submitted with any application for prior approval or planning permission that the cumulative exposure, when operational, will not exceed International Commission on non-ionising radiation protection guidelines.

**10.32** The National Planning Policy Framework does not list telecommunications equipment as being acceptable in Green Belt. Proposals for new telecommunications equipment need to demonstrate exceptional circumstances before being permitted in Green Belt (and by default, Metropolitan Open Land).

**10.33** Therefore, new telecommunications equipment will only be permitted in Metropolitan Green Belt or Metropolitan Open Land if it has first been demonstrated that there are no suitable sites outside of Metropolitan Green Belt or Metropolitan Open Land. These sites do not have to be within the borough boundary of Croydon. Furthermore, any ancillary facilities associated with a new telecommunications equipment must be kept to a minimum so that there is no impact on openness of both Metropolitan Green Belt or Metropolitan Open Land and its reason for being designated as Metropolitan Open Land, if it is a site on Metropolitan Open Land.

**10.34** Telecommunications equipment is not acceptable on Local Green Space.

# The Places of Croydon

The content of this section is related to the theme of Croydon as 'A Place of Opportunity'. It adds further detail to the Croydon Local Plan: Strategic Policies on planning for the sixteen Places of Croydon. It contains the Council's policies that would specifically apply to a Place and all the Detailed Proposals.

# 11. The Places of Croydon

The Place-specific policies

## Strategic Objectives and related Croydon Local Plan strategic policies

- Strategic Objective 5
- Strategic Objective 7
- Strategic Objective 8
- Strategic Objective 10

- Policy SP1
- Policy SP2.2
- Policy SP4.1

## Unitary Development Plan policies to be replaced by these policies

- H3 Planning Commitments and Identifying Housing Sites
- RO7 Cane Hill Hospital Site
- Schedule 1a Housing Sites
- Schedule 1b Mixed Use Sites with a Housing Element

- Schedule 1c Other Non-Residential Proposal Sites
- Schedule 1d Proposal Sites within the Croydon Metropolitan Centre, Town, District or Local Centres

## Why we are proposing these policies

**11.1** The main objective of these policies will be to provide additional Place-specific development management policies to provide greater clarity and certainty that proposed developments are in line with the objectives of Croydon Local Plan Strategic Policy SP4. These policies should be read in conjunction with the Borough Character Appraisal including the Character Typology.

**11.2** The aspiration to achieve good design while retaining and improving the distinctiveness of each of Croydon's Places has created the need to provide further design detail in the form of Place-specific development management policies. These additional policies will provide greater clarity and provide management guidelines for proposals within District and Local Centres and in locations outside of the masterplan areas, Conservation Areas, Local Heritage Areas or the Croydon Opportunity Area.

**11.3** An evaluation of local character was conducted to identify the locations in each of Croydon's 16 Places where Place-specific development management policies would be beneficial.

**11.4** The consistent theme within these Places was the need to identify management guidelines for major junctions, District Centres and Local Centres. These additional Place-specific development management policies will only be applicable within the areas identified on the Policies Map.

**11.5** In specific areas where it is unclear which predominant character should be referenced, additional place specific development management policies have been included.

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

**11.7** The Place-specific policies also include all the Detailed Proposal sites in each Place. Full details of each Detailed Proposal including the reasons why particular uses are proposed can be found in *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)*. Each Detailed Proposal is shown on the Policies Map.

**Key evidence**

- The Borough Character Appraisal (2015)
- Appendix 4 –Character Typology (2015)
- Appendix 3 – Places of Croydon Local Character assessment
- Public Realm Design Guide (2012)
- SPG 19 Public Art (2005)
- Shop Front and Signs Supplementary Guidance No.1(1996)
- Shop Front Security Addendum to Supplementary Planning Guidance No.1 Shop Fronts & Signs (2012)

**Policy DM31: Positive character of the Places of Croydon**

<b>Option 1</b>	
Preferred option	
<b>DM31.1</b>	To ensure that the Council's aspirations and objectives for each of Croydon's 16 Places is clearly reflected in the built environment proposals should complement and enhance the predominant positive character types identified in each of the 16 Places.
<b>DM31.2</b>	The Council encourages the increase of height to three storey of developments across the borough, subject to high quality design, other policies' compliance and cumulative impact on community and transport infrastructure.
<b>DM31.3</b>	In specific locations identified on the Policies Map development should also refer to and be informed by the Place-specific policy.
<b>DM31.4</b>	To maximise the potential for sustainable growth in the 16 Places, the Council will support the intensification of areas which are



developable, where there is adequate provision of community infrastructure, good accessibility to public transport and open space and schools, excluding areas with highest level of deprivation in the borough.

## Proposed amendments to the Policies Map

**11.8** The Place-specific development management policies identify specific locations with less consistent character where the criteria of Policies DM32 to DM47 apply. As these are new designations they will need to be shown on the Policies Map. A list of all proposed Place-specific policies is shown in Table 11.1 and *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)* has details of all proposed areas where a proposed Place-specific development management policy will apply, including maps.

**Table 11.1 Proposed Place-specific development management policies** (see Policies DM32 to DM47 and *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)* for full details)

Place-specific development management policy	Policy ref	New
New Addington District Centre	DM32.1	✓
Addiscombe District Centre	DM33.1	✓
Area between Addiscombe Railway Park & Lower Addiscombe Road (Section between Leslie Park Road & Grant Road)	DM33.2	✓
Broad Green Local Centre	DM34.1	✓
Potential new Local Centre at Valley Park	DM34.2	✓
Area of the Lombard Roundabout	DM34.3	✓
Area north of Broad Green Local Centre	DM34.4	✓
Area of the junction of Windmill Road and Whitehorse Road	DM34.5	✓

Place-specific development management policy	Policy ref	New
Croydon Opportunity Area (All)	DM36.1	✓
Croydon Opportunity Area (New Town and the Retail Core)	DM36.2	✓
Croydon Opportunity Area (London Road area)	DM36.3	✓
Croydon Opportunity Area (area along Sydenham and Lansdowne Road)	DM36.4	✓
Norbury District Centre	DM39.1	✓
Pollards Hill Local Centre	DM39.2	✓
Purley District Centre and its environs	DM40.1	✓
Environs of Reedham station	DM40.2	✓
Area of the junction of Brighton Road and Purley Downs Road	DM40.3	✓
Sanderstead Local Centre	DM41.1	✓
Hamsey Green Local Centre	DM41.2	
Selsdon District Centre	DM42.1	✓
Shirley Local Centre	DM43.1	✓
Area between 518 and 568 Wickham Road	DM43.2	✓
Area of the Wickham Road Shopping Parade	DM43.3	✓
Brighton Road (Selsdon Road) Local Centre	DM44.1	✓
Section of Portland Road between the South Norwood Conservation Area and Watcombe Road	DM45.1	✓
Section of Portland Road between Watcombe Road and Woodside Avenue	DM45.2	✓

Place-specific development management policy	Policy ref	New
Thornton Heath District Centre and environs	DM46.1	✓
Thornton Heath Pond Local Centre and environs	DM46.2	✓
Waddon's potential new Local Centre	DM47.1	✓

**11.9** Policy DM31.4 applies to locations where the Council will support intensification associated with gradual change of the area's local character. As this is a new designation it will need to be shown on the Policies Map. A list of all proposed locations where focussed intensification associated with gradual change of the local character will apply is shown in Table 11.2 and *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)* has details where the policy will apply, including maps.

**Table 11.2 Proposed locations where the Council will support of focussed intensification associated with gradual change of area's local character under Policy DM31.4**

Place-specific development management policy	New
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	✓

## Why we are proposing this approach and how the preferred option would work

**11.10** The Council recognises the need to proactively plan for the population growth. The challenge for the Croydon Local Plan: Strategic Policies is to respect local character and distinctiveness whilst accommodating growth. Croydon's aspiration is for this to be done in a way that contributes to the improvement of each of Croydon's 16 places and accommodated in the following ways as set out in Table 11.3 below:

**Table 11.3 Accommodating growth and improving Croydon**

Method of accommodating growth and improving Croydon	How it works	Applicable policies
Evolution without significant change of area's character	Each character type has a capacity for growth. Natural evolution is an ongoing process where development occurs in a way that positively responds to the local context and seeks to reinforce and enhance the existing predominant local character. Most development throughout the borough will be of this nature.	DM31.1 DM31.2
Guided intensification associated with enhancement of area's local character	Areas where the local character cannot be determined as a result of no one character being dominant further growth can be accommodated through place specific enhancement policies.	DM32 – DM47

Method of accommodating growth and improving Croydon	How it works	Applicable policies
Focussed intensification associated with change of area's local character	Further growth can be accommodated through more efficient use of infrastructure. Due to the high availability of community and commercial services growth will be supported in and around District, Local and potential neighbourhood centres which have sufficient capacity for growth.	DM31.4
Redevelopment	In larger areas where growth would result in a change 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.	DM34.2 DM36.1 DM47.1

#### Evolution without significant change of area's character

**11.11** There are existing residential areas which have the capacity to accommodate growth without significant impact on their character. In these locations new residential units can be created through the following interventions:

a) Conversion – The conversion or subdivision of large buildings into multiple dwellings without major alterations to the size of the building.

- b) Addition – This can include one or more extensions to the side, rear, front or on the roof, and is often combined with conversion of the existing building into flats.
- c) In-fill including plot subdivision – Filling in gaps and left over spaces between existing properties. It can also include subdivision of large plots of land into smaller parcels of land with a layout that complements the existing urban pattern.
- d) Rear garden development – The construction of new buildings in rear gardens of the existing properties. Houses must be subservient in scale to the main house.
- e) Regeneration – The replacement of the existing buildings with a development that increases the density and massing, within the broad parameters of the existing local character.

**11.12** The level of growth is depends on existing local character. The capacity for natural evolution is dependent upon the local character typology. The new development should not adversely impact on the predominant character.

**11.13** Table 11.4 below shows the types of interventions suitable for each type of local character:

**Table 11.4 Interventions suitable for each type of local character**

Local character types	Conversion	Additions	In-fill and Plot Subdivision	Rear garden development	Regeneration
PREDOMINANTLY RESIDENTIAL TYPOLOGIES					
Compact Houses On Relatively Small Plots					✓
Detached Houses On Relatively Large Plots	✓	✓	✓	✓	✓

Local character types	Conversion	Additions	In-fill and Plot Subdivision	Rear garden development	Regeneration
Large Houses On Relatively Small Plots	✓	✓			✓
Local Authority Built Housing With Public Realm			✓		✓
Medium Rise Blocks With Associated Grounds		✓	✓		✓
Planned Estates Of Semi Detached Houses	✓	✓	✓	✓	✓
Scattered Houses On Large Plots	✓	✓	✓	✓	✓
Terraced Houses And Cottages	✓		✓	✓	✓
PREDOMINANTLY MIXED USE CHARACTER TYPES					
Large Buildings with Continuous Frontage Line	✓	✓			✓
Large Buildings With Spacing	✓			✓	✓
Suburban Shopping Areas	✓	✓	✓	✓	✓
Tower Buildings	✓				✓
Urban Shopping Areas	✓	✓	✓		✓
PREDOMINANTLY NON-RESIDENTIAL CHARACTER TYPES					
Green Infrastructure					

Local character types	Conversion	Additions	In-fill and Plot Subdivision	Rear garden development	Regeneration
Industrial Estates					
Institutions With Associated Grounds			✓		✓
Linear Infrastructure			✓		
Retail Estates & Business & Leisure Parks					
Shopping Centres Precincts & Town Centres					
Transport Nodes		✓	✓		✓

**11.14** To accommodate growth which would complement the existing individual character of Places of Croydon, The Council supports the general increase of buildings' height to three storeys.

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

**11.15** Focused intensification aims to maximise use of the existing growth capacity and to support 'smart' spatial vision for the borough.

**11.16** New development located in designated areas would be significantly larger than existing and may be associated with merging smaller properties. The promoted character types are: 'Medium-rise Blocks With Associated Grounds', Large Buildings

With Spacing’ and ‘Large Buildings With Strong Frontages’. Their gradual introduction will alter over time the predominant character of intensified areas.

**11.17** The local character and site context determine whether an urban or suburban type of focussed intensification policy would be applied. The list below explains the differences between the two:

- a) Urban type of focussed intensification – New developments that form continuous street frontages are more appropriate in an urban context. This type of growth is acceptable in locations with a high to good PTAL, level 4 and higher. Access to public open space should be within the 400m walking distance. The new development should positively interact with public realm and be accessible directly from the street scene.
- b) Suburban type of focussed intensification – Buildings with spacing between are more appropriate in a suburban context. This type of growth is acceptable in locations with a good to moderate PTAL, level 3 to 4, and moderate access to open space, within 800m walking distance. The new development should retain vistas and physical connections to green open spaces between buildings in order to enhance the openness of the local character.

## Addington

### General character

**11.18** The character of Addington is defined by extensive areas of Metropolitan Green Belt such as Birch Wood, Frith Wood, Rowdown Wood and North Downs. These green areas provide the setting for the Addington Village; and the 20th century housing estates in New Addington which comprise of 'Local Authority Built Housing with Public Realm' and 'Compact Houses on Relatively Small Plots' in Fieldway, both with scattered sections 'Medium Rise Blocks With Associated Grounds' and 'Tower Buildings'.

**11.19** Apart from the historic Addington Village, the Place is served by two 'Suburban Shopping Character Areas', Central Parade in New Addington (the District Centre) and Wayside in Fieldway.

**11.20** The spine of Central Parade separates the less green 'Suburban Shopping Character Area' of New Addington's District Centre from the area containing leisure and community facilities, with a character of 'Institutions with Associated Grounds'. In addition to these character types, Addington has a number of areas, located to the west and east of Central Parade, with an 'Industrial Estate' character. With the exception of Central Parade, these character areas are generally consistent and can be successfully managed through the policies of this Plan.

**11.21** The Addington Village Conservation Area incorporates a historic village with medieval origins in a rural setting. The village's architecture represents a variety of character types from various historical periods. The predominant types are: 'Scattered Houses on Large Plots' and 'Detached Houses on Relatively Large Plots'.

### Policy DM32: Addington

**DM32.1** Within the New Addington District Centre, to ensure that the District Centre characteristics are respected and enhanced proposals should:

- a) Make use of opportunities to create buildings with a larger footprint to the west of Central Parade; or
- b) Create buildings with smaller footprints that complement existing predominant building heights of 3 storeys up to 12 storeys within Central Parade.

**DM32.2** Within Addington allocate sites for development as set out in Table 11.5.

### How the preferred option would work

#### New Addington District Centre

**11.22** The area in which DM32.1 applies is shown in *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).*

**11.23** The 'Suburban Shopping Area' character on Central Parade is characterised by consistent building lines, setbacks and rhythm of facades and fenestration. This uniformity can be managed through other policies in the Croydon Local Plan. However, additional policies are required to manage the area to the west of Central Parade where there are precedents of large and tall buildings. This location presents opportunities for growth through the creation of large or tall buildings.

Allocating land for development

**11.24** Table 11.5 below sets out the proposed use on specific sites in Addington. Full details and a map of each detailed proposal can be found in *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)*.

**Table 11.5 Proposals for uses of land of specific sites in Addington**

Ref no	Site name	Proposed use	Alternative option for site
44	Central Parade West, Central Parade	Mixed development including residential, community, healthcare facility, leisure, retail and open space.	-
120	Timebridge Community Centre, Field Way	Residential development including replacement community facilities	-

Ref no	Site name	Proposed use	Alternative option for site
636	Land west of Timebridge Community Centre, Lodge Lane	Secondary school	-
755	Pear Tree Farm & Pear Tree Farm Cottage, Featherbed Lane	Gypsy and traveller site	-

## Addiscombe

### General character

**11.25** Addiscombe is a suburban residential settlement, framed by green areas on the eastern side. This Place is influenced by and evolved as an extension of the Croydon Metropolitan Centre. The non-residential character consists of 'Urban Shopping Areas' (concentrated along the Lower Addiscombe Road corridor and the Shirley Road/Bingham Road Junction); and 'Industrial Estates' within the interiors of blocks, interlaced with houses.

**11.26** The residential character consists of a varied yet balanced mix of 'Terraced Houses and Cottages' in the north west of this Place, mix of 'Medium Rise Blocks With Associated Grounds' and 'Compact Houses on Relatively Small Plots' in the south west (between East Croydon and the Addiscombe tram stop and Lloyd Park, 'Detached Houses on Relatively Large Plots' in south east and 'Local Authority Housing With Public Realm' in the north. Some isolated residential 'Tower Buildings' and 'Large buildings With Spacing' are scattered in the centre, in the vicinity of Lower Addiscombe Road.

**11.27** The East India Estate Conservation Area protects and preserves the historic character of 'Large Houses on Relatively

Small Plots'. The conservation area covers a distinctive layout and architecture of residential suburb built on land owned and occupied by the former East India Trading Company Military Academy.

**11.28** The St Bernards Conservation Area contains 'Compact Houses on Relatively Small Plots'. It is a notable section of the Park Hill Estate completed in 1971 to an award winning international design by Swiss firm Atelier 5.

**11.29** Inglis Road Local Heritage Area designation recognises the historical significance of the collection of preserved Victorian houses built between 1862 and 1900 on the land belonging to East India Trading Company. It represents mix of 'Terraced Houses and Cottages' and 'Large Houses on Relatively Small Plots'.

**11.30** Bingham Road Local Heritage Area designation recognises the heritage significance of the authentic and distinctive architecture of the Edwardian Addiscombe, 'Planned Estates of Semi-Detached Houses'.

### Policy DM33: Addiscombe

**DM33.1** Within the Addiscombe District Centre, to ensure that the Distinct Centre characteristics are respected and enhanced proposals should:

a) Complement existing predominant building heights of 2 storeys up to 4 storeys and a maximum of 5 storeys around the Lower



Addiscombe Road and Blackhorse Lane Junction;

- b) Retain the rhythm, size and the continuity of ground floor active frontages<sup>35</sup>;
- c) Allow flexibility at first floor and above for mixed use;
- d) Retain, enhance and positively reference corner features such as the articulation of corner buildings and architectural features such as domed projecting bays with finials and the projecting double gable ends running at 90 degree angles interrupting the running cornices;
- e) Incorporate multi-stock brick as the predominant facing materials of the whole building.

**DM33.2** In the area between Addiscombe Railway Park & Lower Addiscombe Road (Section between Leslie Park Road & Grant Road), to ensure changes to the character of this area are carried out in a way that strikes a balance between enhancing the existing character and facilitating growth, proposals should:

- a) Retain the predominant residential building lines and the open character of front gardens;
- b) Respond to the fine grain<sup>36</sup> of the existing residential developments;
- c) Complement the existing predominant building heights of 3 storeys up to 4 storeys;
- d) Incorporate multi-stock brick and white render as the predominant facing materials of the whole building;
- e) Enhance existing and provide new direct public walking and cycling routes to Addiscombe Railway Park by working with the Council and its partners to incorporate sections of the route as part of schemes.

**DM33.3** Within Addiscombe allocate sites for development as set out in Table 11.6.

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<sup>35</sup> These buildings have few or no blank facades. At ground floor the buildings contain uses that frame the street or space and active upper floors with little or no obscure or frosted glazing. Active frontages encourage visual and/or physical interaction between the private uses inside and the public uses outside. Visual interaction is achieved by creating views or glimpses through windows, projecting bays, balconies and doors into or out of a building. Physical interaction encourages people to come into a building or has indoor uses that spill out onto the street.

<sup>36</sup> Grain also called urban grain. It describes the pattern of the arrangement and size of buildings within a settlement and the degree by which an area's pattern of streets-blocks and junctions are respectively small and frequent (fine grain) or large and infrequent (course grain).

## How the preferred option would work

**11.31** The areas in which Policies DM33.1 and DM33.2 apply are shown on in *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)*.

### Addiscombe District Centre

**11.32** The character of Addiscombe District Centre is defined by the predominance of the 'Urban Shopping Area' character along the northern side of Lower Addiscombe Road. The beginning and end of this character is marked by two triangular urban spaces.

**11.33** Addiscombe District Centre has managed to retain the village feel that contributes to its distinctive sense of place. The fine urban grain and consistent rhythm, frontage widths and setback of the buildings reinforce the relationship with the architecturally consistent Victorian and Edwardian 'Terraced Houses and Cottages' sited on the southern side of Lower Addiscombe Road.

**11.34** The Lower Addiscombe Road/Inglis Road junction area has a distinctive block composition and architectural detailing. The junctions are defined by symmetrical buildings with consistent heights and strongly defined corners. Detailing, such as domed projecting bays with finials and the projecting double gable ends running at 90 degree angles interrupting the running cornices, contributes to Addiscombe's distinctiveness. Additionally, features, such as the articulation of corner buildings including ground floor entrances that address corners, are a characteristic feature throughout the District Centre and should be referenced.

**11.35** The western section of the 'Urban Shopping Area' has a distinct non-residential appearance. This is reflected in the

building heights and facing materials which are predominantly red multi stock brick. The eastern side mirrors the character of the adjacent residential areas. These buildings have ground floors that have been converted into commercial premises, whilst preserving the residential appearance of the upper floors. The treatment of facades of these buildings gradually changes from multi stock brick to render. In order to preserve the distinction in appearance between the residential areas and the District Centre, new development should be encouraged to incorporate multi-stock brick.

**11.36** The Lower Addiscombe Road/Blackhorse Lane junction area is a formal, well defined urban public space framed on three sides by buildings with a predominant height of two to five storeys.

**11.37** The District Centre location and good transport links provides opportunities for densification of up to 5 storeys, preferably in locations on corner plots. It is considered that the retention of small traditional type shop frontages (including stall riser's fascias and pilasters) reinforces the distinctiveness of Addiscombe District Centre. Therefore it would not be appropriate to incorporate large and tall buildings within this location. Policy 3.1 balances the need to facilitate growth and respect the existing character.

**11.38** This policy seeks to retain the continuity of plot widths, setbacks and traditional shop frontages (in line with the Shopfront Security Addendum to Supplementary Planning Guidance No.1 Shopfronts & Signs). This should not preclude growth, as growth may be still be achieved through creative design solutions such as amalgamating shop units to create one larger unit.

### Area between Addiscombe Railway Park & Lower Addiscombe Road (Section between Leslie Park Road & Grant Road)

**11.39** In this area the character of consists of 'Industrial Estates', 'Mixed Flats and Compact Houses', and sections of 'Terraced

Houses and Cottages’ and ‘Local Authority Housing with Public Realm’.

**11.40** The character of this area has become fragmented as a result of development with an (urban) grain that is not in keeping with the character of the neighbouring buildings. This area is still undergoing change which will need to be managed. Policy DM33.2 will provide guidance to enable this to be carried out in a sensitive way.

Allocating land for development

**11.41** Table 11.6 below sets out the proposed use on specific sites in Addiscombe. Full details and a map of each detailed proposal can be found in *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)*.

**Table 11.6 Proposals for uses of land of specific sites in Addiscombe**

Ref no	Site name	Proposed use	Alternative option for site
68	130 Oval Road	Residential development	-
116	Rees House & Morland Lodge, Morland Road	Secondary School	Residential development if the site is not required for a school by 2021
403	Roman House, 13-27 Grant Road	Redevelopment or change of use to residential	-

Ref no	Site name	Proposed use	Alternative option for site
A333	Harris and Bailey Ltd, 50 Hastings Road	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use
A399	109-117 Cherry Orchard Road	Retain existing use  (The site is an operational community facility and there is a presumption against non-community uses)	Redevelopment including residential use
A402	106 Lower Addiscombe Road	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use

Ref no	Site name	Proposed use	Alternative option for site
A476	Garages to the rear of, 1- 19 Craven Road	Retain existing use  (Site is in multiple ownership and is unlikely to come forward for development as one site)	Redevelopment including residential use

## Broad Green and Selhurst

### General character

**11.42** Broad Green is a heavily urbanised area consisting of a variety of local character types. The south-western edge is defined by large 'Retail Estates, Business and Leisure Parks' along Purley Way and the greenery of Archbishop Lanfranc's playing field and Croydon Cemetery. The dominant and high density area along London Road corridor identifies the centre of this Place. The eastern edge is dominated by the railway and associated 'Industrial Estates' of the Selhurst area. Smaller scale historical industrial estates are often interlaced within the urban fabric. The predominant residential character type is 'Terraced Houses and Cottages', with scattered areas of 'Local Authority Housing with Associated Public Realm' with sections of 'Compact Houses on Relatively Small Plots' and 'Medium Rise Blocks With Associated

Grounds' scattered in the east and in the vicinity of Whitehorse Road. 'Large Buildings With Strong Frontage Line' and 'Large Buildings With Spacing' dominate along London Road.

**11.43** The London Road Broad Green Local Heritage Area represents an 'Urban Shopping Character Area'. It includes buildings with unique Arts and Crafts inspired architectural design from the beginning of the 20<sup>th</sup> century.

**11.44** Henderson Road Local Heritage Area is a distinctive example of 'Terraced Houses and Cottages' character. The designation recognises the heritage significance these well-preserved terraces of small Victorian maisonettes adjacent to the Local Historic Park of Whitehorse Recreational Ground.

### Policy DM34: Broad Green and Selhurst

**DM34.1** Within the Broad Green Local Centre, to ensure that proposals positively enhance and strengthen the character of Broad Green Local Centre, and facilitate growth, developments should:

- a) Sympathetically relate to the predominant building massing within the Local Centre boundaries;
- b) Positively reference, respect and enhance architectural features such as the consistent rhythm and articulation of windows and doors;
- c) Complement the existing predominant building heights of 2 storeys up to a maximum of 4 storeys; and
- d) Incorporate multi-stock brick as the predominant facing materials of the whole building.

**DM34.2** Within the area of the potential new Local Centre at Valley Park, to ensure development opportunities including public realm improvements are undertaken in a cohesive and coordinated manner and that they result in the creation of a Local Centre with a sense of place and distinct character, a masterplan with elements of design code will be developed.

**DM34.3** In the area of the Lombard Roundabout, to facilitate growth and to enhance the distinctive character of the Lombard

Roundabout Area proposals should:

- a) Complement the existing predominant building heights of 3 storeys up to a maximum of 6 storeys;
- b) Create a sense of continuity by setting back buildings from the street and create building lines and frontages which positively reference and respond to the junction;
- c) Address the deficiency in green infrastructure within the area by incorporating tree planting and greenery within the development; and
- d) Retain the extent and enhance the quality of the existing public realm within the development, including introducing large trees and other vegetation to balance the impact of large or tall buildings.

**DM34.4** In the area north of Broad Green Local Centre, to ensure that proposals enhance and strengthen the character of the area north of the Broad Green Local Centre, and facilitate growth, developments should:

- a) Retain and create glimpses and separation distances between buildings in order to improve the openness of London Road;
- b) Incorporate main pedestrian entrances onto London Road;
- c) Complement the existing predominant building heights of 3 storeys up to a maximum of 8 storeys; and
- d) Retain the extent and enhance the quality of the existing public realm within the development, including introducing large trees and other vegetation to balance the impact of large and tall buildings.

**DM34.5** In the area of the junction of Windmill Road and Whitehorse Road, to create a sense of place of this area proposals should:

- a) Create building lines and frontages which positively reinforce and respond to the form of the junction;
- b) Use tree planting to reinforce the street alignment; and
- c) Complement the existing massing of the immediate area around the Windmill/ Whitehorse Road Junction, by ensuring that the overall height of the building does not exceed 5 storeys; or complement the existing predominant building heights of 2 storeys up to a maximum height of 3 storeys; or ensure the ridge line is no taller than those adjacent to it.

**DM34.6** Within Broad Green and Selhurst allocate sites for development as set out in Table 11.7.

## How the preferred option would work

**11.45** The areas in which Policies DM34.1 to DM34.5 apply are shown in *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)*.

### Broad Green Local Centre

**11.46** Broad Green Local Centre is dominated by the London Road traffic. It is an area with potential for growth.

**11.47** The edge of the Broad Green Local Centre is eroding and is beginning to lose its separate identity and sense of place. This could lead to the Local Centre being amalgamated into the homogenous urban form of the London Road.

**11.48** The detailed policies in DM34.1 will help to strengthen the identity of the Local Centre by setting design parameters such as consistent scale, street frontage treatment and public realm requirements.

### Potential new Local Centre at Valley Park

**11.49** The area is currently dominated by large scale 'Retail Estates, Business and Leisure Parks' and associated parking, separated from the adjoining area by embankments, Purley Way and the tram infrastructure.

**11.50** There is a mix of uses similar to an urban centre. However, large amounts of car dominated spaces make this area less pedestrian and cycle friendly. Additionally, the presence of large undefined spaces has contributed to this area's lack of a sense of place.

**11.51** There is potential for growth and for transformation into a new Local Centre. To enable potential development opportunities to be undertaken in a cohesive and coordinated manner, a masterplan will be considered.

### Lombard Roundabout area

**11.52** This is an area at the edge of two character types that contrast in scale. These are 'Terraced Houses and Cottages' and 'Large Buildings in an Urban Setting'. The area has potential for growth. The Place-specific development management policy is required to facilitate growth that enhances the distinctive character of the Lombard Roundabout Area.

**11.53** These policies will encourage new developments to establish a transitional zone between the existing uniform low rise residential areas and the larger scale structures around the Lombard Roundabout.

### Area north of Broad Green Local Centre

**11.54** The edge of the Broad Green Local Centre is eroding and is beginning to lose its separate identity and sense of place. This could result in its being absorbed into the homogenous urban form of London Road.

**11.55** The area north of Broad Green Local Centre is already experiencing growth. A cohesive approach needs to be taken to ensure that Local Centre edge is well defined and that the buildings along London Road have spacing.

### Area of the junction of Windmill Road and Whitehorse Road

**11.56** There is a poor relationship between the street layout and the building frontages at the Windmill Road/Whitehorse Road junction area. This has resulted in an area lacking a sense of place. The character within this area is a mix of low rise 'Terraced Houses and Cottages 'Industrial Estates' and 'Retail Estates and Business and Leisure Parks'.

**11.57** There is a potential for growth and an opportunity for improving the definition of frontages and street edge, as well as overall quality of urban environment. This could include addressing the deficiency in green infrastructure by ensuring tree planting and greenery is an intrinsic part of the development.

Allocating land for development

**11.58** Table 11.7 below sets out the proposed use on specific sites in Broad Green and Selhurst. Full details and a map of each detailed proposal can be found in *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)*.

**Table 11.7 Proposals for uses of land of specific sites in Broad Green and Selhurst**

Ref no	Site name	Proposed use	Alternative option for site
78	114-118 Whitehorse Road	Residential conversion and extension	-
157	Canterbury Mill, 103 Canterbury Road	New primary school	-
302	30-32 Bensham Lane	Residential	-

Ref no	Site name	Proposed use	Alternative option for site
314	Valley Park (B&Q and Units A-G Daniell Way), Hesterman Way	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS), community and leisure to form the basis of a new residential community and local centre.	-
334	Valley Leisure Park, Hesterman Way	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS), community and leisure to form the basis of a new residential community and local centre.	-
337	Zodiac Court, 161-183 London Road	Residential redevelopment	-
348	Homebase & Matalan stores, 60-66 Purley Way	Mixed use residential and retail development	-



Ref no	Site name	Proposed use	Alternative option for site
396	Praise House, 145-149 London Road	Redevelopment for mixed use residential and community use	-
404	Vistec House & 14 Cavendish Road, 185 London Road	Residential development	-
416	Challenge House, 618 Mitcham Road	Residential redevelopment or conversion. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development.	-
417	Stonemead House, 95 London Road	Residential	-
452	Westways Resource Centre, 49 St James's Road	Primary School	-
468	Grass area adjacent to, 55 Pawsons Road	Residential development	-
471	Masonic Hall car park, 1- 1B Stanton Road	Residential development	-

Ref no	Site name	Proposed use	Alternative option for site
517	Milton House, 2-36 Milton Avenue	Residential and employment uses	-
946	Stubbs Mead Depot, 0 Factory Lane	Mixed residential and employment-industrial and warehousing.	-
A170	24 Oakwood Place	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use
A298	Rear of, 31-73 Wortley Road	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use

Ref no	Site name	Proposed use	Alternative option for site
A342	20-24 Mayday Road	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use
A433	76-78 Canterbury Road	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use
A446	32 Mayday Road	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use

Ref no	Site name	Proposed use	Alternative option for site
A503	Units 1 - 6, Pilton Industrial Estate, Pitlake	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use
A509	Rear of, 59-77 Gloucester Road	Retain existing use  (The site is an operational integrated industrial site and there is a presumption against the loss of employment floor space)	Redevelopment including residential use
A513	Peal Road Industrial Estate, Peall Road	Retain existing use  (The site is an operational integrated industrial site and there is a presumption against the loss of employment floor space)	Redevelopment including residential use

## Coulsdon

### General character

**11.59** Coulsdon is a small suburban settlement surrounded by areas of Green Belt. The Green Belt in this area is characterised by open views of open spaces and wooded mature tree belts. Coulsdon's District Centre has a well-defined and consistent 'Urban Shopping Area' character and two parallel strips containing 'Retail Estates and Business and Leisure Parks' and 'Industrial Estates separated by the bypass and railway lines'.

**11.60** Coulsdon's built environment is located within the valleys alongside railway lines and main roads. The predominant residential characters are 'Detached Houses on Relatively Large Plots With Minimum Public Realm' to the north and east, an estate of 'Compact Houses on Relatively Small Plots' to the east, 'Planned Estates of Semi Detached Houses' with garages, and low density, 'Scattered Houses on Large Plots' in the south.

### Policy DM35: Coulsdon

Within Coulsdon allocate sites for development as set out in Table 11.8.

### How the preferred option would work

**11.64** Coulsdon has the potential for growth. Much of this is concentrated within the Cane Hill area.

**11.65** The District Centre and environs is an area with a broad mix of uses. This has resulted in a variety of character areas with diverse set of transitions between characters.

**11.66** Coulsdon District Centre is well served by public transport. This provides an opportunity for it to function as a destination. The

**11.61** The Chipstead Valley Road Local Heritage Area designation recognises the distinctive architecture of workers' houses from c. 1900 representing the 'Terraced Houses and Cottages' character. Their layout reveals the location of the historic site of the former Surrey Iron Railway.

**11.62** The Station Approach Local Heritage Area represents the 'Terraced Houses and Cottages' character. It contains modest Victorian railway cottages with aesthetic style inspired features set in the distinctive townscape.

**11.63** The Dutch Village Local Heritage Area has the 'Detached Houses on Relatively Large Plots' character. This distinctive estate was designed by the Dutch architect Wouter Hamdorff as a 'modern Dutch garden village' in late 1930's.

sense of place requires strengthening and enhancing of its attractiveness to residents and those visiting the area.

**11.67** Each of the character areas within Coulsdon is well defined and consistent. Future development can be successfully guided by general policies and there is no place specific development management policy for this area.

### Allocating land for development

**11.68** Table 11.8 below sets out the proposed use on specific sites in Coulsdon. Full details and a map of each detailed proposal can be found in *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).

**Table 11.8 Proposals for uses of land of specific sites in Coulsdon**

<b>Ref no</b>	<b>Site name</b>	<b>Proposed use</b>	<b>Alternative option for site</b>
60	Cane Hill Hospital Site, Farthing Way	Residential development with new community, health and educational facilities	-
372	Car park, Lion Green Road	Mixed use development comprising leisure 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
764	Land to the east of Portnalls Road, Portnalls Road	Secondary school	-
945	Waitrose, 110-112 Brighton Road	Residential and healthcare facilities	-
A329	Coulsdon Youth and Social Centre, 254 Chipstead Valley Road	Retain existing use  (Unlikely to come forward for development in the plan period)	Redevelopment including residential use

## Croydon Opportunity Area

### General character

**11.69** Croydon Opportunity Area is an urban area with diverse character types. It is the only one of Croydon's 16 Places to contain all nine non-residential character types, each of which influences the way in which this Place has developed. The centre of Croydon is typically characterised by the dominant intersecting 'Linear Infrastructure' of the roads (such as the Wellesley Road, Park Lane and the Flyover) rail and tram lines which create distinct separations between the different character types. The 'Shopping Centres and Precincts' and Tower buildings are located to the west and east of the central spine along Wellesley Road. These areas have a larger grain and predominantly contain modern and contemporary buildings. The character of Wellesley Road has also been influenced by the number of 'Large Buildings in an Urban Setting' which are concentrated to the north and east of this road and in close proximity to the 'Transport Nodes'. There are also a small number of 'Large Buildings With Strong Frontage Line' located to the south. Radiating southwards from the 'Shopping Centres and Precincts' are the 'Urban Shopping Area' character. The urban grain of these areas reflects the surrounding residential character with a smaller finer grain.

**11.70** The residential areas are located around the edge of this place and consist of a predominant mix of 'Large Houses on Relatively Small Plots', 'Terraced Houses and Cottages' and 'Medium Rise Blocks With Associated Grounds'. Interspersed amongst the residential areas are small pockets of 'Industrial Estates', 'Retail Estates and, Business and Leisure Parks', and 'Institutions with Associated Grounds'.

**11.71** The Central Croydon Conservation Area represents the historic character of 'Urban Shopping Character Areas'. It is focused on Croydon's historic municipal and commercial heart,

including a great variety of historic listed and locally listed buildings from several centuries.

**11.72** The Church Street Conservation Area represents the historic character of 'Urban Shopping Character Areas'. It is focused on the historic thoroughfare which curves through Croydon's Old Town, linking the High Street with the area around the Croydon Minster. The conservation area has a number of listed and locally listed buildings dated from the early eighteenth century onwards.

**11.73** The Croydon Minster Conservation Area represents the historic character of 'Urban Shopping Character Areas' and 'Institutions with Associated Grounds'. It is focused on the heart of Croydon's old town, encompassing the highly significant medieval and Victorian Parish Church of St John and the former Archbishop's Palace, both Grade I listed.

**11.74** The Chatsworth Road Conservation Area represents the authentic residential character of 'Large Houses on Relatively Small Plots'. It contains well-preserved large Victorian and Edwardian houses, in a range of notable styles.

**11.75** The Wellesley Road (North) Conservation Area represents the authentic residential character of 'Large Houses on Relatively Small Plots'. It is a collection of early/mid Victorian houses, which are some of the oldest surviving properties in the town centre and a remarkable contrast to the redeveloped adjacent modernist areas.

**11.76** The Laud Street Local Heritage Area recognises the heritage significance of its well-preserved historic architecture and townscape of 'Terraced Houses and Cottages' character.

## Policy DM36: Croydon Opportunity Area

**DM36.1** To enable development opportunities; including public realm improvements, to be undertaken in a cohesive and coordinated manner a Croydon Opportunity Area Planning Framework complemented by masterplans with elements of design code for Fair Field, Mid Croydon, West Croydon, East Croydon and Old Town have been adopted.

**DM36.2** To ensure development opportunities positively transform the local character and include public realm improvements that are undertaken in a cohesive and coordinated manner, a masterplan with elements of design code will be considered for the area within New Town and the Retail Core<sup>37</sup>.

**DM36.3** In the London Road area to ensure that proposals positively enhance and strengthen the local character and setting of locally listed buildings, the development should:

- a) Complement the existing maximum height of 4 storeys;
- b) Incorporate multi-stock brick as the predominant facing material;
- c) Retain, enhance and positively reference existing setbacks of the major massing above ground floors; and
- d) Retain, enhance and positively reference architectural detailing on locally listed buildings.

**DM36.4** In the area along Sydenham and Lansdowne Road, to facilitate growth and enhance the sense of place, developments should retain and create glimpses and separation distances between buildings in order to improve openness within the edge of the town centre.

**DM36.5** Within Croydon Opportunity Area allocate sites for development as set out in Table 11.9.

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<sup>37</sup> As defined in the Croydon Opportunity Area Planning Framework, pg 167

## How the preferred option would work

**11.77** The areas in which Policies DM36.2 to DM36.4 apply are shown in *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)*.

**11.78** The extent of Croydon Opportunity Area is mostly covered by the Masterplans for Fair Field, Mid Croydon, Old Town, West Croydon and East Croydon which address the complex issues within these areas. With the exception of the London Road area and along Sydenham and Lansdowne Roads the character elsewhere in the opportunity area can be successfully managed by the general policies.

### London Road area

**11.79** London Road is the northern gateway to Croydon Metropolitan Centre. Buildings range from listed Victorian high street buildings to large modernist residential and commercial buildings along with run down and derelict units. Similarly, there is a mixed quality public realm, from the welcoming and colourful entrance at West Croydon station to large unused spaces and car yards to the north of London Road. West Croydon station, the Lidl supermarket and the proximity of the Retail Core and the University Hospital are some of the major attractions that draw people into the area. The area has been undergoing change due to proximity to the town centre and a major transport interchange of West Croydon Station. Additionally a number of redevelopment opportunities have arisen from the civil unrest damages.

**11.80** The London Road area has a variety of fine examples of architecture which has been recognised by being designated as locally listed buildings. Though their articulation varies, they have a number of common characteristics such as: regular rhythm of

elevations marked by windows and the way they are framed, high quality workmanship and materials. There are fine examples of brickwork and render. A number of buildings, which were originally set back from the street, have been extended on the ground floor. These create a feel of openness, more human scale and introduce formal diversity to the street.

**11.81** In order to accommodate growth in a way that respects and enhances the diversity of the London Road character, new development should be informed and inspired by these qualities.

### Area along Sydenham and Lansdowne Road

**11.82** Areas along Sydenham and Lansdowne Road have a very mixed character due to undergoing densification and redevelopment. The original character of 'Large Buildings on Relatively Small Plots' is being gradually replaced with 'Mixed Type Flats'. Residential buildings of a detached form, with spacing between them, set back and forecourts are key features of urban pattern in the area.

**11.83** In order to maintain and enhance the distinctive character of the residential edge of the town centre, and to prevent further erosion of it, a cohesive approach needs to be taken to ensure new developments retain and reference this urban pattern.

### Allocating land for development

**11.84** Table 11.9 below sets out the proposed use on specific sites in Croydon Opportunity Area. Full details and a map of each detailed proposal can be found in *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)*.

**Table 11.9 Proposals for uses of land of specific sites in Croydon Opportunity Area**

Ref no	Site name	Proposed use	Alternative use for site
21	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.	-
31	Croydon College car park, College Road	Mixed use redevelopment comprising hotel & residential	-
32	4-20 Edridge Road	Residential development	-
104	Former Taberner House site, Fell Road	Residential development	-
108	Former Croydon General Hospital Site, 86-150 London Road	Secondary School	-
123	Prospect West and car park to the rear of, 81-85 Station Road	Residential (with healthcare facility if required by NHS)	-

Ref no	Site name	Proposed use	Alternative use for site
138	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	-
142	1 Lansdowne Road	Mixed use development comprising residential, offices, leisure and hotel	-
155	St Anne's House & Cambridge House, 20-26 Wellesley Road	Conversion of building to residential and hotel	-
162	St George's House, Park Lane	Conversion and extension of existing building to provide retail and other Class A activities (such as food and drink) on the ground floor with residential accommodation on upper floors	-



Ref no	Site name	Proposed use	Alternative use for site
172	Ruskin Square, 61 Dingwall Road	Mixed use development comprising residential, offices, restaurant/café, fitness centre and replacement 200 seat theatre	-
173	28-30 Addiscombe Grove	Redevelopment to provide more homes	-
174	30-38 Addiscombe Road	Residential development	-
175	Stephenson House, Cherry Orchard Road	Primary school with residential and/or office on upper floors	-
176	Exchange Court, 3 Bedford Park	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	-
178	Arcadia House, 5 Cairo New Road	Residential development and Class B business use	-
182	St Mathews House, 98 George Street	Redevelopment for residential and/or offices and/or retail (on George Street frontage)	-

Ref no	Site name	Proposed use	Alternative use for site
184	1-19 Derby Road	Residential development above, community uses on lower floors	-
186	Jobcentre, 17-21 Dingwall Road	Offices and/or residential and/or hotel and/or replacement Class A2 (Finance) premises (with healthcare facility if required by the NHS)	-
187	28 Dingwall Road	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	-
189	Car parks, Drummond Road	Residential development	-
190	Car park to the rear of Leon House, 22-24 Edridge Road	Residential development	-
192	Suffolk House, George Street	Mixed use redevelopment with offices or residential dwellings above retail units at ground level	-

Ref no	Site name	Proposed use	Alternative use for site
193	100 George Street	Mixed use development with offices or residential dwellings above retail units at ground level	-
194	St George's Walk, Katharine House and Park House, Park Street	Residential and retail with new civic space	-
195	Leon House, 233 High Street	Conversion to residential or mixed use residential/office with retention of retail on the ground floor	-
196	Stonewest House, 1 Lamberts Place	Residential development	-
197	Emerald House, 7-15 Lansdowne Road	Office and residential and/or hotel (with healthcare facility if required by the NHS)	-
199	20 Lansdowne Road	Residential development with light industrial workshops and studio spaces	-

Ref no	Site name	Proposed use	Alternative use for site
201	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)
203	West Croydon Station and shops, 176 North End	Remodelling of station and redevelopment to provide an improved transport interchange, cycle hub, retail & office units with residential development above	-
211	Poplar Walk car park and, 16-44 Station Road	A more intensive use of the site with retail on the ground floor and residential use on other floors subject to the replacement of the car park which provides disabled car parking spaces for the Metropolitan Centre	-

Ref no	Site name	Proposed use	Alternative use for site
218	Lunar House, Wellesley Road	Office and residential and/or hotel (with healthcare facility if required by the NHS)	-
220	9-11 Wellesley Road	Residential and/or hotel and/or retail and/or finance	-
222	Multi-storey car park, 1 Whitgift Street	Residential with community facilities commensurate in size and functionality to that currently on the site	-
231	Seagas House, Park Lane	Residential conversion	-
234	Southern House, Wellesley Grove	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	-
236	Apollo House, Wellesley Road	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	-

Ref no	Site name	Proposed use	Alternative use for site
242	Davis House, Robert Street	Residential development with limited retail to replace existing floor space	-
243	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)
245	Mondial House, 102 George Street	Office and/or residential development or offices or hotel and/or retail (on George Street frontage)	-
247	Norwich Union House, 96 George Street	Offices with residential development or hotel and/or retail (on George Street frontage)	-
294	Croydon College Annexe, Barclay Road	Residential redevelopment with community uses and Creative and Cultural Industries Enterprise Centre	-

Ref no	Site name	Proposed use	Alternative use for site
311	Mott Macdonald House, 8 Sydenham Road	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	-
312	Cygnets House, 12-14 Sydenham Road	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	-
374	Reeves Corner former buildings, 104-112 Church Street	Mixed use with residential to upper storeys and retail on ground floor	-
375	7 Cairo New Road	Residential redevelopment above community use	-
392	Carolyn House, 22-26 Dingwall Road	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	-
393	Whitgift Centre, North End	Expansion of shopping centre, improved transport infrastructure, public realm and residential development	-

Ref no	Site name	Proposed use	Alternative use for site
398	Coombe Cross, 2-4 South End	Residential development	-
450	Lennard Lodge, 3 Lennard Road	Residential development	-
488	Canis House, 1 Scarbrook Road	Residential conversion	Redevelopment of the site for residential development
489	Corinthian House, 17 Lansdowne Road	Retention of offices with residential conversion, and/or hotel (with healthcare facility if required by the NHS)	-
492	5 Bedford Park	Residential conversion	Redevelopment of the site for residential development
493	Pinnacle House, 8 Bedford Park	Mixed use of residential with offices (or a healthcare facility if required by the NHS) on the ground floor	-

Ref no	Site name	Proposed use	Alternative use for site
522	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	-
A27	Old Palace School & Grounds, Old Palace Road	Retain existing use  (The site is an operational community facility and there is a presumption against non-community uses)	Redevelopment including residential use
A50	44-60 Cherry Orchard Road	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use

Ref no	Site name	Proposed use	Alternative use for site
A76	Bickler House, 37 Tamworth Road	Retain existing use  (The site is an operational community facility and there is a presumption against non-community uses)	Redevelopment including residential use
A117	Cavendish House & Spices Yard, 51-55 South End	Retain existing use  (Site is unlikely to come forward for development due to difficulty in replacing the existing function provided by the site)	Redevelopment including residential use
A179	Multistorey car park to the rear of, 12-19 Surrey Street	Retain existing use  (Site is unlikely to come forward for development due to difficulty in replacing the existing function provided by the site)	Redevelopment including residential use
A181	45-81 Church Street	Retain existing use  (Site is in multiple ownership and is unlikely to come forward for development as one site)	Redevelopment including residential use

Ref no	Site name	Proposed use	Alternative use for site
A198	10 Lansdowne Road	Retain existing use  (The site is an operational town centre employment site and there is a presumption against non-employment uses; Unlikely to come forward for development in the plan period)	Redevelopment including residential use
A200	Multi-storey car park, Lansdowne Road	Retain existing use  (Site is unlikely to come forward for development due to difficulty in replacing the existing function provided by the site)	Redevelopment including residential use
A213	T A Centre, 115 Sydenham Road	Retain existing use  (The site is an operational community facility and there is a presumption against non-community uses)	Redevelopment including residential use

Ref no	Site name	Proposed use	Alternative use for site
A216	Saxon Lodge, 1 Tavistock Road	Retain existing use  (Site is in multiple ownership and is unlikely to come forward for development as one site)	Redevelopment including residential use
A224	Lantern Hall, 190-192 Church Road	Retain existing use  (The site is an operational community facility and there is a presumption against non-community uses)	Redevelopment including residential use
A226	33-45 Howley Road	Retain existing use  (The site is an operational community facility and there is a presumption against non-community uses)	Redevelopment including residential use

Ref no	Site name	Proposed use	Alternative use for site
A228	Rylands House, 9 Church Road	Retain existing use  (Site is unlikely to come forward for development due to difficulty in replacing the existing function provided by the building)	Redevelopment including residential use
A238	22 Lansdowne Road	Retain existing use  (The site is an operational town centre employment site and there is a presumption against non-employment uses)	Redevelopment including residential use
A240	Court Buildings, Barclay Road	Retain existing use  (The site is an operational community facility and there is a presumption against non-community uses)	Redevelopment including residential use

Ref no	Site name	Proposed use	Alternative use for site
A244	Bedford, Woburn and The Elms Courts, Tavistock Road	Retain existing use  (Site is in multiple ownership and is unlikely to come forward for development as one site)	Redevelopment including residential use
A381	Croydon Minster Church Hall, Church Road	Retain existing use  (The site is an operational community facility and there is a presumption against non-community uses)	Redevelopment including residential use
A422	Centrale, North End	Retain existing use  (Unlikely to come forward for development in the plan period as this is a high value retail location)	Redevelopment including residential use

## Crystal Palace & Upper Norwood

### General character

**11.85** Crystal Palace and Upper Norwood are historic Victorian settlements, picturesquely located on green hills. It has a number of significant landmarks such as the Croydon television mast visible from long distances and various locations across London.

**11.86** Crystal Palace and Upper Norwood is primarily residential Place where houses are interlaced with large parks such as The Lawns, Beaulieu Heights, Stambourne Woodland and Upper Norwood Recreation Grounds which were laid out in Victorian and Edwardian times. The original local character contained 'Large Houses on Relatively Small Plots'. Much of the historical architecture has been transformed into contemporary residential characters types such as 'Planned Estates of Semi Detached Houses' and 'Medium Rise Blocks With Associated Grounds' and 'Compact Houses on Relatively Small Plots'. There are areas where high quality examples of the original character have survived. These have been designated as Conservations Areas.

**11.87** The Upper Norwood Triangle Conservation Area predominantly contains the historic character of 'Urban Shopping Character Areas'. It is focused around the historic district centre where several London boroughs meet. The Upper Norwood Triangle Conservation Area adjoins the Crystal Palace Park Conservation Area in Bromley and the Westow Hill Conservation Area in Lambeth and contains a wide variety of historic buildings.

**11.88** The Church Road Conservation Area predominantly encompasses the character of 'Large Houses on Relatively Small Plots' mixed with the historic green open areas of Westow Park, Stambourne Woodland and Beaulieu Heights. It is focused on one of Upper Norwood's grandest and most historic streets in a stunning landscape setting, the area also encompasses Beaulieu

Heights, Sylvan Hill and Grange Hill as well as several listed and locally listed buildings.

**11.89** The Harold Road Conservation Area predominantly encompasses the character of 'Large Houses on Relatively Small Plots'. It is an area centred on one of Upper Norwood's grandest residential streets with associated Upper Norwood Recreation Ground, and formed of large Victorian villas which were built for residents drawn to the area in the late nineteenth century by the relocated Crystal Palace.

**11.90** The Beulah Hill Conservation Area encompasses the mix of 'Large Houses on Relatively Small Plots' and 'Detached Houses on Relatively Large Plots'. It is a significant grouping of Georgian and Victorian Villas within the historic affluent Beulah Spa area, partly located in the woodland setting, including a number of listed and locally listed buildings.

**11.91** The Auckland Road and Howden Road Local Heritage Area consists of 'Large Houses on Relatively Small Plots'. It contains early vernacular houses with well-preserved original features dating from the 1880's. These include some bespoke Gothic inspired detailing.



## Policy DM37: Crystal Palace and Upper Norwood

Within Crystal Palace and Upper Norwood allocate sites for development as set out in Table 11.10.

### How the preferred option would work

**11.92** Crystal Palace and Upper Norwood has a predominately consistent character which, can be managed by other policies. Additionally the high concentration of heritage assets within this Place will enable its character to be managed through Conservation Area Appraisals and Management Plans and Croydon's Conservation Area General Guidance.

#### Allocating land for development

**11.93** Table 11.10 below sets out the proposed use on specific sites in Crystal Palace and Upper Norwood. Full details and a map of each detailed proposal can be found in *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)*.

**Table 11.10 Proposals for uses of land of specific sites in Crystal Palace and Upper Norwood**

Ref no	Site name	Proposed use	Alternative option for site
28	Bowyers Yard, Bedwardine Road	Cultural and Creative Industries Enterprise Centre	-
80	Victory Place	Ground floor retail, restaurant and studio space with hotel, office/or and residential uses on other floors	-

Ref no	Site name	Proposed use	Alternative option for site
82	St John The Evangelist Vicarage, Sylvan Road	Redevelopment to provide new hall and residential dwellings	-
357	Norwood Heights Shopping Centre, Westow Street	Retail, replacement community use and residential	-
420	87-91 Biggin Hill	Residential development	-
A330	Windermere House, 1 Coxwell Road	Retain existing use  (The site is an operational community facility and there is a presumption against non-community uses)	Redevelopment including residential use

## Kenley and Old Coulsdon

### General character

**11.94** Kenley and Old Coulsdon is a suburban area with green wooded hillsides (Dollypers Hill, Roydons Wood) and green open spaces (Kenley Common, Riddlesdown, Kenley Aerodrome) located within and around it. There is a strong link between the green infrastructure and the built environment. This creates a feeling of spaciousness or openness can be seen in the layout of the built environment.

**11.95** The built areas of Kenley and Old Coulsdon predominantly consist of the following residential character types: 'Detached Houses on Relatively Large Plots' and 'Planned Estates of Semi-Detached Houses'. The residential character is reinforced by consistent building lines and setbacks that create large green front gardens or (in the case of flatted development) grounds and rear gardens with tree planting.

**11.96** Kenley and Old Coulsdon's shopping and community facilities are concentrated in the area between the Godstone Road and Kenley Station. The area is framed by green space of Riddlesdown to the north and railway to the south.

**11.97** Kenley's public realm, with features such as grass verges with tree planting, reflects the close coexistence of nature and

### Policy DM38: Kenley and Old Coulsdon

Within Kenley and Old Coulsdon allocate sites for development as set out in Table 11.11.

### How the preferred option would work

**11.101** Kenley and Old Coulsdon has a predominantly consistent character with capacity for growth managed by other policies.

built environment. Narrow lanes with extensive tree canopy cover and streets often with one footway and green areas of planting on the opposite side are all characteristic features of the public realm.

**11.98** In areas where there are no grass verges, mature trees located within front gardens of residential developments provide extensive tree canopy cover, contributing to the impression of tree lined streets.

**11.99** The Bradmore Green Conservation Area is the heart of the historic Old Coulsdon. It preserves the historic village character made by the green spaces of Bradmore Green and Grange Park mixed with 'Suburban Shopping Character Area', 'Detached Houses on Relatively Large Plots' and 'Planned Estates of Semi-Detached Houses'. The area contains a number of historic listed and locally listed buildings such as the 18th century farmhouse and the 13th century grade I listed church of St John.

**11.100** The Kenley Aerodrome Conservation Area is one of the most complete fighter airfield associated with the Battle of Britain to have survived, making it a battlefield site of particular national historic significance. The conservation area includes a number of scheduled monuments.

### Allocating land for development

**11.102** Table 11.11 below sets out the proposed use on specific sites in Kenley and Old Coulsdon. Full details and a map of each detailed proposal can be found in *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).

**Table 11.11 Proposals for uses of land of specific sites in Kenley and Old Coulsdon**

<b>Ref no</b>	<b>Site name</b>	<b>Proposed use</b>	<b>Alternative option for site</b>
937	Kempsfield House, 1 Reedham Park Avenue	Residential development with community use	-
A145	314-324 Old Lodge Lane	Retain existing use  (Site is in multiple ownership and is unlikely to come forward for development as one site)	Redevelopment including residential use
A341	T A Centre, 102 Marlpit Lane	Retain existing use  (The site is an operational community facility and there is a presumption against non-community uses)	Redevelopment including residential use

## Norbury

### General character

**11.103** Norbury is a suburban town with its District and Local Centres located along the long linear route of London Road. The built form of 'Large Buildings With Strong Frontage Line' and 'Medium Rise Blocks With Associated Grounds' emphasises this linear route and its dominance on the area.

**11.104** Norbury has a residential character that predominantly consists of 'Terraced Houses and Cottages', 'Large Houses on Relatively Small Plots' and 'Local Authority Housing with Public Realm'.

**11.105** The Norwood Grove Conservation Area is focused around the historic Grade II registered landscape of Norwood Grove predominantly surrounded by 'Detached Houses on Relatively Large Plots'. It contains a number of well preserved and distinctive listed and locally listed Georgian and Edwardian houses. The conservation area adjoins the Streatham Common conservation area in Lambeth.

**11.106** The Norbury Estate Conservation Area represents the unified and consistent residential character type of 'Local Authority Built Housing with Public Realm'. This dense development is the first outer London cottage estate built by the London County Council between 1914 and 1921.

### Policy DM39: Norbury

**DM39.1** Within Norbury District Centre, to facilitate growth and to enhance the distinctive character, developments should:

- a) Complement the existing predominant building heights of 2 storeys up to a maximum of 5 storeys;
- b) Ensure proposal for large buildings are visually consistent with the predominant urban grain; and

**11.107** The London Road Norbury Local Heritage Area is an example of an 'Urban Shopping Area' character type. The shopping parades represent a high quality cross-section of architectural styles from the second half of the 19<sup>th</sup> century, with the unified form of shopfronts at ground floor level and rhythms of red brick facades with decorative brick and sandstone features above.

**11.108** The Beatrice Avenue Local Heritage Area predominantly consists of 'Terraced Houses and Cottages'. It has a good range of well-preserved late Victorian suburban houses, with many original and bespoke Arts and Crafts inspired features. The prominent St Phillip's Church terminates views from the tree-lined residential street.

**11.109** The Pollards Hill South Local Heritage Area has a character of 'Planned Estates of Semi-Detached Houses'. This distinctive grouping represents a unique example of individual Arts and Crafts terraces laid out to appear as large U-shaped buildings with a number of distinctive architectural features. The well preserved and distinctive 1930's townscape is an example of an innovative approach to defining street frontages through sequence of courtyards.

c) Seek opportunity to provide direct access from the south of London Road to Norbury railway station.

**DM39.2** Within Pollards Hill Local Centre, to ensure that proposals positively enhance and strengthen the character developments should:

- a) Retain the edge and separation of Pollards Hill Local Centre from other adjoining character areas by limiting the urban grain within its boundaries;
- b) Complement the existing predominant building heights of 3 storeys up to a maximum of 4 storeys;
- c) Incorporate multi-stock brick as the predominant facing materials of the whole building, and
- d) Retain the extent and enhance the quality of the existing public realm within the development, including reinforcing a consistent building line.

**DM39.3** Within Norbury allocate sites for development as set out in Table 11.12.

### How the preferred option would work

**11.110** The areas in which Policies DM39.1 and DM39.2 apply are shown in *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)*.

**11.111** The areas identified for Place-specific development management policies are Norbury District Centre and Pollards Hill Local Centre. These Place-specific development management policies are required to ensure the distinctions, edge and separation between the centres and adjoining areas are maintained.

**11.112** These areas have potential for growth. There are precedents on London Road of large and tall buildings however these are mainly located outside designated centres. In order to

retain the distinctiveness of each of Norbury's centres and to reinforce the prominence of the scale of built environment within these areas policies DM39.1 and DM39.2 identify the maximum buildings heights along with key architectural features to enable growth and retain local distinctiveness.

#### Allocating land for development

**11.113** Table 11.12 below sets out the proposed use on specific sites in Norbury. Full details and a map of each detailed proposal can be found in *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)*.

**Table 11.12 Proposals for uses of land of specific sites in Norbury**

Ref no	Site name	Proposed use	Alternative option for site
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Ref no	Site name	Proposed use	Alternative option for site
284	Asharia House, 50 Northwood Road	Residential development including replacement community facility	-
320	S G Smith, 409-411 Beulah Hill	Retail supermarket on ground floor with residential above	-
A278	1109 London Road	Retain existing use  (Site is in multiple ownership and is unlikely to come forward for development as one site)	Redevelopment including residential use
A279	274 Parchmore Road	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use

Ref no	Site name	Proposed use	Alternative option for site
A280	14-20 Northwood Road	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use
A281	22 Northwood Road	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use
A282	28 Northwood Road	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use

Ref no	Site name	Proposed use	Alternative option for site
A283	40 Northwood Road	Retain existing use  (The site is an operational community facility and there is a presumption against non-community uses)	Redevelopment including residential use
A339	1264-1266 London Road	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use
A460	Rear of, 69-71 Ryecroft Road	Retain existing use  (Site is in multiple ownership and is unlikely to come forward for development as one site)	Redevelopment including residential use

Ref no	Site name	Proposed use	Alternative option for site
A463	125-135 Pollards Hill South	Retain existing use  (Site is in multiple ownership and is unlikely to come forward for development as one site)	Redevelopment including residential use
A466	Rear of, 12-28 Ryecroft Road	Retain existing use  (Site is in multiple ownership and is unlikely to come forward for development as one site)	Redevelopment including residential use
A467	Grounds to rear of St Phillip's church and gardens to rear of 72 and 82, Pollards Hill North	Retain existing use  (Site is in multiple ownership and is unlikely to come forward for development as one site)	Redevelopment including residential use

## Purley

### General character

**11.114** Purley is a suburban market town located on wooded hillsides and in the valley. Its spatial structure is organised along the strong dominant corridor of the Brighton Road and Godstone Road where a wide variety of character types coexist. These are 'Urban Shopping Areas', 'Industrial Estates', 'Retail Estates, Business and Leisure Parks' and moderate density residential areas such as 'Terraced Houses and Cottages', 'Medium Rise Blocks With Associated Grounds', 'Compact Houses on Relatively Small Plots', and 'Planned Estates of Semi-Detached Houses'. 'Large Buildings With Strong Frontage Line' dominate in the district centre and its vicinity.

**11.115** The residential character outside of Brighton Road is fairly uniform and consists of large detached houses on relatively large plots with minimal public realm and low density scattered houses on relatively small plots.

**11.116** The Webb Estate and Upper Woodcote Village Conservation Area with its consistent character of 'Scattered Houses on Large Plots' is a notable Edwardian garden suburb created by developer William Webb based upon his Garden First Principles. The model village, laid out around Woodcote Green, is the focus of the area. Both conservation areas are rich in historic buildings which are set amidst mature landscaping.

**11.117** The Brighton Road (Purley) Local Heritage Area has an 'Urban Shopping Area' character. It contains collection of shopping parade buildings from the late 19<sup>th</sup> and 20<sup>th</sup> Century, that demonstrate a variety of styles with well-preserved and distinctive architectural features.

### Policy DM40: Purley

**DM40.1** Within Purley District Centre and its environs, to ensure that proposals positively enhance and strengthen the character and facilitate growth, developments should:

- a) Reinforce the continuous building line which responds to the street layout and include ground floor active frontages;
- b) Complement the existing predominant building heights of 3 to 8 storeys, with a potential for a new landmark of up to a maximum of 16 storeys; and
- c) Demonstrate innovative and sustainable design, with special attention given to the detailing of frontages.

**DM40.2** In the environs of Reedham station, to create the sense of place and facilitate growth proposals should:

- a) Complement the existing predominant building heights of 2 storeys up to a maximum of 4 storeys;



- b) Reinforce the predominant building lines and frontages which positively respond to the form of the Brighton Road/Old Lodge Lane junction;
- c) Improve pedestrian and cycle permeability, accessibility and connectivity across the railway between Brighton Road, Watney Close, Aveling Close and Fairbairn Close; and
- d) Enhance the suburban shopping area character of this section of Brighton Road.

**DM40.3** In the area of the junction of Brighton Road and Purley Downs Road, to reduce the impact of Brighton Road as a linear route, clearly differentiate the area from Purley District Centre and Brighton Road (Sanderstead Road) Local Centre and strengthen the sense of place, proposals should:

- a) Retain and create open glimpses and vistas between buildings;
- b) Introduce building with landscapes that respond and reflect the layout of the 1930s blocks of Lansdowne Court and Purley Court; and
- c) Complement the existing predominant building heights of 2 storeys up to a maximum of 5 storeys.

**DM40.4** Within Purley allocate sites for development as set out in Table 11.13.

### How the preferred option would work

**11.118** The areas in which Policies DM40.1 to DM40.3 apply are shown in *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)*.

#### Purley District Centre and its environs

**11.119** Purley District Centre is a well-defined urban town with a high concentration of commercial and community uses. The road network and a large scale roundabout divide the centre.

**11.120** This area has a varied topography which presents opportunities for tall buildings and the availability of vacant land

creates the potential for growth. Policy DM40.1 facilitates this and identifies architectural features that should be referenced in the design of the development to enhance the distinctive character of Purley District Centre.

#### The environs of Reedham Station

**11.121** The environs of Reedham Station have good public transport accessibility and a varied character including 'Urban Shopping Area', 'Large Buildings in an Urban Setting', 'Medium Rise Blocks With Associated Grounds' and 'Planned Estates of Semi-Detached Houses'.

**11.122** A Place-specific development management policy is required to facilitate growth, improve pedestrian and cycle permeability across the railway line and to create the sense of place.

The area of the junction of Brighton Road and Purley Downs Road

**11.123** The Brighton Road/ Purley Downs Road junction area forms the edge between South Croydon and Purley. Capella Court forms a visual marker which closes the vistas along the Purley and South Croydon sections of Brighton Road. The massing of Capella Court dominates the residential and industrial buildings within the surrounding area. This area's distinct qualities are informed by the landmark building surrounded by low rise structures set in greenery.

**11.124** Detailed policies are required to strengthen the character of the Brighton Road and Purley Downs Road junction area.

Allocating land for development

**11.125** Table 11.13 below sets out the proposed use on specific sites in Purley. Full details and a map of each detailed proposal can be found in *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)*.

**Table 11.13 Proposals for uses of land of specific sites in Purley**

Ref no	Site name	Proposed use	Alternative option for site
30	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	-
35	Purley Baptist Church, 2-12 Banstead Road	Mixed use redevelopment comprising new church, community facility and residential	-
61	Car park, 54-58 Whytecliffe Road South	Residential use with potential to retain some parking for Purley Station	-
66	1-3 Pampisford Road	Residential development	-
130	1-9 Banstead Road	Residential	-

Ref no	Site name	Proposed use	Alternative option for site
325	Telephone Exchange, 88-90 Brighton Road	Conversion of existing building to residential use if no longer required as a telephone exchange in the future	-
347	Tesco, 2 Purley Road	Mixed use residential, healthcare facility (if required by the NHS) and retail development	-
405	Capella Court & Royal Oak Centre, 725 Brighton Road	Residential development	-
409	Beech House, 840 Brighton Road	Conversion of the office building to residential uses.	-
410	100 Brighton Road	Mixed use residential and retail development	-
411	Palmerston House, 814 Brighton Road	Residential redevelopment	-
490	95-111 Brighton Road	Primary school	Residential development if no longer required for a new school (to be assessed no earlier than 2021)

Ref no	Site name	Proposed use	Alternative option for site
495	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
683	Purley Back Lanes, 16-28 Pampisford Road	Residential development and public car park including new industrial units to replace those currently on the site	-
A23	128 Brighton Road	Retain existing use  (The site is an operational community facility and there is a presumption against non-community uses)	Redevelopment including residential use

Ref no	Site name	Proposed use	Alternative option for site
A36	856 Brighton Road	Retain existing use  (The site is an operational community facility and there is a presumption against non-community uses)	Redevelopment including residential use
A63	1-22 Whytecliffe Road South	Retain existing use  (Site is in multiple ownership and is unlikely to come forward for development as one site)	Redevelopment including residential use
A168	129-131 Brighton Road	Retain existing use  (Site is in multiple ownership and is unlikely to come forward for development as one site)	Redevelopment including residential use

Ref no	Site name	Proposed use	Alternative option for site
A318	Railways Training Centre Depot, Wilmot Road	Retain existing use  (Replacement of access bridge and decontamination of site would likely render it unviable to develop;The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use
A324	Purley Oaks Depot, 505-600 Brighton Road	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use
A359	1-27 High Street	Retain existing use  (Site is in multiple ownership and is unlikely to come forward for development as one site)	Redevelopment including residential use

## Sanderstead

### General character

**11.126** Sanderstead is a suburban Place located on a hilltop, with residential areas of Purley Downs, Riddlesdown, Hamsey Green and Sanderstead surrounded by large scale green open spaces such as Mitchley Wood, Riddlesdown and Kings Wood.

**11.127** The predominant residential character consists of detached 'Housing on Relatively Large Plots' on the hillsides leading to the Local Centre, 'Planned Estates of Semi-Detached Houses' at the top of Sanderstead Hill, and some local authority 'Planned Estates with Public Realm' towards the Local Centre of Hamsey Green.

### Policy DM41: Sanderstead

**DM41.1** Within Sanderstead Local Centre, to respect and enhance the distinctive qualities proposals should:

- a) Reinforce the suburban shopping area character;
- b) Reference, respect and enhance architectural features such as the consistent rhythm of pairs of buildings with identical frontages and the articulation of openings;
- c) Retain features such as the projecting bay windows;
- d) Retain wide vistas and strengthen visual connections to green open spaces; and
- e) Improve walking and cycling connectivity and access to open space.

**DM41.2** Within Hamsey Green Local Centre, to respect and enhance the distinctive 'Suburban Shopping Area' character of Hamsey Green, proposals should:

- a) Reinforce the suburban shopping area character;
- b) Positively reference, respect and enhance architectural features such as the consistent rhythm and articulation of window and doors;
- c) Ensure the extent of the public realm within the vicinity of the development is retained and improved; and
- d) Incorporate multi-stock brick or white render as the predominant facing material.

**DM41.3** Within Sanderstead allocate sites for development as set out in Table 11.14.

## How the preferred option would work

**11.128** The areas in which Policies DM41.1 and DM41.2 apply are shown in *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)*.

### Sanderstead Local Centre

**11.129** Sanderstead Local Centre has visual and physical links onto neighbouring green areas to the west. It has a consistent building line to the east. The character of the low rise 'Urban Shopping Area' is enriched by 'Institutions with Associated Grounds', 'Retail Estates' and 'Terraced Houses and Cottages'.

**11.130** The 'Urban Shopping Area' contains distinctive architectural features such a consistent rhythm created by pairs of multi-stock brick buildings with matching facades containing windows and doors identically articulated. Within this area detailed policies are required to strengthen the identity of the Local Centre.

### Hamsey Green Local Centre

**11.131** Hamsey Green is defined by its 'Suburban Shopping Area' character with Green verges and tree planting. Sections of the Local Centre have a consistent character. This can be seen through elements such as rhythm and articulation of window and doors. In areas where the character is inconsistent the Place-specific development management policy in DM41.2 will help enhance Hamsey Green's local identity and encourage growth.

### Allocating land for development

**11.132** Table 11.14 below sets out the proposed use on specific sites in Sanderstead. Full details and a map of each detailed proposal can be found in *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).*

**Table 11.14 Proposals for uses of land of specific sites in Sanderstead**

Ref no	Site name	Proposed use	Alternative option for site
306	The Good Companions Public House site, 251 Tithe Pit Shaw Lane	Mixed use of residential and retail	-
A336	Waitrose, 87 Limpsfield Road	Retain existing use  ( Site is a high value retail use and intensification of the site would be out of keeping with the character of the area)	Redevelopment including residential use

## Selsdon

### General character

**11.133** Selsdon is a suburban residential Place with a well-defined District Centre, surrounded by large scale green open spaces such as Selsdon Wood, Heathfield and Littleheath Woods. The predominant residential character types consist of 'Planned Estates of Semi-Detached Houses', some local authority 'Planned Estates with Public Realm', 'Compact Houses on Relatively Small Plots' and 'Medium Rise Blocks With Associated Grounds'.

### Policy DM42: Selsdon

Within Selsdon District Centre, to enhance the character of Selsdon District Centre proposals should:

- a) Complement the existing predominant building heights of 3 storeys up to a maximum of 4 storeys;
- b) Ensure large buildings are sensitively located and of a massing no larger than buildings within this area;
- c) Ensure that the front elevation of large buildings are broken down to respect the architectural rhythm of the existing street frontages; and
- d) Should incorporate red multi-stock brick as the predominant facing material.

### How the preferred option would work

**11.134** The area in which Policy DM42 applies is shown in *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)*.

#### Selsdon District Centre

**11.135** Selsdon District Centre has a strong 'Urban Shopping Area' character. Both ends of which are marked by retail

outlets, creating a well-defined edge and a distinct start and finish to this character area.

**11.136** There are two intermingled and competing architectural styles of buildings. The mock Tudor facades pays reference to the residential surroundings, however these are of a low quality and have aged visibly. The second, modernist style buildings have red multi-stock brick facades. These are of a slightly higher quality and better express the distinctiveness of the District Centre and are therefore, more appropriate for this location. Detailed policy is required to strengthen the sense of place.

**11.137** In the western part of the centre the public realm is fragmented and dominated by the overwhelming scale of the Addington Road and Old Farleigh Road junction. There is an opportunity to improve the walking and cycling experience in this area.

Allocating land for development

**11.138** Table 11.16 below sets out the proposed use on specific sites in Selsdon. Full details and a map of each detailed proposal can be found in *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)*.

**Table 11.15 Proposals for uses of land of specific sites in Selsdon**

Ref no	Site name	Proposed use	Alternative option for site
A72	The Forum Community Centre, Bardolph Avenue	Retain existing use  (The site is an operational community facility and there is a presumption against non-community uses)	Redevelopment including residential use
A317	Sainsbury's, 148 Addington Road	Retain existing use  ( Site is a high value retail use and intensification of the site would be out of keeping with the character of the area)	Redevelopment including residential use

Ref no	Site name	Proposed use	Alternative option for site
A481	Land to the rear of, 17-21 Beech Way	Retain existing use  (Site is in multiple ownership and is unlikely to come forward for development as one site)	Redevelopment including residential use



## Shirley

### General character

**11.139** Shirley is predominantly a suburban residential settlement surrounded by natural areas of Green Belt. This place is defined by the tree lined streets, the regular rhythm of well-spaced buildings with well-kept landscaped areas to the front, that allow oblique long range views beyond the rear gardens.

**11.140** Shirley's residential character predominantly consists of 'Planned Estates of Semi-Detached Houses' with garages and 'Compact Houses on Relatively Small Plots' set in large green spaces. This combination creates an open varied and interesting skyline and roofscape. The southern part is dominated by 'Scattered Houses on Large Plots' surrounded by expansive areas of greenery, including woodland of Addington Hills.

**11.141** Shirley has three urban and one suburban shopping area characters along Wickham and Shirley Roads. The suburban feel of these shopping areas are strengthened by tree lined streets, green verges with planting and small green spaces and parking accommodated in slip roads. These features play a vital role in creating Shirley's sense of place.

### Policy DM43: Shirley

**DM43.1** Within Shirley Local Centre, to retain the unique qualities development should:

- a) Retain the continuity of ground floor active frontages and allow flexibility at first floor and above for mixed use;
- b) Reference, respect and enhance architectural features such as the consistent rhythm and articulation of fenestration and retain features such as the triangular bay windows;
- c) Complement the existing predominant building heights of 2 storeys up to a maximum of 4 storeys; and

**11.142** The Upper Shirley Road Local Heritage Area predominantly consists of the 'Terraced Houses and Cottages' character type. Buildings represent a range of styles and architectural forms dating from the 18<sup>th</sup> century, with well-preserved original features. The grouping, its design and layout are a record of the local history of building design and development in this area.

**11.143** The Stuart Crescent Local Heritage Area lies in the heart of the Spring Farm area which has a consistent character of 'Planned Estates of Semi-Detached Houses'. The layout is arranged around the remnants of a circular historic copse. The mature landscaping reveals the historic character of the landscape which pre-dates development.

**11.144** The Bishops Walk Local Heritage Area represents a distinctive high quality historic landscape and townscape with a 'Scattered Houses on Large Plots' residential character. The southern section of Bishop's Walk's mature landscaping reveals the historic design of Addington Park which pre-dated and allows for scenic views within and outside of the area. The distinctive design of the northern section creates a well-integrated topography, planting and built environment.

d) Incorporate or retain traditional shop front elements such as stall riser's fascias pilasters and stall risers.

**DM43.2** In the area between 518 and 568 Wickham Road, to improve the character proposals should reference the 'Suburban Shopping Area' character type.

**DM43.3** In the area of the Wickham Road Shopping Parade, to retain the distinctive character of the 794-850 Wickham Road proposals should:

a) Complement the existing predominant building heights up to a maximum of 2 storeys; and

b) Retain the 'Suburban Shopping Area' character.

**DM43.4** Within Shirley allocate sites for development as set out in Table 11.16.

### How the preferred option would work

**11.145** The areas in which Policies DM43.1 to DM43.3 apply are shown in *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)*.

#### Shirley Local Centre

**11.146** Shirley Local Centre consists of the combination of three different character types a 'Urban Shopping Area', 'Scattered Houses on Large Plots' and a 'Suburban Shopping Area'. The northern side of the Local Centre is more tightly built-up, while the southern more is spacious with green verges, tree lined streets and parking within slip roads. In this area the potential for growth is limited.

#### Wickham Road

Each of Shirley's shopping areas has a distinct character which should be enhanced and strengthened. This character is informed by the layout, scale, urban grain and, architectural features such

as the brick work, fascias and stall rises. In order to ensure that the distinctive elements that contribute to Shirley's sense of place are not lost these features have been included in the detailed policies.

#### Allocating land for development

**11.147** Table 11.16 below sets out the proposed use on specific sites in Shirley. Full details and a map of each detailed proposal can be found in *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)*.

**Table 11.16 Proposals for uses of land of specific sites in Shirley**

Ref no	Site name	Proposed use	Alternative option for site
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Ref no	Site name	Proposed use	Alternative option for site
128	Land at, Poppy Lane	Residential development will help to meet the need for new homes in the borough.	-
456	Shirley Garden Centre, Cranwell Court, 60 Wickham Road	Residential development	-
474	Rear of The Cricketers, 47 Shirley Road	Residential development	-
502	Coombe Farm, Oaks Road	Gypsy and traveller site	Residential development (conversion or new build)
504	Stroud Green Pumping Station, 140 Primrose Lane	Residential development (including the conversion of the locally listed pumping station) if the site is no longer required for its current use in the future	-

Ref no	Site name	Proposed use	Alternative option for site
541	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)	-
542	Land to west of Shirley Oaks Road, Shirley Oaks Road	Residential development (possibly self build)	-
548	Land to rear of, 5-13 Honeysuckle Gardens	Residential development	-
938	Land at Shrublands Estate,	Residential development	-
A469	Land adjacent to, 234 The Glades	Retain existing use  (Site is unlikely to come forward for development due to difficulty in replacing the existing function provided by the site)	Redevelopment including residential use
A485	Land adjacent to, 116 Sloane Walk	Retain existing use  (Site is heavily wooded and the trees would be difficult to replace in any redevelopment)	Redevelopment including residential use

<b>Ref no</b>	<b>Site name</b>	<b>Proposed use</b>	<b>Alternative option for site</b>
A519	Rear of, 32-64 Verdayne Avenue	Retain existing use  (Site is heavily wooded and the trees would be difficult to replace in any redevelopment)	Redevelopment including residential use
A546	Land opposite Shirley Oaks Hospital, Poppy Lane	Retain existing use  (Site would be difficult (in terms of character) to integrate with the built up area of the borough)	Redevelopment including residential use

## South Croydon

### General character

**11.148** South Croydon is organised in a south to north alignment along the Brighton Road. Its fragmented character can be attributed to the Brighton Road and railway infrastructure. The areas to the east are rich in green open spaces including areas of Green Belt such as Lloyd Park. The 'Industrial Estates' are primarily concentrated along the railway. Small pockets of 'Industrial Estates' are also scattered amongst residential blocks.

**11.149** The predominant residential character consists of 'Terraced Houses and Cottages', located within the central strip, with the mix of 'Medium Rise Blocks With Associated Grounds' and 'Compact Houses on Relatively Small Plots' to the west and north. The areas to the east contain 'Detached Houses on Relatively Large Plots' and 'Large Houses on Relatively Small Plots', a number of which have been locally listed.

**11.150** The Croham Manor Road Conservation Area represents the 'Detached Houses on Relatively Large Plots' character type. It is a notable collection of early 20<sup>th</sup> century locally listed houses with a wealth of well-preserved arts and crafts features.

**11.151** The South End Local Heritage Area has an 'Urban Shopping Area' character. It represents an early vernacular architectural style from late 19<sup>th</sup> with a wide range of well-preserved highly decorative architectural features. Its historic townscape composition consists of the street frontage and a triangular square with the prominent former Swan and Sugarloaf building terminating vistas along Brighton Road.

**11.152** The 'Urban Shopping Areas' of Ye Market Local Heritage Area is a distinctive early twentieth-century 'Tudorbethan'

style shopping parade with a range of preserved original decorative features and detailing.

**11.153** St Peter's Road Local Heritage Area is focused around the Grade II listed St Peter's Church with its high quality historic landscape that enables long vistas over South Croydon and reveals a panorama of the Croydon Opportunity Area and glimpses across the area. The character consists of the 'Institutions with Associated Grounds' surrounded by 'Large Houses on Relatively Small Plots' of well-preserved Victorian villas set in the high quality townscape.

**11.154** The Birdhurst Road Local Heritage Area predominantly contains the 'Large Houses on Relatively Small Plots' residential character type. It represents a collective value of high quality, well-designed and well-preserved Victorian Villas dating from before 1890. There is a distinctive relationship between the mature landscape of the street scene, the design of the buildings and the plan layout.

## Policy DM44: South Croydon

**DM44.1** Within the Brighton Road (Selsdon Road) Local Centre, to encourage a balance to be struck between strengthening and enhancing the character and facilitating growth, proposals should:

- a) Complement the existing predominant building heights up to a maximum of 3 storeys;
- b) Positively reinforce, strengthen and enhance characteristic features such as the articulation of corner buildings and continuous building line;
- c) Incorporate main entrances onto Brighton Road; and
- d) Positively reference, respect and enhance the articulation of shop fronts, including consistent rhythm and size of windows and doors.

**DM44.2** Within South Croydon allocate sites for development as set out in Table 11.17.

### How the preferred option would work

**11.155** The area in which Policies DM44.1 applies is shown in *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)*.

#### Brighton Road (Selsdon Road) Local Centre

**11.156** The two Local Centres along the Brighton Road are dominated by the road infrastructure. The predominant character of 'Urban Shopping Areas' is characterised by the consistency of architecture and landmark buildings that serve as focal points and close the vistas at the apexes of Brighton Road and South End.

**11.157** The street frontages in the area are active and continuous. Ground floors are strongly articulated, have a consistent rhythm and size of ground floor doors and windows. The predominantly hard surfaced public realm has narrow footways that do not encourage walking.

**11.158** Place-specific development management policies are required to ensure a balance is struck between strengthening and enhancing the character of the Local Centres and facilitating growth.

#### Allocating land for development

**11.159** Table 11.17 below sets out the proposed use on specific sites in South Croydon. Full details and a map of each detailed proposal can be found in *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)*.

**Table 11.17 Proposals for uses of land of specific sites in South Croydon**

Ref no	Site name	Proposed use	Alternative option for site
54	BMW House, 375-401 Brighton Road	Mixed use residential and supermarket	-

Ref no	Site name	Proposed use	Alternative option for site
345	Normanton Park Hotel, 34-36 Normanton Road	Residential development	-
661	Coombe Lodge Nurseries, Conduit Lane	A gypsy and traveller site	School
662	Coombe Road Playing Fields, Coombe Road	Secondary school	-
A26	85 Brighton Road	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use
A52	Coombe Cliffe, Coombe Road	Retain existing use  (The site is an operational community facility and there is a presumption against non-community uses)	Redevelopment including residential use

Ref no	Site name	Proposed use	Alternative option for site
A323	Bus garage, 241-253 Brighton Road	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use
A418	Headline House, 445 Brighton Road	Retain existing use  (Already in residential use; Site is in multiple ownership and is unlikely to come forward for development as one site; The site is an operational community facility and there is a presumption against non-community uses)	Redevelopment including residential use

Ref no	Site name	Proposed use	Alternative option for site
A478	18- 20 Haling Park Road	Retain existing use  (Site is in multiple ownership and is unlikely to come forward for development as one site)	Redevelopment including residential use



## South Norwood and Woodside

### General character

**11.160** South Norwood has retained its Victorian urban centre, which has been recognised in its Conservation Area designation. It is predominantly a residential Place with a character of 'Terraced Houses and Cottages' with some patches of 'Medium Rise Blocks With Associated Grounds and 'Compact Houses on Relatively Small Plots'. Some larger buildings including residential 'Tower Buildings' and 'Large Buildings With Spacing' are scattered in the district centre, in the vicinity of the railway line. Larger 'Industrial Estates' are located along the railways and scattered within smaller residential blocks. The Place's only 'Retail Estate, Business and Leisure Park' lies on the western edge next to Selhurst Park football stadium.

**11.161** Portland Road, one of the two historic high streets in South Norwood, links the District Centre with Woodside Green. It has a predominant 'Urban Shopping Area' character interlaced with residential developments, predominantly 'Medium Rise Blocks With Associated Grounds' and 'Large Buildings With Strong Frontages'.

**11.162** Woodside Green contains some of the few remaining parts of the historic medieval village. The surrounding street pattern radiates from this open area. Larger green spaces such as South Norwood Country Park and South Norwood Lake are located along the northern edge and form a boundary between this Place and neighbouring boroughs. The small green open spaces are scattered throughout South Norwood and Woodside.

**11.163** The South Norwood Conservation Area predominantly consists of an 'Urban Shopping Area' character mixed with 'Terraced Houses and Cottages'. Following the development of railway station, the district centre grew quickly

during Victorian times resulting in fine buildings on the High Street and grand residences at its perimeter. The Grade II listed Stanley Halls is one of the area's most significant historic assets.

**11.164** The Portland Road Terraces, Portland Road Mission Hall and The Market Parade Local Heritage Areas have an 'Urban Shopping Area' character. These areas contain distinctive collections of mid-19<sup>th</sup> to early 20<sup>th</sup> century shopping parades, with bespoke Arts and Crafts and gothic inspired features that record the gradual historic development of the area.

**11.165** Ingatestone Road and Brocklesby Road Local Heritage Areas have a 'Terraced Houses and Cottages' character. It represents a fine example of high density Edwardian development with unique features such as balconies with ornate ironwork, exposed red brick cladding with elaborate white stucco decorations.

## Policy DM45: South Norwood and Woodside

**DM45.1** Along the section of Portland Road between the South Norwood Conservation Area and Watcombe Road, to facilitate growth and strengthen the edge of the South Norwood District Centre proposals should:

- a) Relate to the predominant character in adjacent residential areas;
- b) Complement the existing predominant height up to a maximum height of 3 storeys with accommodation in roof space;
- c) Incorporate main pedestrian entrances onto Portland Road; and
- d) Maintain the rhythm and size of ground floor windows and doors.

**DM45.2** Along the section of Portland Road between Watcombe Road and Woodside Avenue, to create a cohesive sense of place in this area, proposals should complement the existing predominant building heights of 2 storeys up to a maximum of 3 storeys.

**DM45.3** Within South Croydon allocate sites for development as set out in Table 11.18.

### How the preferred option would work

**11.166** The areas in which Policies DM45.1 and DM45.2 apply are shown in *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)*.

#### Section of Portland Road between the South Norwood Conservation Area and Watcombe Road

**11.167** Portland Road links South Norwood District Centre with Woodside Green. This street has a predominant 'Urban Shopping Area' character that has recently seen significant change which has resulted in the number of unsympathetic conversions from shops to residential use and a reduction of commercial uses.

**11.168** To facilitate growth, strengthen definition of the edge of the District Centre and manage conversions a Place-specific development management policy is required.

#### Section of Portland Road between Watcombe Road and Woodside Avenue

**11.169** The character of the area consists of small 'Urban Shopping Areas' and 'Institutions with Associated Grounds' interlaced with 'Medium Rise Blocks With Associated Grounds'. These character areas are surrounded by 'Terraced Houses and Cottages'.

**11.170** A Place-specific development management policy is required to create a cohesive sense of place.

#### Allocating land for development

**11.171** Table 11.18 below sets out the proposed use on specific sites in South Norwood and Woodside. Full details and a

map of each detailed proposal can be found in *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)*.

**Table 11.18 Proposals for uses of land of specific sites in South Norwood and Woodside**

Ref no	Site name	Proposed use	Alternative option for site
97	24 Station Road	Residential development with a retail unit.	-
121	Land adjacent to Croydon Sports Arena, 243 Albert Road	Secondary School	-
137	Paxton House, 9 Cargreen Road	Residential development	-
486	Land and car park at rear of The Beehive Public House, 45A Woodside Green	Residential development	-
A151	South Norwood Methodist Church, Suffolk Road	Retain existing use  (The site is an operational community facility and there is a presumption against non-community uses)	Redevelopment including residential use

Ref no	Site name	Proposed use	Alternative option for site
A263	2-8 Woodside Green	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use
A354	Rear of, 118-148 Tennison Road	Retain existing use  (Site is unlikely to come forward for development due to difficulty in replacing the existing function provided by the site)	Redevelopment including residential use
A358	Selhurst Park Stadium Car Park, Whitehorse Lane	Retain existing use  (Site is unlikely to come forward for development due to difficulty in replacing the existing function provided by the site)	Redevelopment including residential use

## Thornton Heath

### General character

**11.172** Thornton Heath is a densely built up settlement, with District and Local Centres that are spatially clearly defined.

**11.173** The Place has a predominantly residential character consisting of 'Terraced Houses and Cottages' with a number of Edwardian and Victorian parks interlaced within the urban fabric.

**11.174** The Thornton Heath High Street Local Heritage Area has an 'Urban Shopping Area' character. It contains distinctive classical Georgian, perpendicular and Queen Anne architectural styles dating from late 19<sup>th</sup> early 20<sup>th</sup> century with a wide range of well-preserved highly decorative historic features.

### Policy DM46: Thornton Heath

**DM46.1** Within the Thornton Heath District Centre and its environs, to ensure a balance is struck between strengthening and enhancing the character and enable growth, proposals should:

- a) Complement the existing predominant building heights of 3 storeys up to a maximum of 4 storeys;
- b) Retain the continuity of ground floor active frontages and allow flexibility at first floor and above for mixed use;
- c) Ensure tall or large buildings, located in the local vicinity of Thornton Heath Railway Station do not exceed 9 storeys;
- d) Promote the expansion and enhancement of the shared public realm within the curtilage of the development;
- e) Ensure that the setting of Thornton Heath's local landmark, the Clock Tower, is respected; and
- f) Incorporate red multi-stock brick as the predominant facing material.

**DM46.2** Within the Thornton Heath Pond Local Centre and its environs, to ensure a balance is struck between strengthening and enhancing the character and facilitating growth, proposals should:

- a) Ensure building lines and frontages positively reference and respond to the form of the Thornton Heath Pond junction;
- b) Incorporate red multi-stock brick as the predominant facing material;
- c) Retain the extent and enhance the quality of the existing public realm;

- d) Complement the existing predominant building heights of 3 storeys up to a maximum of 6 storeys; and
- e) Ensure transitions between buildings of different sizes create sense of continuity at the street level.

**DM46.3** Within Thornton Heath allocate sites for development as set out in Table 11.19.

### How the preferred option would work

**11.175** The areas in which these Policies DM46.1 and DM46.2 apply are shown in *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)*.

#### Thornton Heath District Centre and environs

**11.176** The character of Thornton High Street is defined by elements such as red multi-stock brick with white detailing around windows, a consistent scale of 3 storey buildings with active frontages and strong tree lines and the local landmark clock tower.

**11.177** The character around the railway station is less consistent changing from smaller scale buildings (up to 3 storeys) with narrow footways to tall and large buildings (up to 9 storeys) with wider footways. The building lines within this area step back and forward resulting in inconsistent street frontages.

**11.178** There are opportunities for growth within this area. To facilitate growth, manage spatial quality and enhance and strengthen the character of the District Centre a Place-specific development management policy is required.

#### Thornton Pond Local Centre and environs

**11.179** The edge of the Thornton Pond Local Centre is beginning to lose its separate identity and sense of place. This

could result in the Local Centre being absorbed into the homogenous urban form of the London Road.

**11.180** Densities in areas around of Thornton Pond Local Centre are beginning to increase. A cohesive approach needs to be taken to ensure that edge of the Local Centre remains well defined and that the Local Centre has a distinct sense of place.

#### Allocating land for development

**11.181** Table 11.19 below sets out the proposed use on specific sites in Thornton Heath. Full details and a map of each detailed proposal can be found in *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)*.

**Table 11.19 Proposals for uses of land of specific sites in Thornton Heath**

Ref no	Site name	Proposed use	Alternative option for site
115	Cheriton House, 20 Chipstead Avenue	Residential redevelopment	-
129	843 London Road	Primary school	-
136	Supermarket, car park, 54 Brigstock Road	Mixed use of residential, retail along Brigstock Road, and employment use	-

Ref no	Site name	Proposed use	Alternative option for site
248	18-28 Thornton Road	Residential development	-
266	3B Torridge Road	Residential redevelopment	-
286	35-47 Osborne Road	Residential development	-
295	2 Zion Place	Residential development	-
326	Ambassador House, 3-17 Brigstock Road	Mixed use conversion comprising residential, retail and community facilities	-
407	797 London Road	Conversion or redevelopment to residential use	-
499	Croydon University Hospital Site, London Road	Consolidation of the hospital uses on a smaller area of the site with enabling residential development on remaining part subject to there being no loss of services provided by the hospital in terms of both quantity and quality	-

Ref no	Site name	Proposed use	Alternative option for site
A91	187 Parchmore Road	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use
A285	54 Northwood Road	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use
A287	6-7 Beulah Crescent	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use

Ref no	Site name	Proposed use	Alternative option for site
A288	Shiloh Worship Centre, 61-69 Bensham Grove	Retain existing use  (The site is an operational community facility and there is a presumption against non-community uses)	Redevelopment including residential use
A291	52-88 Bensham Grove	Retain existing use  (Site is in multiple ownership and is unlikely to come forward for development as one site;The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use
A300	753 London Road	Retain existing use  (The site is an operational town centre employment site and there is a presumption against non-employment uses)	Redevelopment including residential use

Ref no	Site name	Proposed use	Alternative option for site
A319	Lyntons, 304 Bensham Lane	Retain existing use  (The site is an operational community facility and there is a presumption against non-community uses)	Redevelopment including residential use
A400	Day Lewis House, 324-338 Bensham Lane	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses;The site is an operational community facility and there is a presumption against non-community uses)	Redevelopment including residential use
A462	15-19 Burlington Road	Retain existing use  (Site is in multiple ownership and is unlikely to come forward for development as one site)	Redevelopment including residential use

<b>Ref no</b>	<b>Site name</b>	<b>Proposed use</b>	<b>Alternative option for site</b>
A507	Coughlans Bakery, 2129 Sandringham Road	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use
A508	Coughlans Bakery, 2 Sandringham Road	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use
A511	International Coachlines, 19A Nursery Road	Retain existing use  (The site is an operational scattered employment site and there is a presumption against non-employment uses)	Redevelopment including residential use



## Waddon

### General character

**11.182** Waddon has a fragmented character which consists of Retail Estates and Business and Leisure Parks and Industrial Estates along Purley Way, Local Authority Housing with Public Realm' on the Waddon Estate, the large green open spaces of Duppas Hill, Wandle Park, Purley Way Playing Field, Roundshaw and the former international airport, WWI RFC and WWII RAF airfield. The local character is most consistent within the centre

### Policy DM47: Waddon

**DM47.1** To enable development opportunities including public realm improvements to be undertaken in a cohesive and coordinated manner, a masterplan with elements of design code will be considered for the area within Waddon's potential new Local Centre.

**DM47.2** Within Waddon allocate sites for development as set out in Table 11.20.

### How the preferred option would work

#### Waddon's potential new Local Centre

**11.184** The area in which DM47.1 applies is shown in *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)*.

**11.185** The proposed new Local Centre and environs has a mix of conflicting uses. This has resulted in insensitive transitions between character areas. Additionally the area lacks a sense of place and does not function as a destination for residents, despite being well served by public transport, therefore a Place-specific development management policy is required.

and becomes more inconsistent towards the northern and eastern edges of Waddon.

**11.183** Located on east edge of Waddon, The Waldrons Conservation Area, one of Croydon's first conservation areas, has a residential character of 'Large Houses on Relatively Small Plots'. The central focal of the area are the fine Victorian houses around the Waldons and a number of large high quality buildings on Bramley Hill and Bramley Close.

**11.186** Waddon's potential to accommodate significant growth may lead to the designation of a new Local Centre. This opportunity provides additional impetus to ensure a balance is struck between retaining Waddon's sense of place while strengthening and enhancing the positive elements of Waddon's character. Additionally there is a need to create opportunities to reduce the dominant effect of the Purley Way and Fiveways road infrastructure and use the full potential of Waddon Station as a catalyst for growth.

**11.187** Due to the complexity of these issues and the number of development opportunities in Waddon's potential Local Centre a detailed masterplan would help coordinate development within this area is undertaken in a coordinated and cohesive way while retaining Waddon's sense of place.

Allocating land for development

**11.188** Table 11.20 below sets out the proposed use on specific sites in Waddon. Full details and a map of each detailed proposal can be found in *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)*.

**Table 11.20 Proposals for uses of land of specific sites in Waddon**

Ref no	Site name	Proposed use	Alternative option for site
11	Croydon Garden Centre, 89 Waddon Way	Secondary School	Residential development if not required for a secondary school (to be assessed no earlier than 2021)
16	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)
25	Morrisons Supermarket, 500 Purley Way	Redevelopment of a mix of residential, retail, commercial and community uses to form the basis of a new residential community.	Residential development

Ref no	Site name	Proposed use	Alternative option for site
48	294-330 Purley Way	Mixed use development comprising retail store, commercial space and residential units	-
301	Sea Cadet Training Centre, 34 The Waldrons	Residential use with community use	-
316	PC World, 2 Trojan Way	Redevelopment of this area to a mixture of residential, retail and commercial use, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community.	Residential development
332	Superstores, Drury Crescent	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community	-

Ref no	Site name	Proposed use	Alternative option for site
349	Harveys Furnishing Group Ltd, 230-250 Purley Way	Redevelopment of this area to a mixture of residential, retail and commercial use, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community. As the site is partly within a Flood Zone 3 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment.	-
350	Wing Yip, 544 Purley Way	Redevelopment of a mix of residential, retail, commercial and community uses to form the basis of a new residential community.	Redevelopment including residential use.

Ref no	Site name	Proposed use	Alternative option for site
351	Furniture Village, 222 Purley Way	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by NHS) and community uses to form the basis of a new residential community.	Residential development
355	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
430	Grafton Quarter, Grafton Road	Creative and Cultural Industries Enterprise Centre and residential development	-
A81	139-141 Haling Park Road	Retain existing use  (Site is in multiple ownership and is unlikely to come forward for development as one site)	Redevelopment including residential use

# Appendices

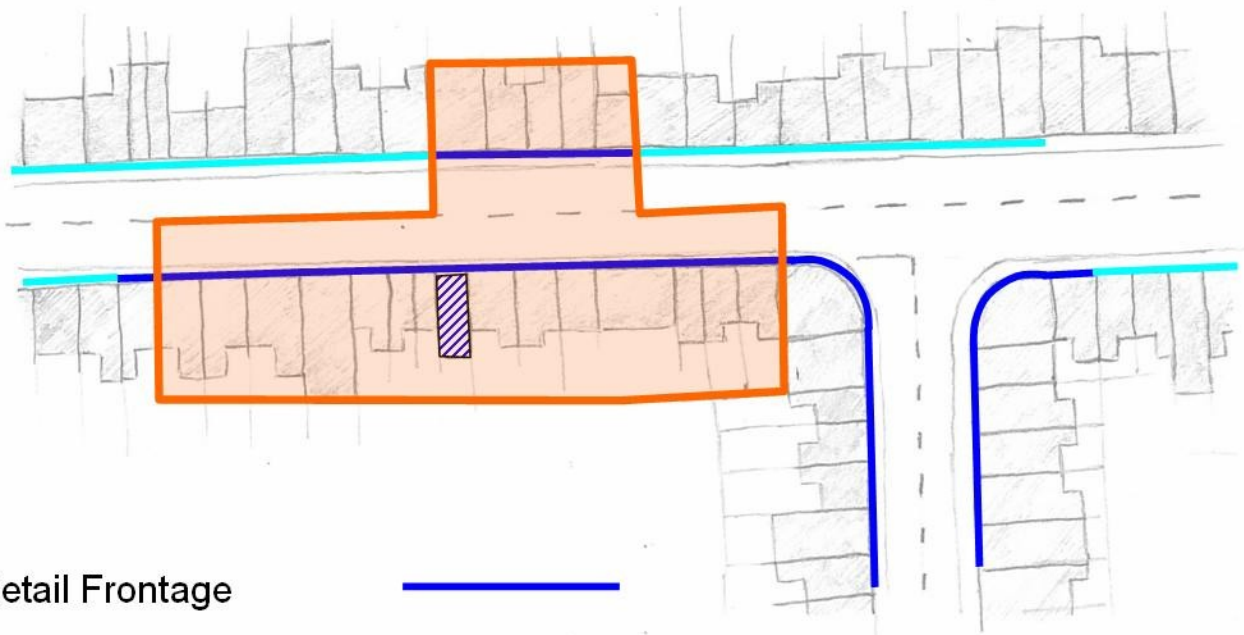
Picture break

# Appendix 1 – Calculating the percentage of units within a Main or Secondary Retail Frontage



- Main Retail Frontage —————
- Secondary Retail Frontage —————
- Application Premises [hatched box]
- Extent of Main Retail Frontage for the purposes of calculating percentages [orange box]

**Example 1**  
7 units either side of the application premises are included alongside 15 on the opposite side of the road.



- Main Retail Frontage —
- Secondary Retail Frontage —
- Application Premises ▨
- Extent of Main Retail Frontage for the purposes of calculating percentages □

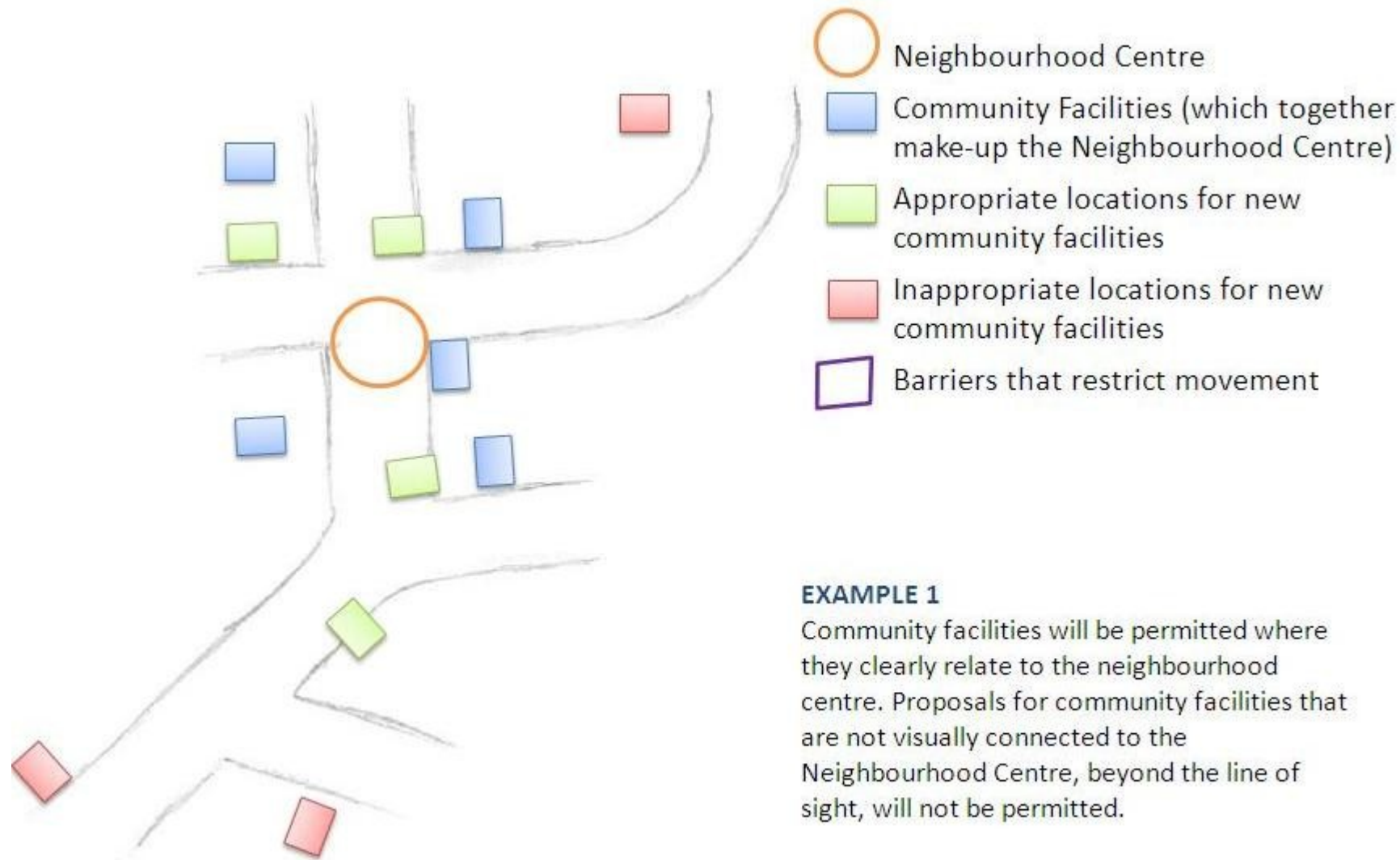
**Example 2**  
 7 units either side of the application premises are included. However as the Main Retail Frontage on the opposite side of the road is smaller, only 5 units are included.



- Main Retail Frontage
- Secondary Retail Frontage
- Application Premises
- Extent of Main Retail Frontage for the purposes of calculating percentages

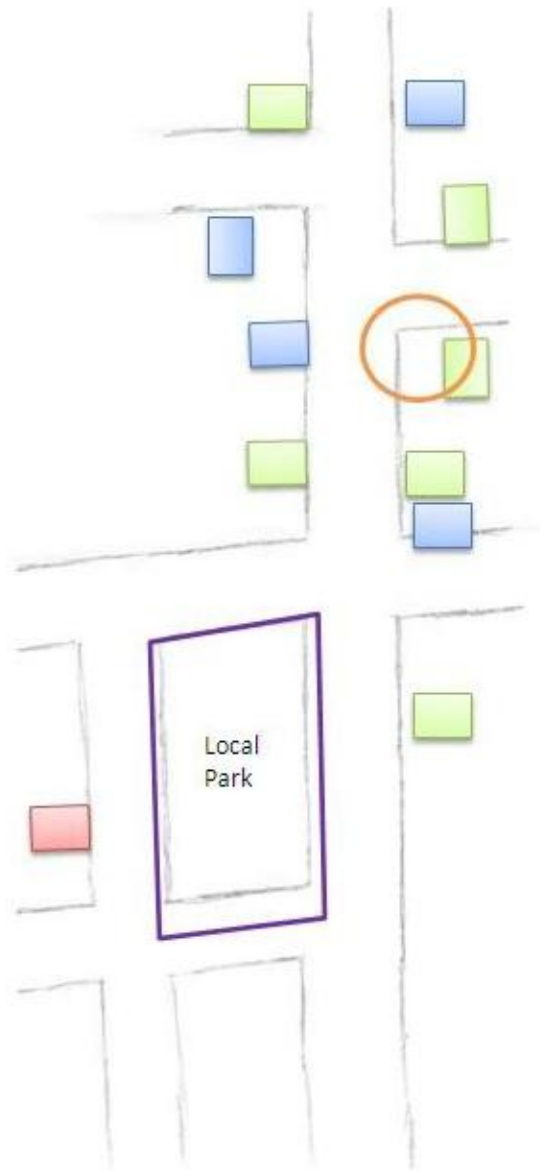
**Example 3**  
 7 units on one side of the application premises and 3 on the other are included alongside the 7 on the opposite side of the road.

## Appendix 2 – How to assess whether proposals demonstrably relate to a Neighbourhood Centre









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

**EXAMPLE 2**

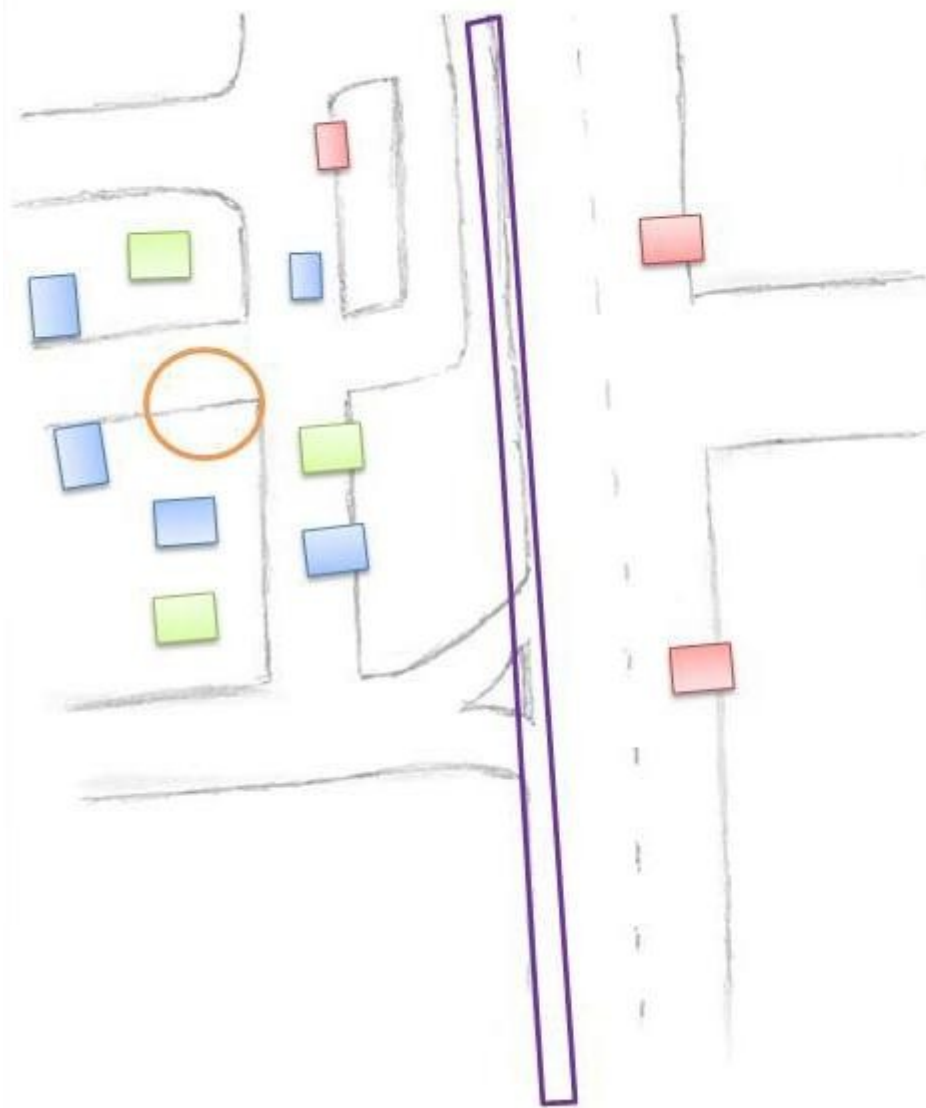
Community facilities will be permitted where they clearly relate to the neighbourhood centre. Proposals for community facilities that are not visually connected to the Neighbourhood Centre, beyond the line of sight, will not be permitted. A clear relationship cannot be demonstrated if there are barriers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



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

**EXAMPLE 3**

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



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

**EXAMPLE 4**

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

## Appendix 3 – Borough Character Appraisal

## Appendix 4 – Character Typology (2015)